

Authority: North York Community Council Report 7, Clause 74,
as adopted by City of Toronto Council on September 25, 26 and 27, 2006
Enacted by Council: September 27, 2006

CITY OF TORONTO

BY-LAW No. 847-2006

**To amend the former City of North York Zoning By-law No. 7625, as amended,
with respect to lands municipally known as 4442-4450 Bathurst 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 64.16 of By-law No. 7625 is amended by adding the following subsection:

“64.16(69) RM1(69)

PERMITTED USES:

- (a) The only permitted use is street townhouses and accessory structures.
- (b) For the purpose of this exception, a street townhouse means a multiple attached dwelling, each dwelling unit which is located on a parcel of land which fronts on a street.

EXCEPTION REGULATIONS:

Number of Dwelling Units:

- (c) The maximum number of dwelling units shall be 9.

Coverage:

- (d) The maximum lot coverage shall not exceed 40 %.

Setbacks:

- (e) The minimum lot frontage for each dwelling unit shall be 4.1 metres.
- (f) The minimum front yard setback shall be 2.0 metres
- (g) The minimum south side yard setback shall be 0 metres.

- (h) An accessory garage may be located within 0.5 metres of the rear lot line.
- (i) Notwithstanding Section 6(9), stairs and porches may project into the front yard setback.

Height:

- (j) The maximum height of the street townhouses shall not exceed 10.65 metres or 3 storeys, whichever is the lesser.
- (k) The maximum height of the accessory structures shall not exceed 3.0 metres or 1 storey.

Parking:

- (l) A minimum of 1.75 parking spaces per dwelling unit of which a minimum of 0.25 spaces per dwelling units shall be reserved and maintained for the exclusive use of visitors.

Amenity Area:

- (m) A minimum of 20 m² of rear yard amenity space shall be provided for each dwelling unit.

Division of Lands:

- (n) 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.”

- 3. Notwithstanding any defined terms to the extent modified by this By-law and the provisions noted herein, all other provisions and defined terms of the former City of North York By-law No. 7625, as amended, continue to apply.

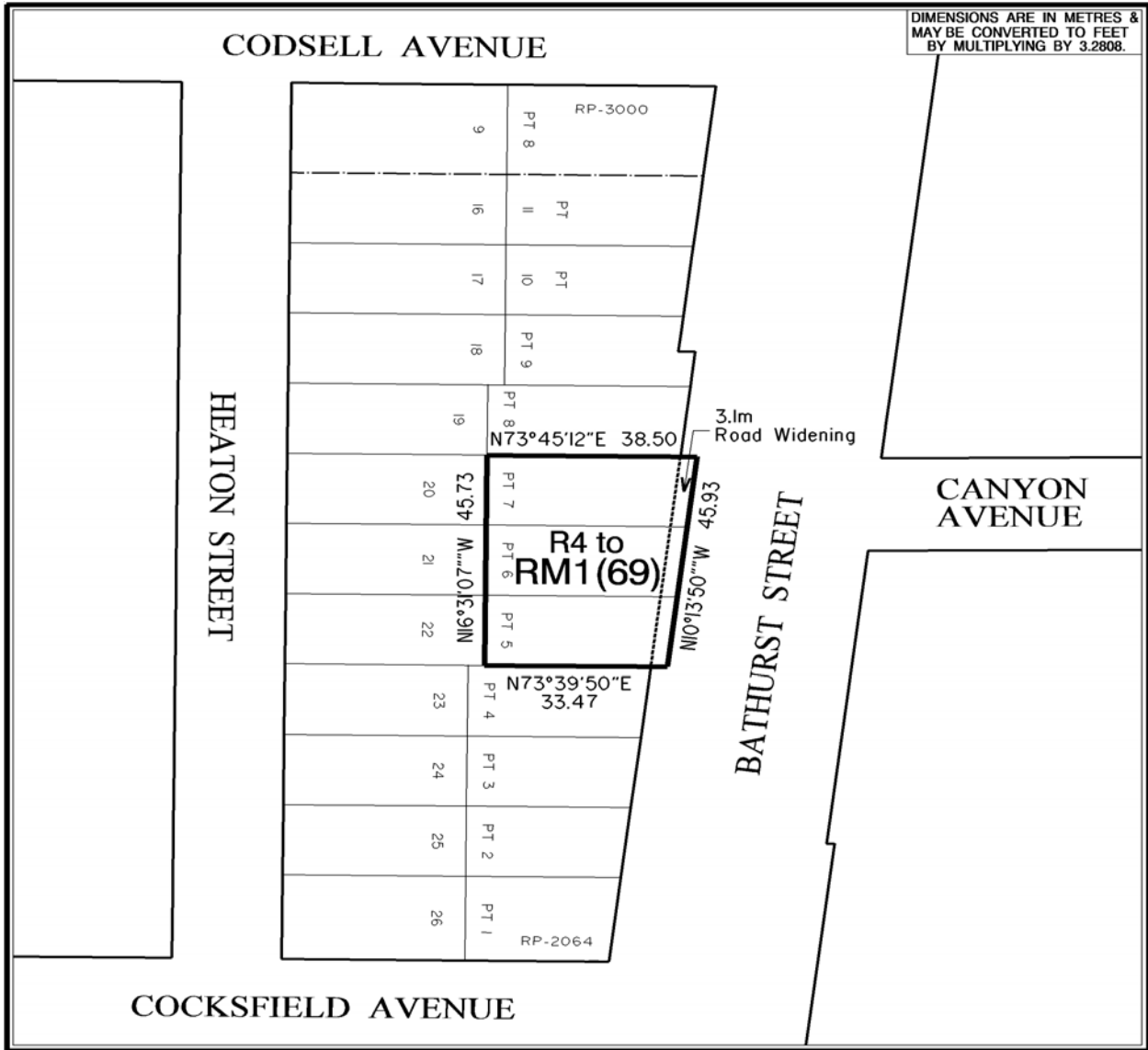
ENACTED AND PASSED this 27th day of September, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "1"




This is Schedule " 1 " to By-Law _____
passed the _____ day of _____, 20 _____

(Sgd.) _____ (Sgd.) _____
 CLERK MAYOR

Location: Lots 5,6,7 Registered Plan 2064

File: 04_200604 **Prepared by: A.K.** **Approved by: M.P.** **Date: August 9, 2006** **Filename: RM1(69)_1**

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.



TORONTO
City Planning Division
North District

SUBJECT PROPERTY

