

Authority: North York Community Council Item 2.42,
as adopted by City of Toronto Council on February 5, 6, 7 and 8, 2007
Enacted by Council: February 6, 2007

CITY OF TORONTO

BY-LAW No. 78-2007

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 1 and 3 Kenton Drive.

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*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. City of Toronto By-law No. 728-2004 is hereby repealed.
2. 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.
3. Section 64.20-A of By-law No. 7625, as amended, is amended by adding the following subsection:

“64.20-A RM6 (149)

DEFINITIONS

- (a) For the purpose of this exception, “Residential Care Facility” shall mean a Multiple Family Dwelling operated on a non-profit basis containing not more than 48 dwelling rooms with common lounge, laundry, kitchen and dining areas, for occupancy by persons having symptoms of Alzheimer disease who do not require continuous medical services. The Residential Care Facility may include accessory administrative office space, shall not include a nursing home, and 24 hour medical services shall not be permitted.
- (b) For the purpose of this exception, “Dwelling Room” shall mean a separate living quarter designed and intended for use by one person, with an entrance from a common hallway inside the Residential Care Facility, and which includes one room and separate sanitary conveniences but not kitchen facilities. A Dwelling Room shall be used as a principal residence of the occupant and not on a transient basis.

PERMITTED USES

- (c) The only permitted use shall be a Residential Care Facility.

EXCEPTION REGULATIONS

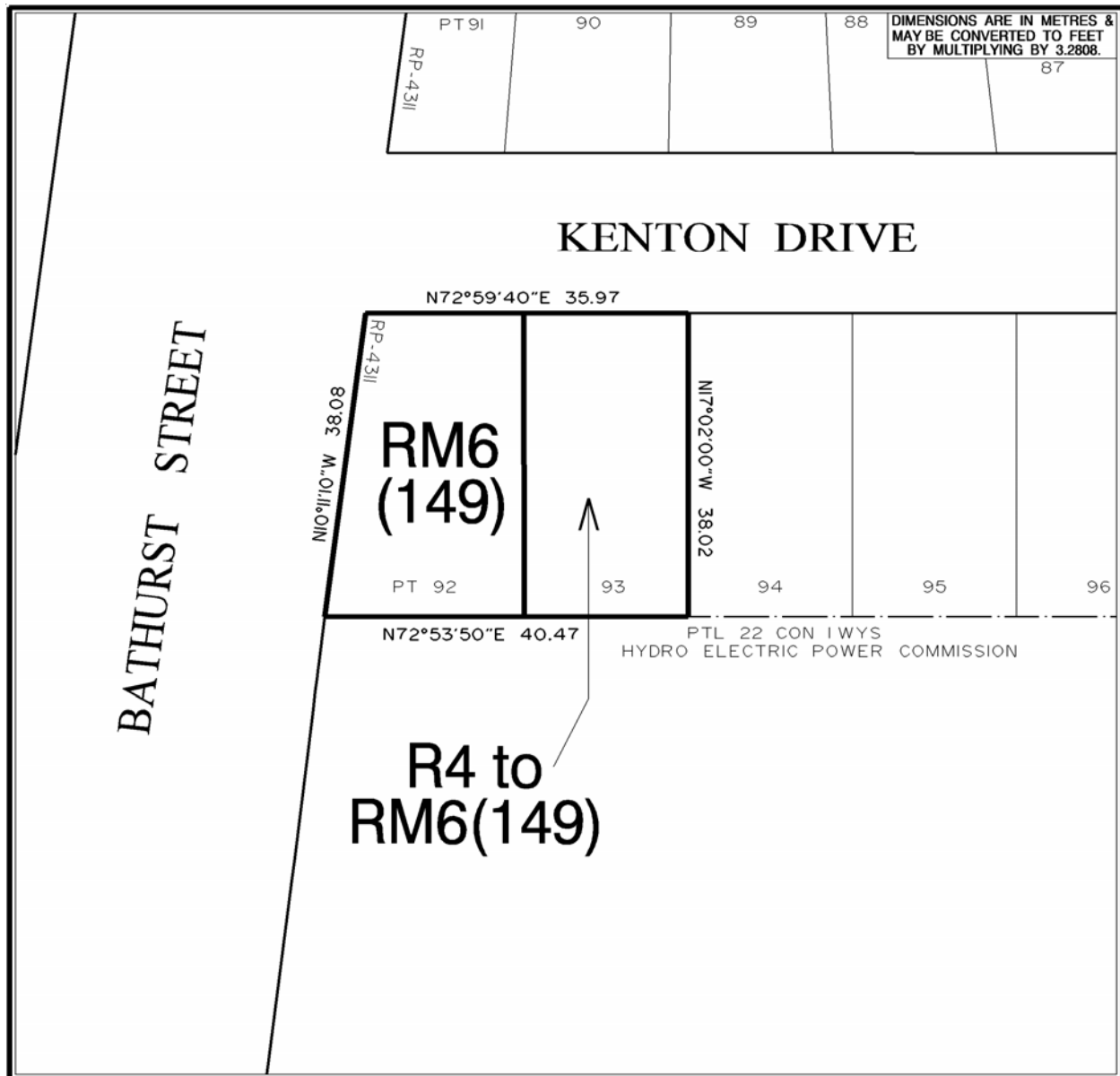
- (d) The maximum number of Dwelling Rooms is 48.
- (e) The maximum Gross Floor Area permitted on the site is 2,539 m².
- (f) The building height shall not exceed 12.7 m above Established Grade and shall not exceed 4 storeys.
- (g) No portion of any building or structure erected and used above Established Grade shall be located otherwise than wholly within the building envelope identified on Schedule "RM6(149)".
- (h) A driveway with a width of 6.0m shall be provided on the south side of the site connecting with Bathurst Street as shown on Schedule "RM6(149)".
- (i) Twelve parking spaces shall be provided on the site as shown on Schedule "RM6(149)".
- (j) The maximum permitted lot coverage is 39 per cent of the site.
- (k) The minimum yard setbacks shall be as shown on Schedule "RM6(149)".
- (l) Balconies and decks shall not be permitted.
- (m) The provisions of Section 6A (16) regarding loading spaces shall not apply.
- (n) Notwithstanding any severance, partition or division of the site shown on Schedule "RM(149)", the provisions of this By-law shall apply to the whole of the site as if no severance, partition or division occurred.
4. Section 64.20-A of By-law No. 7625 is amended by adding Schedule "RM6(149)", attached to this By-law.

