

Authority: North York Community Council Report No. 4(37), April 16, 1998
Intended for first presentation to Council: April 16, 1998
Adopted by Council: April 16, 1998

CITY OF TORONTO

BY-LAW No. 172-1998

To amend City of North York By-law No. 7625.

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 are amended in accordance with Schedule "1" of this by-law.
2. Section 64.16 of By-law No. 7625 is amended by adding the following subsection:

64.16(21) RM1(21)

DEFINITIONS

- (a) For the purpose of this exception, "home office uses" are defined as business and professional offices located within a dwelling unit that:
 - (i) do not occupy more than the lesser of 28 square metres or 30% of the total gross floor area of the dwelling unit; and
 - (ii) are conducted only by a person who resides in a dwelling unit.
- (b) For the purpose of this exception, "lane" is defined as a passageway which provides for the movement of vehicles and which affords a secondary means of access to more than one lot, but which is not intended for general traffic circulation.

PERMITTED USES

- (c) In addition to the uses permitted in the RM1 zone, the following uses are also permitted:
 - one-family detached dwellings;
 - semi-detached dwellings; and
 - home office uses.

EXCEPTION REGULATIONS

Units	(d)	A maximum of 535 dwelling units are permitted, of which there shall be a minimum of 125 one-family detached dwelling units or semi-detached dwelling units or any combination thereof.	
	(e)	Each multiple attached dwelling shall not contain more than 8 dwelling units.	
Frontage	(f)	The minimum lot frontage shall be as follows:	
	(i)	9.0 metres for one-family detached dwelling units;	
	(ii)	7.0 metres for semi-detached dwelling units; and	
	(iii)	for multiple attached dwelling units, 7.0 metres if the parking driveway is accessed from a public street or 5.4 metres if the parking driveway is accessed from a lane.	
Lot Area	(g)	The minimum lot area shall be as follows:	
	(i)	210 m ² for one-family detached dwelling units;	
	(ii)	180 m ² for semi-detached dwelling units; and	
	(iii)	160 m ² for multiple attached dwelling units.	
Yards	(h)	The minimum yard setback for each dwelling shall be as follows:	
		Front yard	3.0 metres;
		Front yard to a garage which faces a front lot line	5.5 metres;
		Side yard for 1 and 2-storey one-family detached dwellings	1.2 metres and 0.6 metres, provided the 0.6 metre yard setback abuts a minimum yard setback of 1.2 metres on the adjacent lot;
		Side yard for 3-storey one-family detached dwellings	1.5 metres and 0.6 metres, provided the 0.6 metre yard setback abuts a minimum yard setback of 1.5 metres on the adjacent lot;
		Side yard for all other 1 and 2-storey buildings	1.2 metres;
		Side yard for all other 3-storey buildings	1.5 metres;

	Side yard where the side yard abuts an industrial zone	3.0 metres;
	Rear yard	6.0 metres;
	Rear yard for units which abut a lane	12.0 metres, excluding a lane; and
	Rear yard where a dwelling unit has its rear wall facing an industrial zone	12.0 metres;
	(i)	The minimum setback between a dwelling unit and a railway right-of-way shall be 30 metres.
Height	(j)	The maximum building height shall be 3 storeys for all dwelling units.
Parking	(k)	A minimum of 2 parking spaces, one of which shall be unenclosed, having a minimum size of 5.5 metres long and 2.7 metres wide, shall be provided for each unit. Tandem parking is required, excluding all units with vehicle access via a lane. Parking is permitted within 3.0 metres of the lot line.
	(l)	Accessory garages shall be a maximum height of 1 storey and shall be a maximum width of 3.0 metres.
	(m)	Where a lane exists at the rear of the lot, no accessory buildings, fences, walls, light standards or other fixtures shall be located within 1.0 metre of the rear lot line.
	(n)	All driveways shall have a minimum width of 3.0 metres and a maximum width of 3.5 metres.
Special Provisions for Trethewey Drive	(o)	For lots which abut Trethewey Drive or abut an easement which abuts Trethewey Drive, the front lot line may be considered to be on Trethewey Drive and if so considered, the following provisions shall also apply:
	(i)	the main front entrance shall be off of Trethewey Drive with an entrance/exit door that swings on its vertical access;
	(ii)	accessory buildings are allowed in the rear yard;
	(iii)	no garage or other accessory structure is permitted within the front yard;
	(iv)	the maximum front yard setback shall be 6.9 metres from the widened Trethewey Drive right-of-way;
	(v)	tandem parking may be permitted; and

- (vi) an accessory garage may be located within 1.0 metre of the side or rear lot line, notwithstanding its location abutting a street that the vehicle entry door faces.

Provisions (p) The provisions for maximum lot coverage, minimum floor area and
Not Applied landscape area shall not apply.

3. Schedule “Q” to By-law No. 7625 is amended by including the lands identified on Schedule “1” to this By-law as part of the Brookhaven neighbourhood.

ENACTED AND PASSED this 16th day of April, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "1"



Location: Part of Lots 3 & 4, Concession 4 W. Y. S.						
File No. UDOZ - 97 - 34 UDSB - 1232	Prepared by: T. A.	Approved by: A. B.	Date: MAR. 16 / 98	Filename: SBL2908 \ 2847		
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