

Authority: North York Community Council Item 17.32, adopted as amended,  
by City of Toronto Council on July 15, 16 and 17, 2008

Enacted by Council: January 28, 2009

## CITY OF TORONTO

### BY-LAW No. 63-2009

**To amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 258, 260 and 264 Sheppard Avenue West and 10 Senlac Road.**

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

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

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

1. Schedules “B” and “C” of By-law No. 7625 are amended in accordance with Schedule RM6(179) established by Schedule 1 to this By-law.
2. Section 64.20-A Exceptions to RM6 Zone of By-law No. 7625 is amended by adding the following subsection RM6(179) and Schedule RM6(179).

#### **64.20-A (179) RM6(179)**

#### **DEFINITIONS**

“*Retirement Home*” means congregate living accommodations and dwelling units for senior citizens with common lounges, activity areas and food service facilities sized to accommodate all residents in the facility.

#### **PERMITTED USES**

- (a) Within *Building Envelope “A”* on Schedule RM6(179)

A *Retirement Home* containing not more than 125 bed-sitting rooms and not more than 180 beds, with sanitary facilities but no kitchen facilities, including therein a *personal service shop, retail store, licensed lounge and geriatric day care centre.*

- (b) Within *Building Envelope “B”* on Schedule RM6(179)

A *Retirement Home* containing not more than 50 *dwelling units.*

#### **EXCEPTION REGULATIONS**

- (c) **Maximum Gross Floor Area**

- (i) The gross floor area of all buildings on the lot shall not exceed 155% of the net site area.

(d) **Net Site Area**

- (i) The “net site” shall mean the Gross Site Area minus lands conveyed for road widening purposes to the City of Toronto, and comprising an area of 6,344 square metres as depicted on Schedule RM6(179).

(e) **Building Height and Established Grade**

- (i) The maximum building height in metres and in storeys is shown on Schedule RM6(179). For the purpose of this exception, “Established Grade” shall be considered to be the geodetic elevation of 178.22 metres.

(f) **Yard Setbacks**

- (i) The minimum yard setbacks shall not be less than that shown on Schedule RM6(179).

(g) **Lot Coverage**

- (i) Lot Coverage regulations in 20-A.2.2. do not apply.

(h) **Parking Spaces**

- (i) a minimum of 70 parking spaces shall be provided for all uses and a minimum of 13 of these spaces shall be for visitor parking.

(i) **Loading**

- (i) One Loading Space having dimensions of 3.65 metres by 6 metres with vertical clearance of 4.2 metres shall be provided for all uses.

(j) **Rooftop Mechanical**

- (i) A rooftop mechanical penthouse as identified on Schedule RM6(179) to a maximum of 95 square metres in area is not included in number of storeys, building height, or gross floor area.

(k) **Landscaping**

- (i) A minimum of 2,200 square metres of landscaping shall be provided on the net site.

(l) **Provisions not Applicable**

- (i) The provisions of Sections 6A(6)(c), 6A(8)(c), 15.6, 15.8(a), 20-A.2.4.1. and 20-A.2.6 do not apply.

(m) **Severance**

- (i) Notwithstanding any future severance, partition or division of the net site as shown on Schedule RM6(179), the provisions of this By-law shall apply to the whole of the site as if no severance, partition or division occurred.

3. By-law No. 27764 is repealed.

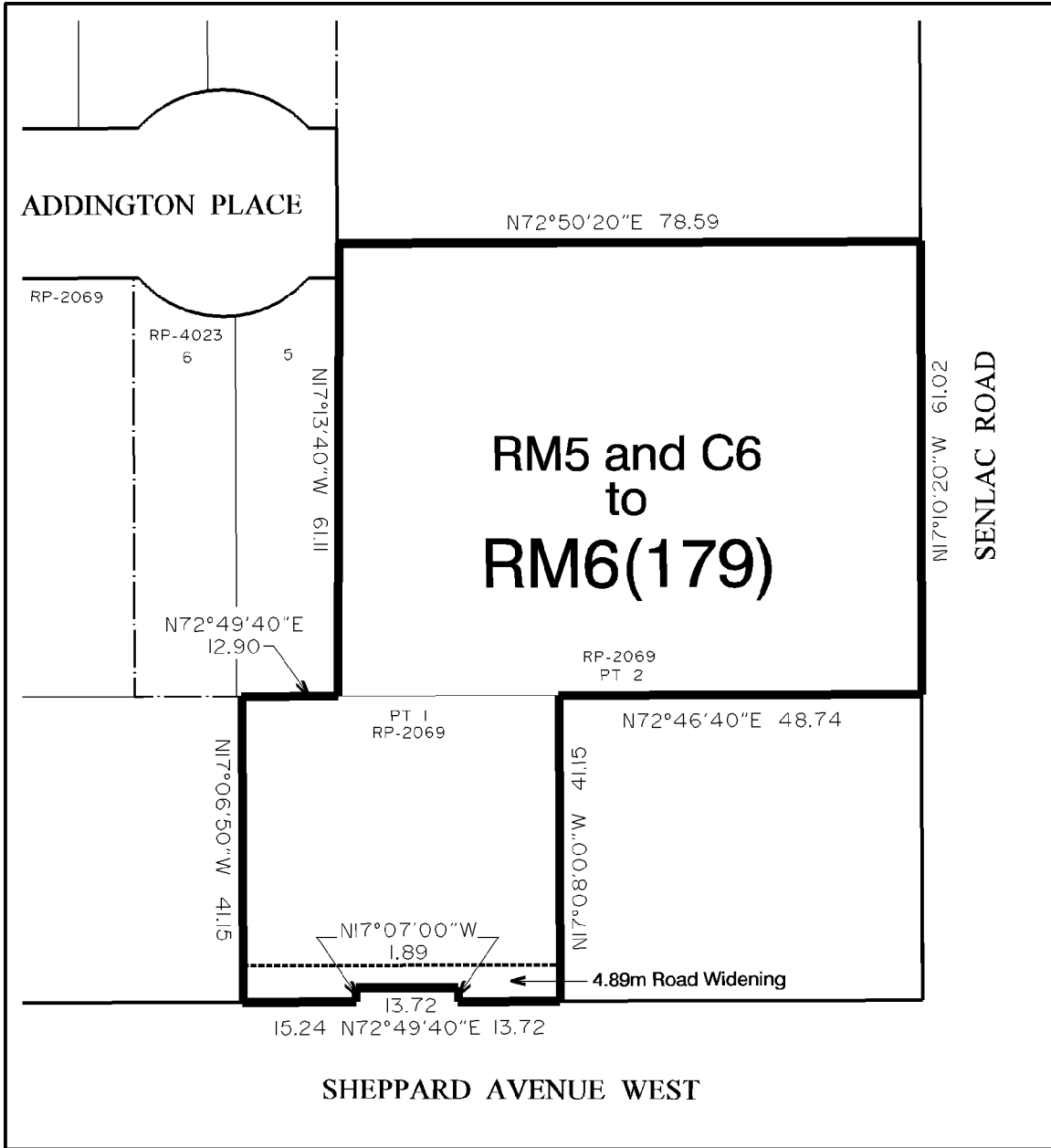
ENACTED AND PASSED this 28th day of January, A.D. 2009.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

SCHEDULE 1



Schedule 1

Part of Lots 1 and 2 Registered Plan 2069

File # 05\_142549

Date: 03/03/2008  
Approved by: R.G.

  
 Not to Scale

**SCHEDULE RM6(179)**

