

Authority: North York Community Council Report 2, Clause 19,
adopted as amended, by City of Toronto Council on February 14, 2006
Enacted by Council: February 14, 2006

CITY OF TORONTO

BY-LAW No. 168-2006

To amend former City of North York Zoning By-law No. 7625 with respect to lands municipally known as 4700 Keele Street.

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 64.17 of By-law No. 7625 is amended by adding the following subsection:

64.17(41) RM2(41)

PERMITTED USES

Residential

- (a) The only permitted uses shall be single-family detached dwellings and semi-detached dwellings.
- (b) Home occupations as permitted in the R4 Zone.
- (c) Accessory structures as permitted in the R4 Zone.

EXCEPTION REGULATIONS

- (d) Lot Frontage
 - (i) Single-family detached dwellings: a minimum lot frontage shall be 7.4 m.
 - (ii) Semi-detached dwellings: a minimum lot frontage shall be 6.1 m per semi-detached dwelling unit and 12.2 m for each semi-detached dwelling.

(e) Lot Area

- (i) Single-family detached dwellings: a minimum lot area shall be 220 m².
- (ii) Semi-detached dwellings, a minimum lot area shall be 183 m² per semi-detached dwelling unit and 366 m² for each semi-detached dwelling.

(f) Lot Coverage

Maximum lot coverage permitted shall be 45%, excluding accessory garages.

(g) Yard Setbacks

- (i) Minimum front yard setback shall be 3.0 m.
- (ii) Minimum rear yard setback shall be 12.0 m to the dwelling and 0.5 m to the accessory garage.
- (iii) Minimum side yard setbacks for single family detached and semi-detached dwellings shall be 0.5 m.
- (iv) Any dwelling having side yard abutting a street shall have a minimum 2.0 m setback.
 - (A) For purposes of Clause (iv), the side yard setback of the dwelling and the accessory garage shall be calculated as if the lot lines were produced to their point of intersection.

(h) Maximum Building Height

- (i) Three storeys or 11 m height, whichever is the lesser.
 - (A) Notwithstanding Clause (i), for any lots shown within Schedule "RM2(41)", the maximum building height shall be three storeys or 12 m, whichever is the lesser.

(i) Height of the First Floor

- (i) The finished first floor elevation of a single detached dwelling area shown within Schedule "RM2(41)" shall be no higher than 2.5 metres above established grade.

- (j) Dwelling Length
 - (i) Maximum dwelling length shall be 15.5 m.
 - (A) Notwithstanding Clause (i), for any lots fronting onto the west side of Sentinel Road, the maximum dwelling length shall be 16.5 m.
- (k) Accessory Garage
 - (i) Maximum accessory garage height shall be 4 m.
 - (ii) Maximum accessory garage coverage shall be 20%.
 - (iii) Section 6(23)(a)(D)(I) and Section 6(23)(a)(D)(II) shall not apply.
 - (iv) The elevation of the floor of the entrance of an accessory garage shall be at or above the elevation of the centre line of the lane where the centre line of the lane intersects a line projected perpendicularly to the mid point of the garage entrance.
- (l) Unit Mix
 - (i) The minimum percentage of semi-detached dwellings on the lands zoned RM2(36) shall be 70%.
- (m) Parking
 - (i) Notwithstanding subsection 6A(7), all required parking spaces shall be located in the rear yard, accessed from a public or private lane.
- (n) Landscaped Open Space
 - (i) The area of the lot located between the front lot line and the front wall of the building or allowable encroachment, shall be used for landscaping purposes only. A walkway shall be considered to be part of the landscaped area.
 - (ii) Section 15.8 shall not apply.
 - (iii) Section 17.4(f) shall not apply.

- (o) Porch and Balcony Projections
 - (i) Maximum porch and canopy projection into the front yard shall be 2.0 m.
 - (ii) Porches and decks may only be located in the front and rear yards and the side yards of corner lots.
 - (iii) Porches and decks located in the rear yard shall not occupy more than 10% of the lot area.
 - (iv) Notwithstanding Section 6.9(c), porches and decks located in the corner side yards, flanking public streets, shall not exceed 10 m².
 - (v) Any balcony, sundeck or porch located at or above the second storey or gaining access from the second or third storey, shall not exceed 24 m² and shall be located within the required side yard setback.
 - (vi) Section 17(4)(g)(i) and (ii) shall not apply.
 - (vii) Section 13.2.6(A) shall not apply.
 - (p) Permitted Projections into Minimum Yard Setbacks
 - (i) For the purposes of this exception, a bay or bow window may project up to 0.6 m within any minimum front or rear yard setback and minimum side yard setback abutting a street.
- 3.** Section 64.17 of By-law No. 7625 is amended by adding Schedule “RM2(41)”, attached to this by-law.

