

Authority: North York Community Council Item 27.51,  
as adopted by City of Toronto Council on September 30 and October 1, 2009  
Enacted by Council: May 12, 2010

## **CITY OF TORONTO**

### **BY-LAW No. 530-2010**

**To amend former City of North York Zoning By-law No. 7625, as amended with respect to the lands municipally known as 9, 11, 15, 17, 19 and 21 Leona Drive.**

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 64.14-A of By-law No. 7625 of the former City of North York is amended by adding the following:

**"64.14-A(19) R6(19)**

#### **PERMITTED USES**

- (a) The only permitted use shall be single detached dwellings and accessory uses.

#### **EXCEPTION REGULATIONS**

##### **MAXIMUM NUMBER OF LOTS**

- (b) The maximum number of lots shall be 8.

##### **MAXIMUM NUMBER OF DWELLING UNITS**

- (c) The maximum number of dwelling units shall be 8.

##### **LOT AREA**

- (d) The minimum lot area shall be 360 m<sup>2</sup>.

##### **LOT FRONTAGE**

- (e) The minimum lot frontage shall be 11.5 metres and shall be measured from the front lot line.

#### YARD SETBACKS

- (f) The minimum yard setbacks shall be as shown on Schedule R6(19).

#### HEIGHT

- (g) The maximum building height shall be 9.6 metres.

#### LENGTH OF DWELLING

- (h) The maximum length of dwelling shall be 18.5 metres.

#### BUILDING ENVELOPES

- (i) No portion of any building or structure erected and used above established grade shall be located otherwise than wholly within the building envelopes shown on Schedule R6(19).
- (j) Notwithstanding the above, balconies at the rear of each unit will be permitted to a maximum area of 7.5 m<sup>2</sup> and to project a maximum of 2 metres.
- (k) Notwithstanding the above, porches at the front of each unit will be permitted to a maximum height above grade of 2 metres and may encroach into front yard setbacks a maximum of 2.6 metres.

#### PARKING

- (l) A minimum of 2 parking spaces per dwelling unit shall be provided per lot.

#### LANDSCAPING

- (m) A minimum of 1,834 m<sup>2</sup> landscaping shall be provided on the entire site.

#### EXCLUSIONS

- (n) The provisions of Sections 6(8) (lot width) 7.4A (front yard landscaping) Section 7.4B (front yard soft landscaping) and Section 13.2.6 shall not apply.”
3. Section 64.14-A(19) of By-law No. 7625 is amended by adding Schedule R6(19) attached to this By-law.
4. Within the lands shown on Schedule R6 (19) 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

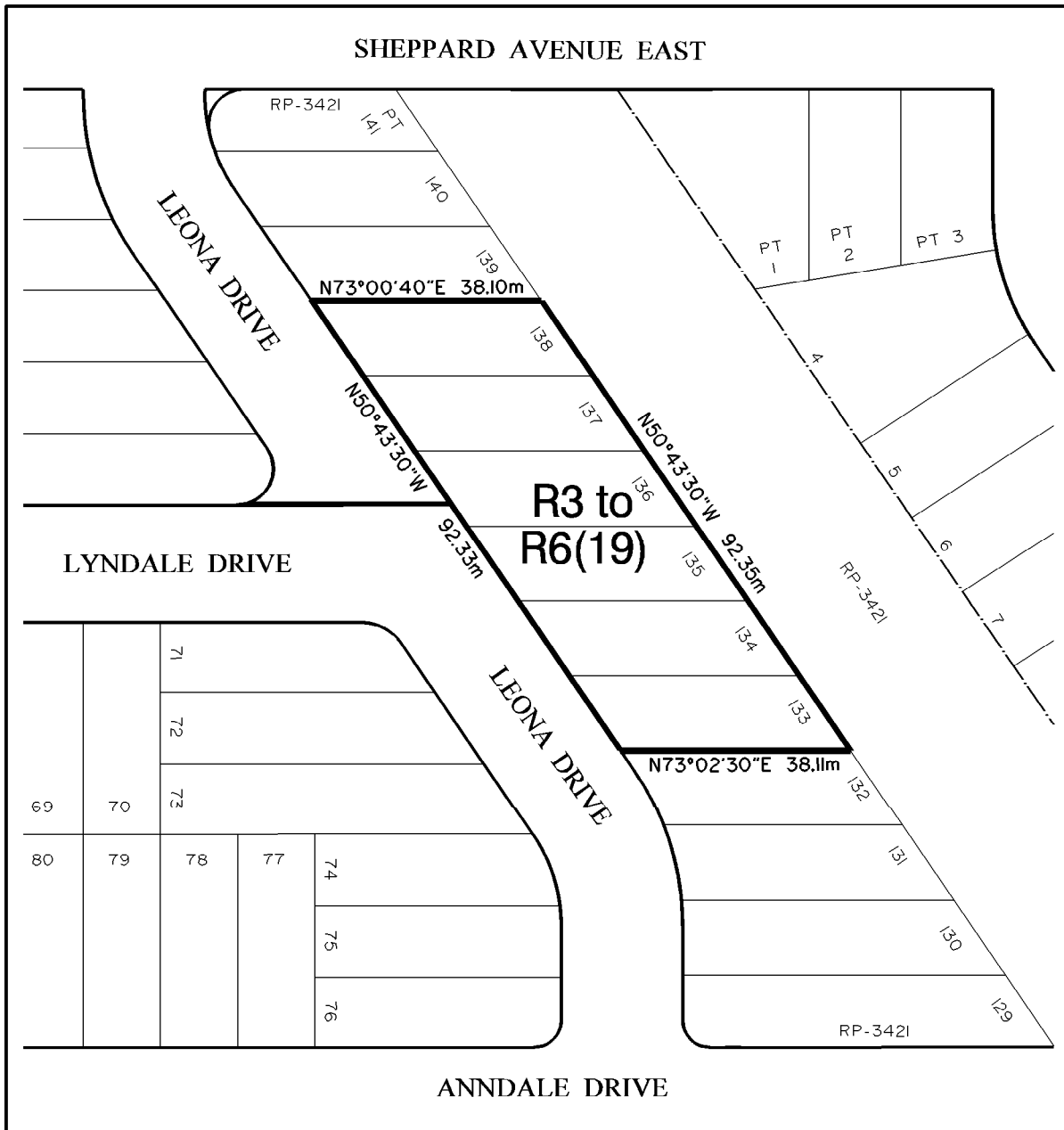
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

