

Authority: North York Community Council Item NY23.9, as adopted by City of Toronto Council on July 4, 5, 6 and 7, 2017

CITY OF TORONTO

BY-LAW 839-2017

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known as 162, 164, 166 and 200 Cummer 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 enacts:

1. Schedules "B" and "C" of By-law 7625, as amended, of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. The defined terms in this By-law shall have the meaning provided in Zoning By-law 7625, as amended.
3. Section 64.13 of By-law 7625 of the former City of North York is amended by adding the following new subsection:

"64.13(118) R4 (118)

TEMPORARY USE

(a) Sales Office

A sales office in combination with a model home shall be permitted on the lands shown on Schedule 1 to this by-law. The temporary sales office shall be limited to selling homes only on the lands shown on Schedule 1 to this by-law and shall only be located on Lot 1 or 2, as shown on Schedule R4(118);

GENERAL PROVISIONS

(b) Permitted Projections into Minimum Yard Setbacks

Exterior stairways, porches, terraces and decks shall be permitted to project into the minimum front yard setback or minimum rear yard setback not more than 3 metres;

(c) Unexcavated Porches and Decks in R and RM Zones

Unexcavated porches or decks, attached to the main building, shall not exceed the height of the first floor;

EXCEPTION REGULATIONS

(d) Uses Permitted

Single detached dwellings and uses accessory thereto shall be permitted;

(e) Dwelling Units

- (i) A maximum of 14 single detached dwelling units will be permitted on the lands shown on Schedule 1;
- (ii) There shall be one single family dwelling per lot on the registered plan of subdivision;

(f) Lot Frontage and Lot Area

The minimum lot frontage and lot area shall be as listed below, for each lot as shown on R4(118):

Lot Number	Lot Frontage (metres)	Lot Area (square metres)
1	16	540
2	18	590
3	13	420
4	13	420
5	13	390
6	13	420
7	18	600
8	16	600
9	13	420
10	13	390
11	13	420
12	13	420
13	18	540
14	16	540

(g) Yard Setbacks

(i) Front Yard Setback

- (A) The minimum front yard setbacks shall be as shown on Schedule R4(118);

(ii) Side Yard Setbacks

- (A) The minimum side yard setbacks shall be as shown on Schedule R4(118);

(iii) **Rear Yard Setback**

(A) The minimum rear yard setback shall be as shown on Schedule R4(118);

(h) **Lot Coverage**

The maximum lot coverage for Lots 5 and 10 shall be 42 percent, and the maximum lot coverage for Lots 1-4, 6-9, and 11-14 shall be 40 percent;

(i) **Length of Dwelling**

The maximum length of a dwelling shall be 21 metres measured from the front wall of the dwelling to the rear most wall and is measured at right angles to the minimum front yard setback;

(j) **Building Height**

The maximum height shall be 2 storeys and 9.8 metres;

(k) **Division of Lands**

Notwithstanding any severance or division of the lands subject to this exception, the regulations of this exception shall continue to apply to the whole of the lands;

(l) **Exclusions**

The provisions of Sections 6(8), 6(9), 6(24), 7.3.3, and 7.4A, 7.4B of By-law 7625 shall not 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:

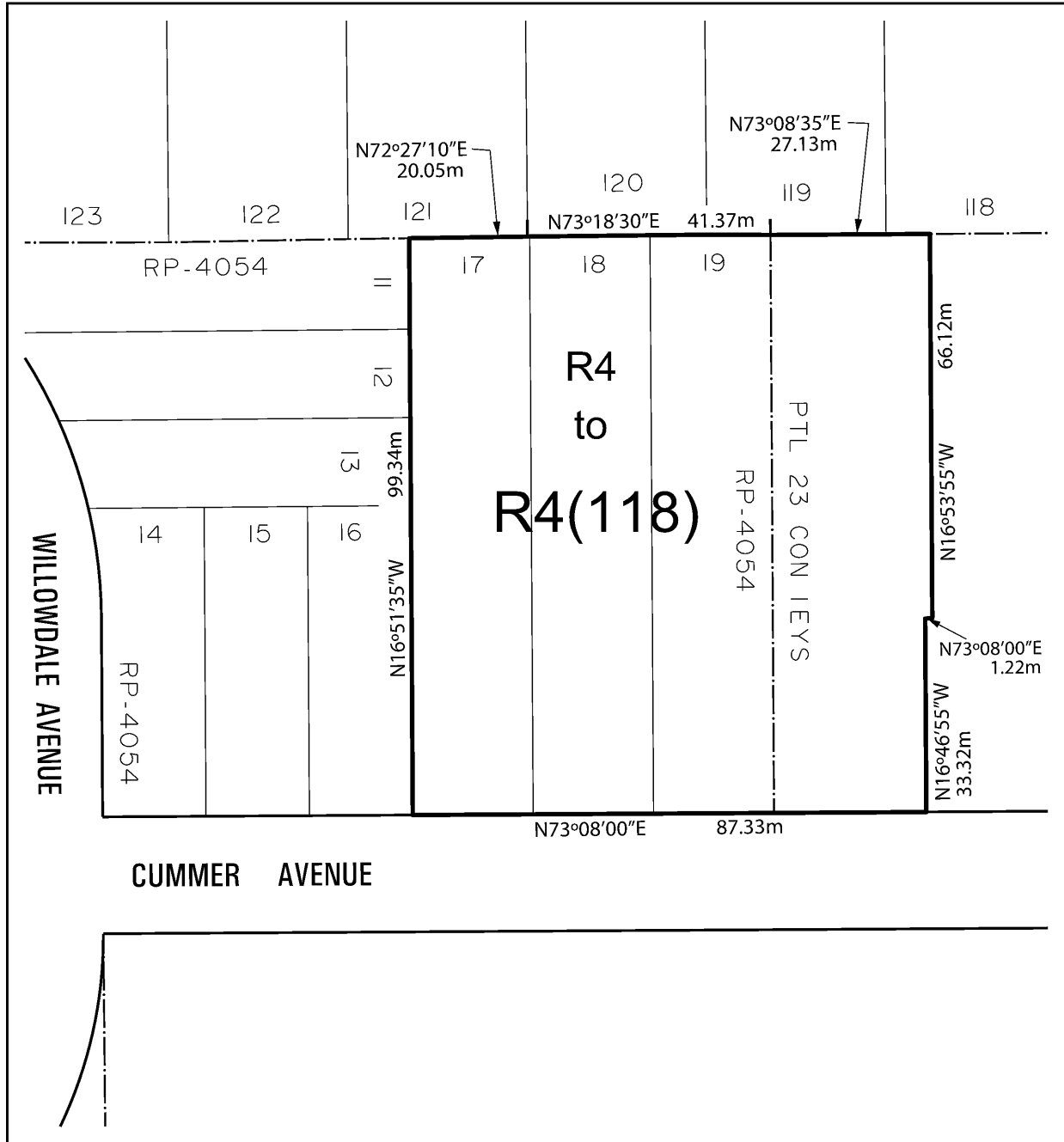
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on July 7, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



Schedule 1

Lots 17, 18 & 19, R.P. 4054 and Part of Lot 23,
 Con. 1, E.Y.S., City of Toronto
 Donald E. Roberts Ltd.
 Date: 05/16/2017
 Approved by: V.F.

File # 16 163292 NNY 24 OZ & 16 163295 NNY 24 SB



Not to Scale