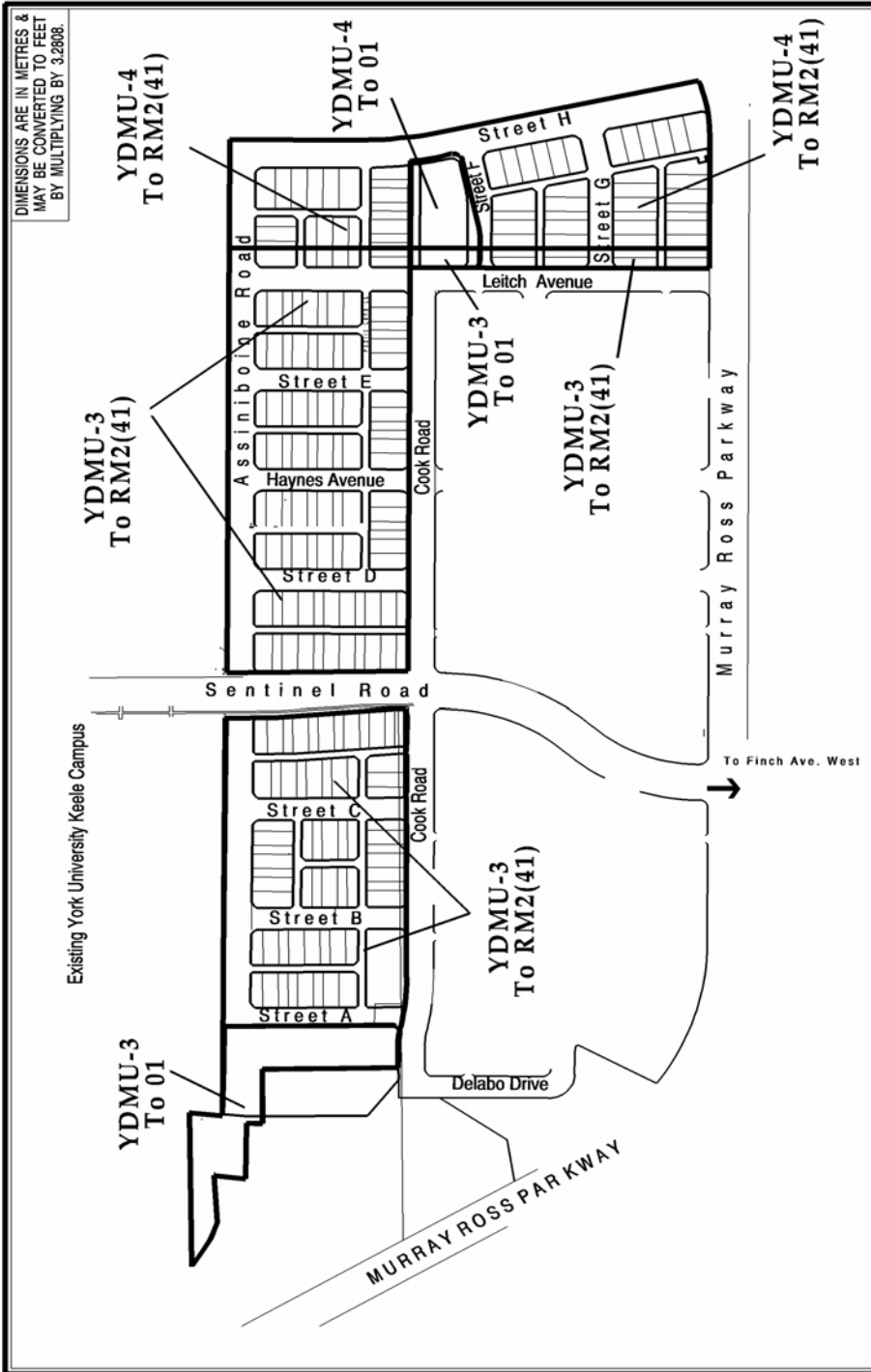
ENACTED AND PASSED this 14th day of February, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

