

Authority: North York Community Council Item 27.52, adopted as amended, by
City of Toronto Council on September 30 and October 1, 2009
Enacted by Council: May 19, 2011

CITY OF TORONTO

BY-LAW No. 677-2011

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 3706 Bathurst Street and 3 Stadacona 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. 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 64.20 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

64.20(16) RM5(16) - 3706 Bathurst Street and 3 Stadacona Drive

EXCEPTION REGULATIONS

Maximum Number of Dwelling Units

- (a) The maximum number of dwelling units for this site shall be 11.

Gross Floor Area

- (b) The maximum gross floor area shall be 2,455 m².

Lot Coverage

- (c) The maximum lot coverage shall be 84%.

Building Height

- (d) The maximum building height shall be 13.0 m to the main roof measured from grade. The extended north roof shall be a maximum of 14.2 m from grade.

Building Envelope

- (e) 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 RM5(16).

Parking

- (f) A minimum of 13 parking spaces shall be provided on the site.

Yard Setbacks

- (g) The minimum front, rear and side yard setbacks shall be as set out in Schedule RM5(16).

Landscaping

- (h) Notwithstanding the provisions of Section 15.8, the minimum landscaped open space shall be 102 m².

Use Qualifications

- (i) The provisions of Section 20.1(b)(i) do not apply.

Unexcavated Porches and Deck in R and RM Zones

- (j) The provisions of Section 6(24) do not apply.

Division of Lands

- (k) Notwithstanding any existing or future severance or division of the lands subject to this exception, the regulations of the exception shall continue to apply to the whole of the lands.

SECTION 37 AGREEMENT

- (l) The owner of the subject lands shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act* to secure the facilities, services and matters referred to below, which agreement or agreements shall be registered against the title of the lands to which this By-law applies in the manner and to the extent specified in such agreements. The owner of the subject lands, at the owner's expense and in accordance with, and subject to, the agreements referred to above, shall provide or fund the following facilities, services and matters on terms satisfactory to the City of Toronto in exchange for the increased density hereinafter set out:
- (a) a monetary contribution of to be provided of \$14,300 payable to the City and indexed to the Statistics Canada Construction Price Index for Toronto to be used for improvements to playground equipment in Rajah Park.

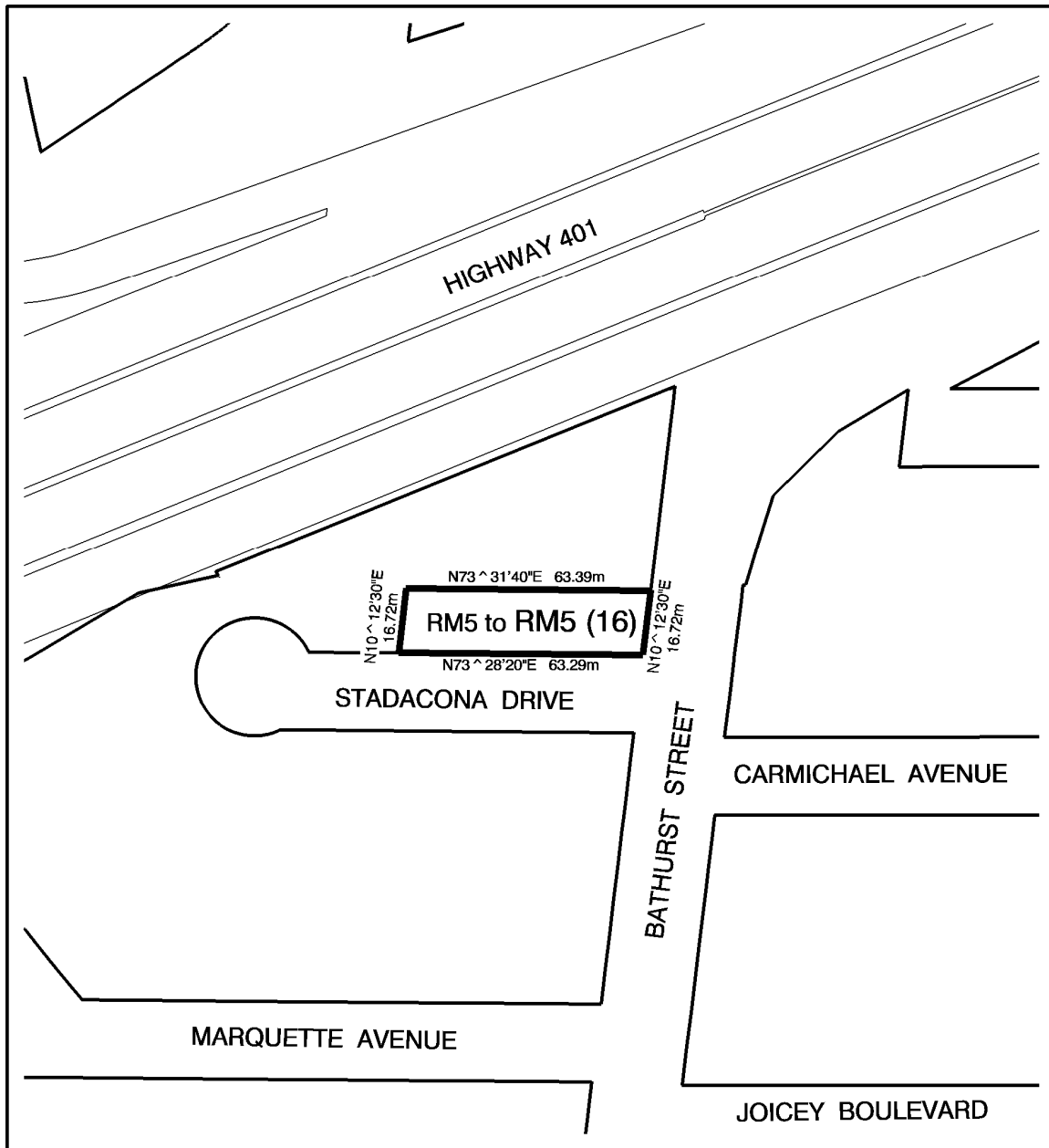
- 3.** Within the lands shown on Schedule 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

