

Authority: North York Community Council Item 15.41,  
adopted as amended, by City of Toronto Council on May 26 and 27, 2008  
Enacted by Council: May 27, 2008

**CITY OF TORONTO**

**BY-LAW No. 505-2008**

**To amend the former City of North York Zoning By-law No. 7625, as amended,  
with respect to lands municipally known as 251 Ranee Avenue.**

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(75) RM1(75)**

**PERMITTED USES:**

- (a) The only permitted use is street townhouses and accessory garages.
- (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 7.

**Coverage:**

- (d) The maximum lot coverage shall not exceed 33%.

**Street Frontage:**

- (e) The minimum lot frontage for each dwelling unit shall be 6.3 metres.

**Setbacks:**

- (f) The minimum front, rear and side yard setbacks shall be as shown on Schedule RM1(75).

**Height:**

- (g) The maximum height of the street townhouses shall not exceed 10.0 metres or 3 storeys, whichever is the lesser.
- (h) The maximum height of the accessory garages shall not exceed 3.0 metres or 1 storey.

**Parking:**

- (i) Parking shall be provided at a rate of 2 parking spaces per dwelling unit.

**Amenity Area:**

- (j) A minimum of 36 m<sup>2</sup> of rear yard amenity space shall be provided for each dwelling unit.

**Division of Lands:**

- (k) 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.
- 4.** 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 this 27th day of May, A.D. 2008.

GLORIA LINDSAY LUBY,  
Deputy Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)



