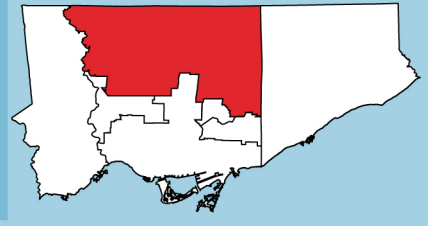


# North York Zoning Bylaw 7625

## Zoning Information



This information sheet lists the general requirements for each residential zone and has been prepared for convenience purposes only. For complete information, refer to North York Zoning By-law 7625 as amended.

### Information for:

Address:

Zone:

### Single Family and Semi-Detached Dwellings

Requirements in this table are for most interior lots for dwellings built after the passing of North York Zoning By-law 7625 on June 25, 1952.

Requirements	Zoning Designation							
	Single Family							Semi-Detached
	R1	R2	R3	R4	R5	R6	R7	RM2-RM6
<b>Setbacks, one storey</b>								
front yard <sup>(1)</sup>	12.0m	9.0m	7.5m	7.5m	7.5m	6.0m	6.0m	N/A
side yard	3.0m	1.8m	1.8m	1.8m	1.8m	<sup>(2)(3)</sup> 1.2m	<sup>(2)(3)</sup> 1.2m	
side yard (attached garage only)	3.0m	1.8m	1.2m	1.2m	1.2m	1.2m	1.2m	
rear yard	9.5m	9.5m	9.5m	9.5m	9.5m	9.5m	9.5m	
<b>Setbacks, two storey</b>								
front yard <sup>(1)</sup>	12.0m	9.0m	7.5m	7.5m	7.5m	6.0m	6.0m	N/A
side yard	3.0m	2.4m	1.8m	1.8m	1.8m	<sup>(2)(3)</sup> 1.2m	<sup>(2)(3)</sup> 1.2m	
side yards for attached garage:								
garage with no habitable space above	3.0m	2.4m	1.2m	1.2m	1.2m	1.2m	1.2m	
garage with habitable space above	3.0m	2.4m	1.8m	1.8m	1.8m	<sup>(2)(3)</sup> 1.2m	<sup>(2)(3)</sup> 1.2m	
rear yard	9.5m	9.5m	9.5m	9.5m	9.5m	9.5m	9.5m	
<b>Setbacks, three storey</b>								
front yard <sup>(1)</sup>	12.0m	9.0m	N/A	N/A	N/A	N/A	N/A	N/A
side yard	3.0m	3.0m						
rear yard	9.5m	9.5m						
<b>Setbacks, semi-detached</b>								
front yard <sup>(1)</sup>								7.5m
side yard								1.8m
side yard (1 storey with attached garage)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.2m
side yard to lot line separating units, for additions to one unit only								0.6m
rear yard								9.5m
<b>Minimum lot frontage and width</b>	30m	21m	18m	15m	15m	12m	9m	8.5m / 18m
<b>Minimum lot area</b>	1100m <sup>2</sup>	975m <sup>2</sup>	690m <sup>2</sup>	550m <sup>2</sup>	550m <sup>2</sup>	371m <sup>2</sup>	278m <sup>2</sup>	300m <sup>2</sup> / 665m <sup>2</sup>
<b>Maximum length</b>	---	---	16.8m	16.8m	16.8m	15.3m	15.3m	---
<b>One-storey front extension <sup>(4)</sup></b>	---	---	---	---	---	1.5m	1.5m	---
<b>One-storey rear extension <sup>(4)(5)</sup></b>	---	---	2.1m	2.1m	2.1m	2.1m	2.1m	---
<b>Maximum height</b> - sloped roof	<sup>(6)</sup> 9.5m	<sup>(7)</sup> 9.5m	8.8m	8.8m	8.8m	8.8m	8.8m	9.2m
- flat roof	<sup>(6)</sup> 9.5m	<sup>(7)</sup> 9.5m	8.0m	8.0m	8.0m	8.0m	8.0m	9.2m
<b>Max. finished first floor height <sup>(10)</sup></b>	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	---
<b>Max. lot coverage for lots located in neighbourhoods listed on 'Schedule 1'</b>	25%	30%	25%, 27%, or 35% - see 'schedule 1' (over)					30%
<b>Maximum lot coverage for all other lots</b>	25%	30%	30%	30%	30%	30%	30%	30%