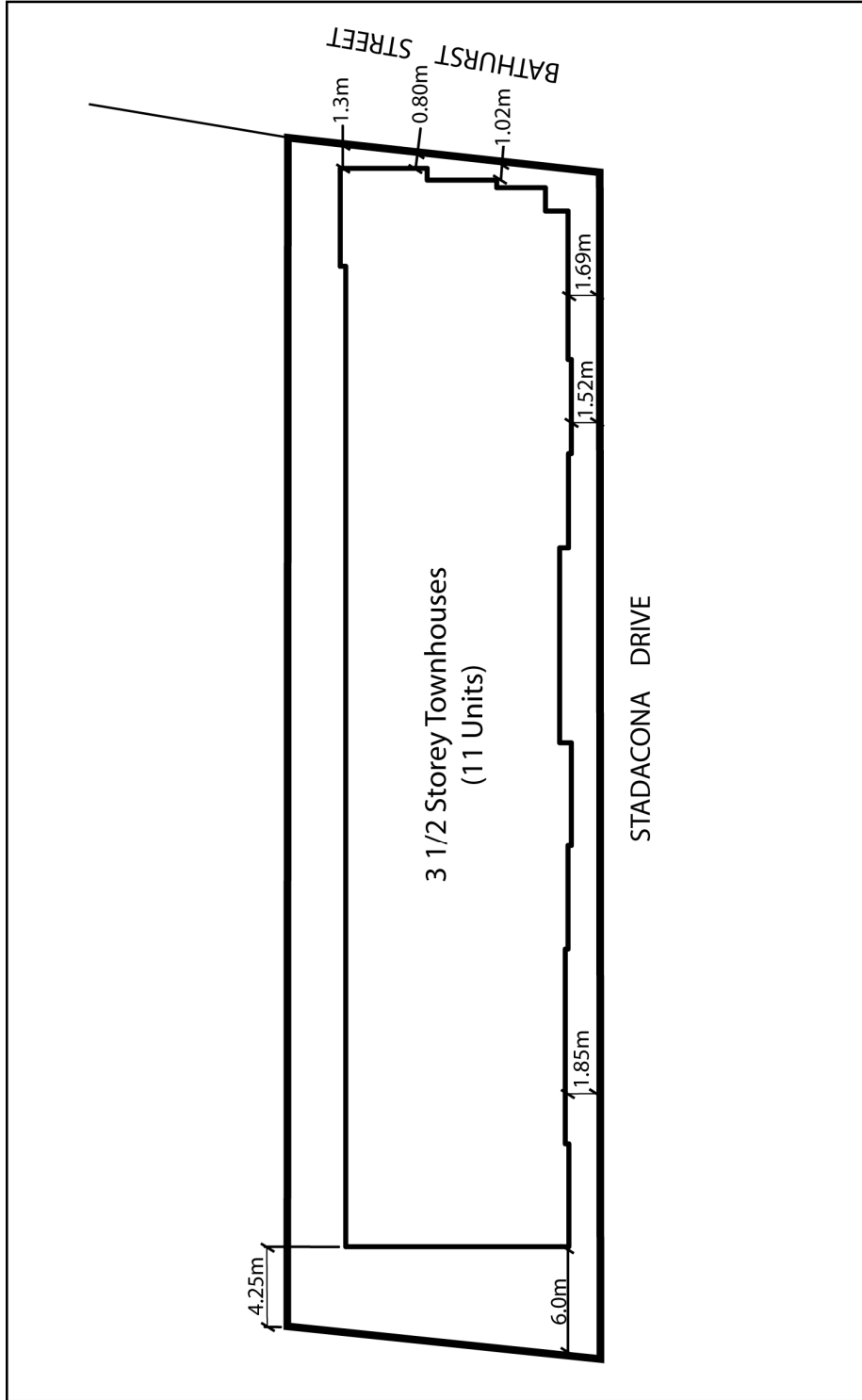
ENACTED AND PASSED this 19th day of May, A.D. 2011.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)





Schedule RM5(16)

Lots 13, 14 & 70, R.P. 2053, City Of Toronto
 Surveyor: Bennett Young Limited
 Date: 06/03/2009
 Approved by: H.B.

File # 08_221691



Not to Scale