

Authority: North York Community Council Item NY31.2,  
adopted as amended by City of Toronto Council on July 19  
and 20, 2022

## CITY OF TORONTO

### Bill 897

### BY-LAW -2022

**To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known as 147 Overbrook Place.**

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 enacts as follows:

1. Schedule “B” and “C” of By-law 7625 of the former City of North York are amended in accordance with Schedule 1 and Schedule RM6 (282) attached to this By-law.
2. Section 64.20-A of By-law 7625 of the former City of North York is amended by adding the following subsection:

#### **64.20-A RM6(282)**

#### **PERMITTED USES**

- (a) The only permitted uses shall be:
  - (i) Semi-Detached Dwellings;

#### **EXCEPTION REGULATIONS**

- (a) Yard Setbacks
  - (i) Notwithstanding Section 20-A.2.4 (Yard Setbacks), the minimum yard setbacks are as shown on Schedule RM6(282); and
  - (ii) Canopies, window projections, eaves, decks, porches and balconies may encroach within the minimum yard setbacks by a maximum of 1.8 metres.
- (b) Building Height/Storeys
  - (i) Notwithstanding Section 20-A2.6 (Building height), the maximum building heights shall not exceed 3 storeys and 10 metres;

- (ii) Mechanical enclosures shall not be considered a storey and may project beyond the permitted maximum building height limits to a maximum of 1 metre; and
  - (iii) Screens, parapets and skylights are permitted to exceed the height of 3 storeys and 10 metres by a maximum of 1 metre.
- (c) Density
- (i) Notwithstanding Section 20-A.2.5 (Gross Floor Area), the maximum total gross floor area is 2,400 square metres, the maximum gross floor area of each dwelling unit is 240 square metres and the minimum gross floor area for each dwelling unit is 200 square metres;
- (d) Lot Coverage
- (i) Notwithstanding the provisions of Section 20-A.2.2 (Lot Coverage) the maximum lot coverage is 69 percent;
- (e) Landscaping
- (i) Notwithstanding the provisions of Section 15.8 (Landscaping) a 1 metre landscaping strip shall abut the rear property line;
- (f) Lot Frontage
- (i) Notwithstanding the provisions of Section 20-A.2.3 (Lot Frontage) the minimum lot frontage for each dwelling unit shall be 7.4 metres; and
- (g) Lot Area
- (i) Notwithstanding the provisions of Section 20-A.2.1 (Lot Area) the lot area for each dwelling unit shall be 136 square metres.

### **PREVAILING BY-LAWS**

- (a) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.
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

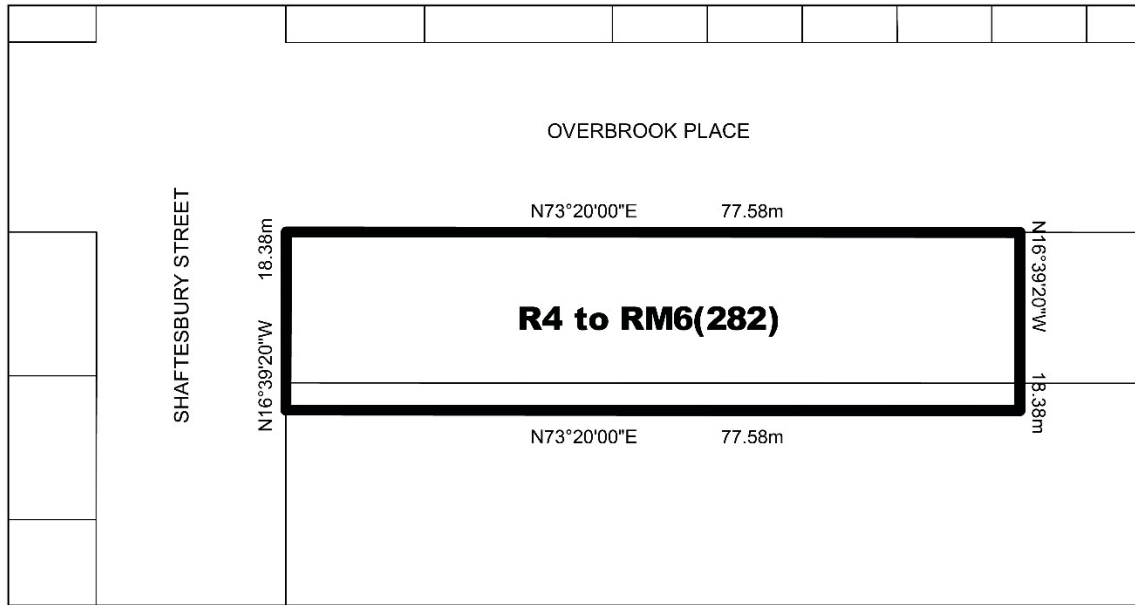
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on July , 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

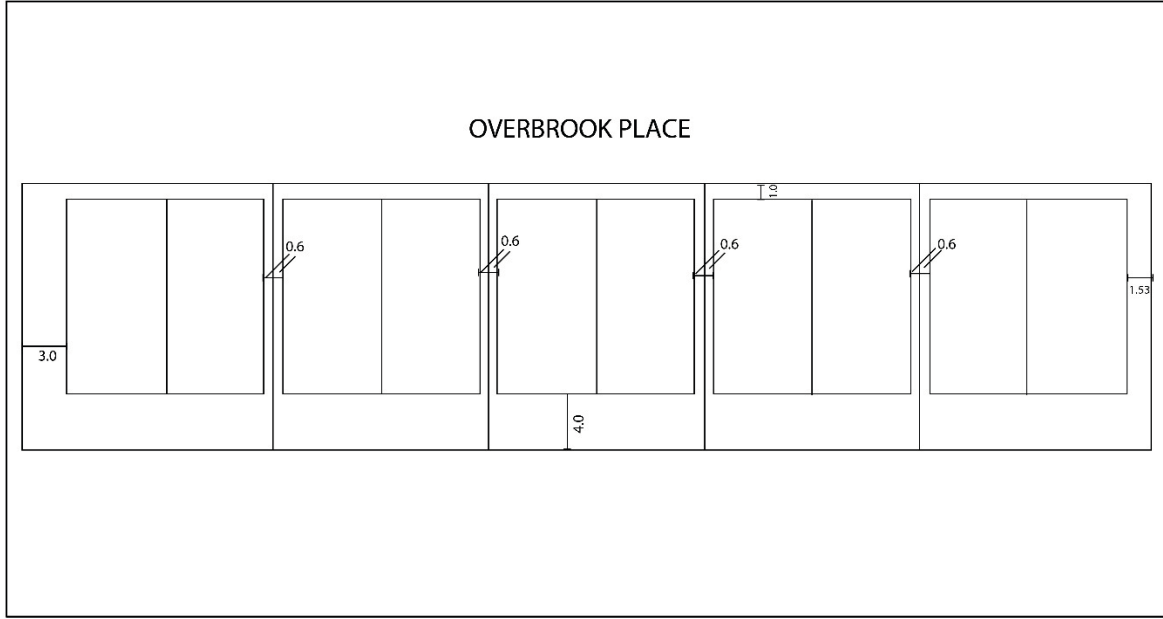


 **TORONTO**  
Schedule 1

147 Overbrook Place

File # 20 212771 NNY 06 02


  
Former City of North York By-law 7625  
Not to Scale  
05/09/2022



 **TORONTO**  
Schedule RM6(282)

**147 Overbrook Place**

File # 20 212771 NNY 06 02

  
Former City of North York By-law 7625  
Not to Scale  
05/08/2022