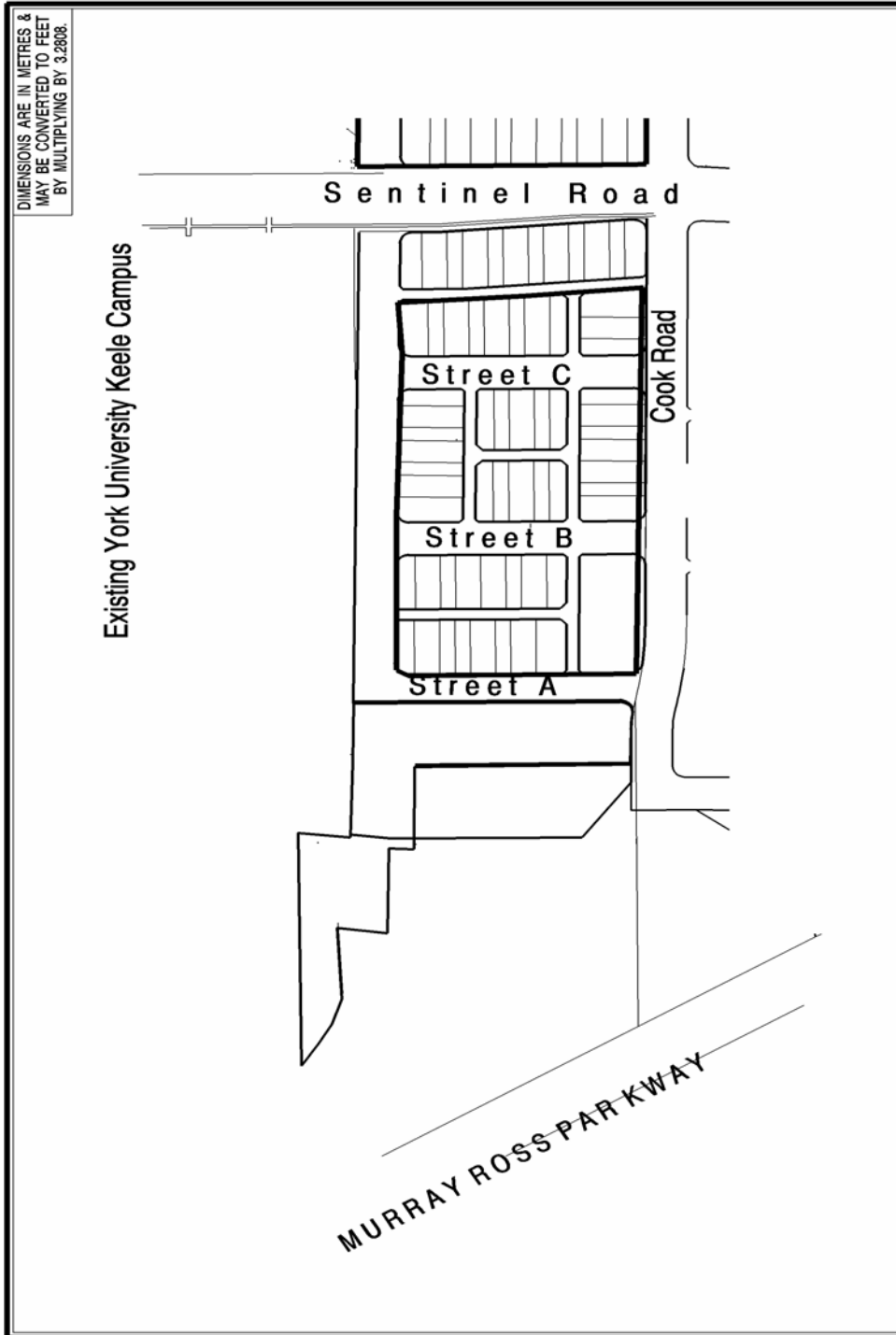
(Corporate Seal)

SCHEDULE "1"



SUBJECT PROPERTY	
This is Schedule " 1 " to By-Law _____, passed the _____ day of _____, 20____	
(Sgt.) _____	(Sgt.) _____
CLERK	MAYOR
File No. 05 132085 NINY 05132092 NINY 08 SB	Prepared by: J. Mistry
Approved by:	Date: 30 Dec 2005
Filename: RM2(41)_1.dgn	
Location: Part Lots 22 & 23, Concession 4, West of Yonge St., City of Toronto, (Formerly City of North York)	
Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District. Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.	

SCHEDULE "RM2(41)"



<p>Toronto City Planning Division</p>		<p>SUBJECT PROPERTY</p>	
<p>File No. 05 132085 NNY 05132092 NNY 08 SB</p>	<p>This is Schedule " RM2(41) " to By-Law _____ , passed</p>		
<p>Prepared by: J. Mistry</p>	<p>the _____ day of _____ , 20 _____</p>		
<p>Approved by:</p>	<p>(Sgd.) _____ (Sgd.)</p>	<p>CLERK</p>	<p>MAYOR</p>
<p>Date: 30 Dec 2005</p>			
<p>Filename: RM2(41).dgn</p>			
<p>Location: Part Lots 22 & 23 , Concession 4 , West of Yonge St., City of Toronto, (Formerly City of North York)</p>			
<p><small>Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District. Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.</small></p>			