### Requirements for accessory buildings located in rear yards<sup>(8)</sup>

<b>Side yard setback</b>	<sup>(9)</sup> 0.22m	<sup>(9)</sup> 0.22m	0.22m	0.22m	0.22m	0.22m	0.22m	0.22m
<b>Rear yard setback</b>	<sup>(9)</sup> 0.22m	<sup>(9)</sup> 0.22m	0.22m	0.22m	0.22m	0.22m	0.22m	0.22m
<b>Max. coverage (incl. in total lot coverage)</b>	5%/93m <sup>2</sup>	5%/93m <sup>2</sup>	10%/56m <sup>2</sup>	10%/56m <sup>2</sup>	10%/56m <sup>2</sup>	10%/56m <sup>2</sup>	10%/56m <sup>2</sup>	10%
<b>Maximum height</b>	3.7m	3.7m	3.7m	3.7m	3.7m	3.7m	3.7m	3.7m

#### Notes:

- (1) The Front Yard Setback in R3, R4, R5, R6 and R7 may be increased or decreased by 1.0m in most cases. Certain lots have specific Front Yard Setbacks, see Schedule 2 - Front Yard Setbacks for Specified Streets; these may not be increased or decreased.
- (2) Side yards increase to 1.8m for lots with frontage 15m or greater.
- (3) Side yard setbacks for an addition in the R6 and R7 zones may be reduced to the side yard of the existing dwelling or 0.6m, whichever is greater, provided the aggregate minimum side yard is 2.4m.
- (4) The maximum length of dwelling in the R6 and R7 zones may be increased by a 1.5m one-storey extension to the front of the dwelling and/or a 2.1m one-storey extension to the rear of the dwelling, provided the extension(s) are no wider than one-half the width of the dwelling at the dwelling's widest point, and the height of the extension(s) does not exceed 5.0m.
- (5) The maximum length of dwelling in the R3, R4 and R5 zones may be increased 2.1m (from 16.8m to 18.9m) by a one-storey extension to the rear of the dwelling, provided the extension is no wider than one-half the width of the dwelling at the dwelling's widest point, has a minimum 3.0m side yard each side and maximum height of 5.0m.
- (6) Lots zoned R1 in the Park Lane neighbourhood have a maximum building height of 8.0m and 2 storeys for a building with a flat roof, and 9.5m and 2 storeys for buildings with other roofs.
- (7) Lots zoned R2 in the Heathview and Bayview Gardens neighbourhoods have a maximum building height of 8.8m and 2 storeys. Lots zoned R2 in the Rippleton neighbourhood have a maximum building height of 8.0m and 2 storeys for a building with a flat roof, and 8.8m and 2 storeys for buildings with other roofs.
- (8) Setbacks for accessory buildings located in the side yard shall be not less than those required for the main building.  
**Accessory structures larger than 10m<sup>2</sup> located within 3.0m of the main building, are included as part of the main building and subject to the setback requirements of the main building.**
- (9) Where an accessory building is located in the rear yard of an R1 or R2 zone and is more than 1.8m in height, it shall be located not less than one-half its height from any lot line, but not less than 3m from any street line.
- (10) The maximum first floor height may be increased from 1.5m to 2.0m for dwellings on lots that have a frontage of less than 13.7m and have a downsloping driveway.

Note: downsloping driveways are not permitted on lots with a lot frontage greater than 13.7m.