ENACTED AND PASSED this 6th day of February, A.D. 2007.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "1"

This is Schedule "1" to By-Law _____
passed the _____ day of _____, 20 ____

(Sgd.)

CLERK

(Sgd.)

MAYOR

Location: Part of Lot 92 and Lot 93 Registered Plan 4311, City of Toronto

File No. 06_137612

Prepared by: A.K.

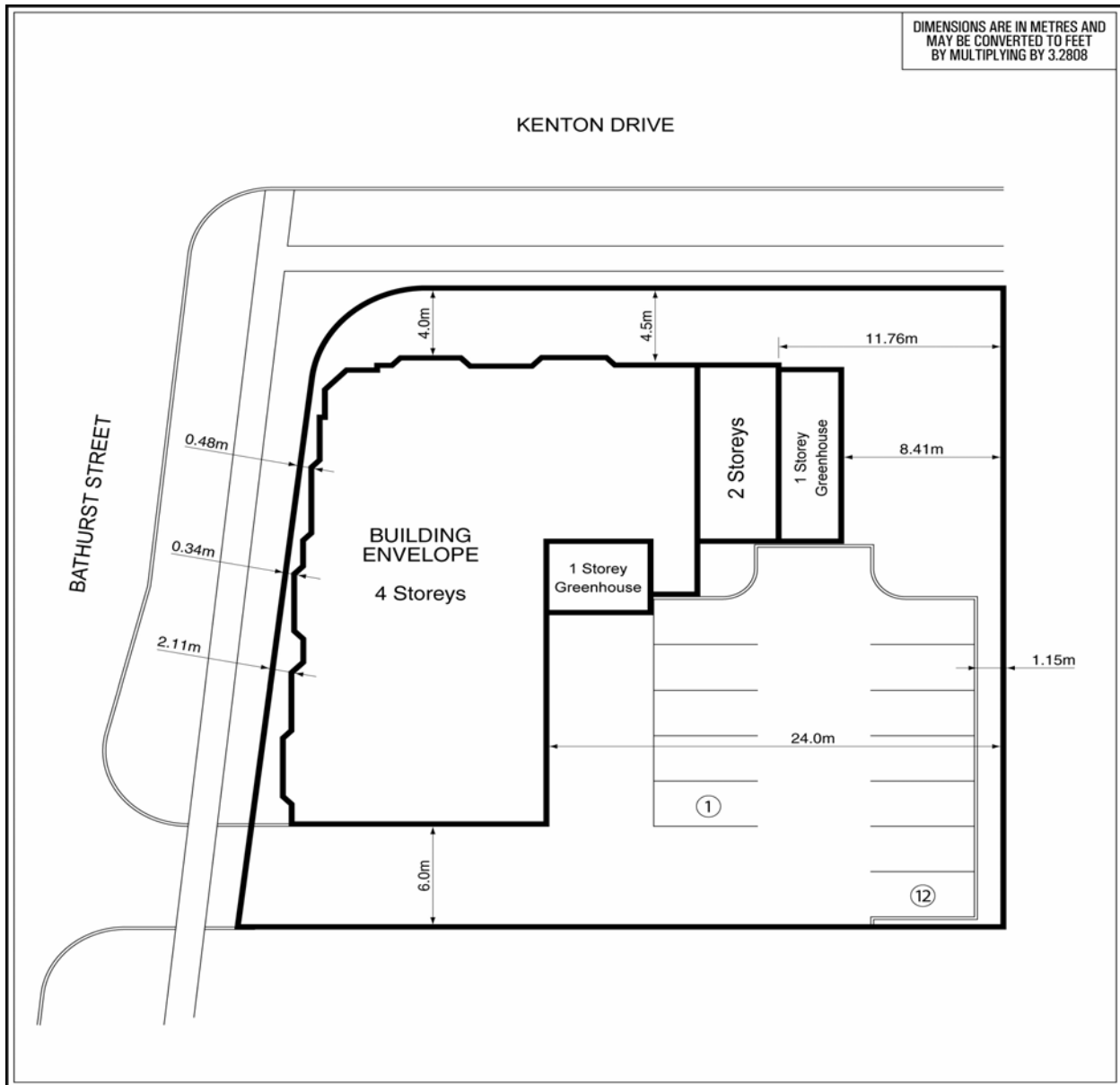
Approved by: B.D.

Date: August 15, 2006

Filename: RM6(149)_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 "RM6(149)"

This is Schedule "RM6(149)" to Bylaw _____
passed the _____ day of _____, 20____

(Sgd.) _____ (Sgd.) _____
CLERK MAYOR

Location: Part of Lot 92 and Lot 93 Registered Plan 4311 City of Toronto

Toronto
Urban Development Services
Community Planning North

Subject Lands Not to Scale

File No: 06_137612

Drawn by: A.K.

Approved by: B.D.

Date: August, 2006

Filename: RM6(149).ai