CITY OF TORONTO

BY-LAW No. 846-2006

To amend the former City of North York Zoning By-law No. 7625, as amended with respect to the lands municipally known as 129 Gorman Park Road.

WHEREAS authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

1. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are amended in accordance with Schedule “1” of this By-law.

2. Section 64.23 of By-law No. 7625 is amended by adding the following subsection:

“64.23 (124) C1(124)

PERMITTED USES:

(a) Only the following uses are permitted:

professional medical offices; and
one-family detached dwellings and accessory buildings incidental thereto.

EXCEPTION REGULATIONS:

(b) The minimum front, rear and side yard setbacks on the lands as shown in Schedule “C1(124)” attached hereto shall be maintained.

(c) The gross floor area attributed to the professional medical office shall not exceed 140 m².

(d) A minimum of 5 parking spaces shall be provided, of which 3 surface parking spaces shall be provided for the exclusive use of the professional medical office.

(e) A landscape buffer with a minimum depth of 1.2 metres, comprised of lawn and shrubs, shall be provided commencing at the southeast corner of the property, extending a minimum of 6.5 metres westerly.

(f) A 1.8 metre high opaque fence shall be provided along the southern property line commencing at the southeast corner of the property, extending a minimum of 14.25 metres westerly.
(g) A landscape buffer with a minimum depth of 1.0 metres, comprised of lawn and shrubs, shall be provided commencing at the southeast corner of the property, extending a minimum of 10.0 metres northerly.

(h) A 1.8 metre high opaque fence shall be provided along the eastern boundary of the site.”

3. Notwithstanding the provisions noted herein, all other provisions and defined terms of the former City of North York By-law No. 7625, as amended, continue to apply.

ENACTED AND PASSED this 27th day of September, A.D. 2006.

DAVID R. MILLER, Mayor
ULLI S. WATKISS, City Clerk

(Corporate Seal)
SCHEDULE “1”

SHEPPARD AVENUE WEST

2.76m Road Widening

N73°26'00"E 20.51

R4 to C1(124)

NI6°33'10"W 29.87

This is Schedule "1" to By-Law __________

passed the ________ day of ________, 20__

(Sgd.) CLERK

(Sgd.) MAYOR

Location: Part of Lot 5, Registered Plan 1938, City of Toronto

File: 05 150264  Prepared by: A.K.  Approved by: M.P.  Date: June 8, 2006  Filename: CI(124)_1

Source: Zoning By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.

Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.
SCHEDULE “C1(124)”

This is Schedule "C1(124)" to Bylaw ________
passed the ________ day of ________, 20____

(Sgd.) ____________________________  (Sgd.) ____________________________
CLERK                              MAYOR

Location: Part of Lot 5, Registered Plan 1938, City of Toronto

File No: 05_150264   Drawn by: A.K.   Approved by: M.P.   Date: June 8, 2006   Filename: C1(124).ai