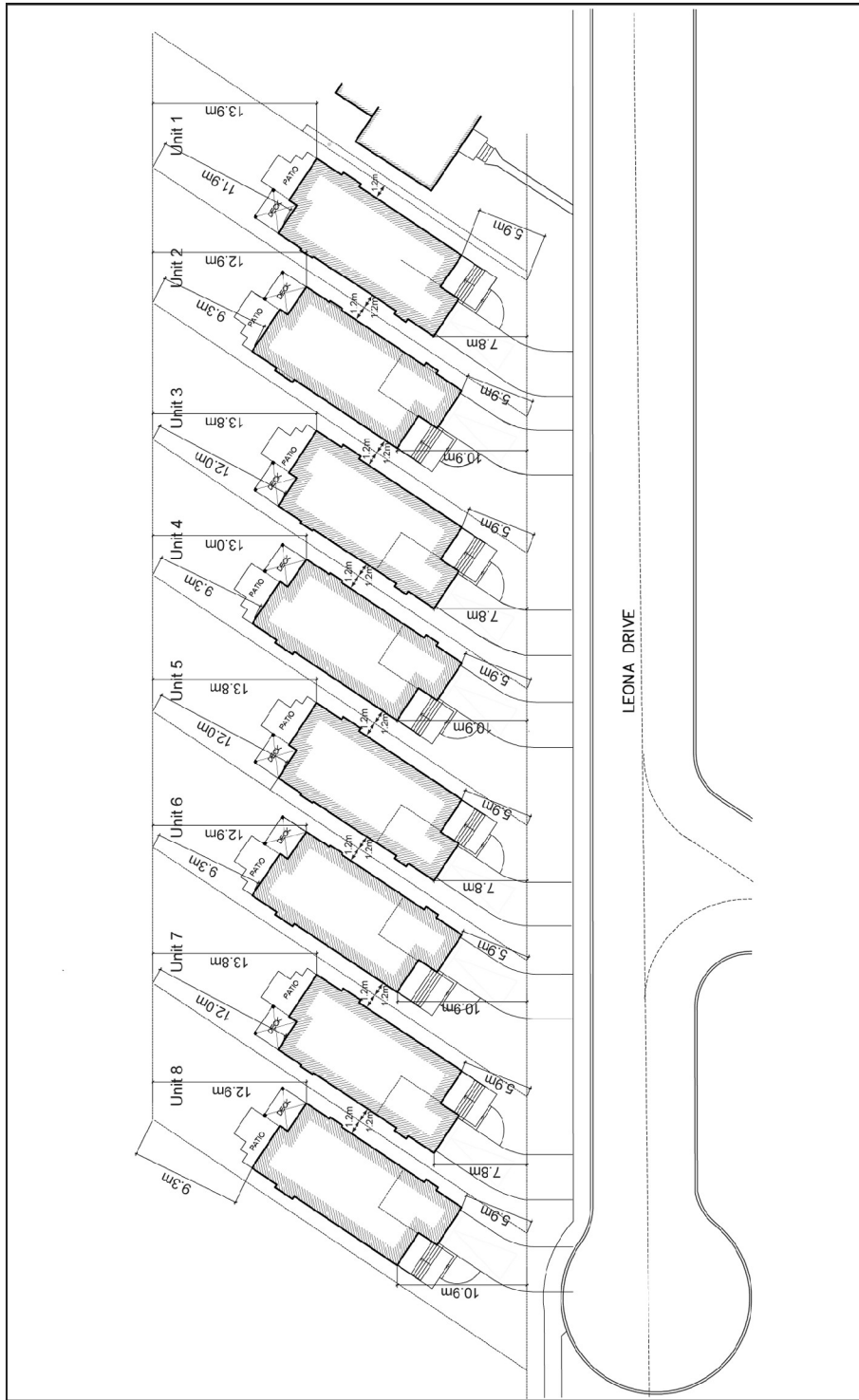
ENACTED AND PASSED this 12th day of May, A.D. 2010.

GLORIA LINDSAY LUBY,  
Deputy Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)





**Schedule R6(19)**

File # 08\_205746



Not to Scale

**Toronto** City Planning

Date: 06/01/2009

Approved by: Kelly Jones