## Schedule 1- Coverage Exceptions

For lots zoned R3, R4, R5, R6 and R7 the following coverage requirements shall apply:

- Lot coverage shall be 25% for lots in the following neighbourhoods:

*Bond Chipping Duncairn Greenland Mallow Overland*

- Lot coverage shall be 35% for lots in the following neighbourhoods:

*Ancaster Broadway Fifeshire Mildenhall Ridley Sunfield  
Beechmount Cartwright Glen Long Mulholland Rockford Viewmount  
Beverly Hills Cedarwood Glenwood Northover Saranac Winston Park  
Blythwood Fairglen Greenwin Garden Northview Heights Spenvalley Yorkminster  
Branson Fairlawn Keele Gate Old Yonge Steeles View*

- Lot coverage shall be: 35% for one storey dwellings, and 27% for two storey dwellings in the following neighbourhoods:

*Brookbank Donview Heights Milneford O'Connor Sloane*

**NOTE: For neighbourhoods see schedule 'Q' of North York By-law 7625.**

## Schedule 2 - Front Yard Setbacks for Specified Streets

Street Name	Address	Setback	Street Name	Address	Setback	Street Name	Address	Setback
Arjay Cres	even 10 to 56	25m	Cummer Ave	even 94 to 48	18m	Old Colony Rd	even 18 to 36	18m
	60 to 78	16m		156 to 294	18m		38 to 74	13m
	92 to 108	14m				102 to 104	15m	
	odd 29 to 117	10m	Dawlish Ave	odd 235 to 257	9m		odd 17 to 43	18m
				263 to 283	12m		47 to 69	14m
							73 to 95	24m
							97 to 101	19m
Bayview Ave.	even 2418 to 2438	10m	Doncliffe Dr	odd 5 to 7	20m	Old Yonge St	odd 33 to 37	21m
Bayview Ridge	even 30 to 46	11m	Donino Ave	even 12 to 20	17m	Pembury Ave	even 10 to 16	10m
	54 to 106	12m						
	108	31m						
	odd 21 to 51	22m	Donwoods Dr	even 74 to 78	16m	Plymbridge Rd	odd 43 to 55	12m
	55 to 61	34m						
	69 to 75	40m		odd 13 to 29	12m			
77	30m		97 to 113	12m				
	81	24m						
	85 to 103	12m						
Bayview Ridge Crescent	even 6 to 14	11m	Donwoods Grove	even 4 to 14	20m	Sandringham Dr	even 158 to 176	16m
	20	12m					184 to 196	30m
	odd 5 to 15	11m				200 to 202	30m	
Beechwood Ave.	even 20 to 30	18m	Forest Glen Cres	even 6 to 24	12m	Silverdale Cres	even 4 to 10	22m
	odd 23 to 29	16m					odd 3 to 7	10m
Blyth Hill Rd	odd 8 to 25	10.7m	Green Valley Rd	even 26 to 36	23m	St. Aubyns Cres	odd 1	17m
	27 to 31	12m	Hedgewood Rd	even 4 to 18	20m		3	12.5m
	33	10.7m						
Brookfield Rd	even 30 to 42	14m	Highland Cres	odd 69 to 79	11m	Truman Rd	even 12 to 32	10m
	46	36m					54 to 104	14m
Campbell Cres	odd 1 to 11	13m	Ivor Rd	even 10 to 14	9m		odd 11 to 33	20m
				odd 5 to 9	17m		55 to 79	18m
Centre Ave	even 24 to 36	13m	Knightswood Rd	even 20 to 30	10m	Valley Rd	even 186 to 196	10m
	60 to 68	15m		odd 1 to 7	15m			odd 163 to 173
	odd 33 to 61	12m		31 to 37	18m	York Downs Dr	odd 19 to 55	21m
Cheltenham Ave	odd 107 to 115	11m	Lewes Cres	even 22	11m		57 to 63	11m
	117 to 119	8m				York Valley Cres	even 32 to 34	22m
121 to 125	10m	Lord Seaton Rd	even 168, 184, 186,	10m	This information is from By-law 7625 (North York) as amended to July 31, 1998 (updates to March 31, 1999), and is subject to periodic review.			
127 to 129	9.5m		170, 172, 182,	13m				
131 to 137	11m	Manorcrest Dr	174 to 180	14m				
				even 4 to 28	11m			
				odd 21 to 25	14m			