

Authority: North York Community Council Report No. 3, Clause No. 23,  
as adopted by City of Toronto Council on April 14, 15 and 16, 2003  
Enacted by Council: May 23, 2003

## **CITY OF TORONTO**

### **BY-LAW No. 416-2003**

**To amend former City of North York By-law No. 7625 in respect of lands municipally known  
in the year 2002 as 115 Torbarrie Road.**

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

**“64.14-A(13) R6(13)**

#### **DEFINITIONS**

- (a) For the purpose of this exception, “flankage yard” shall mean the space between the side wall of the building and a side lot line bounding upon a street and extending from the front lot line to the rear lot line.

#### **EXCEPTION REGULATIONS**

- (b) Yard Setbacks
  - (i) The minimum front yard setback shall be 4.5 metres.
    - (A) Notwithstanding clause (i), the minimum front yard setback to any attached garage shall be 6.0 metres.
  - (ii) The minimum rear yard setback shall be 7.5 metres.
  - (iii) The minimum side yard setbacks shall be 1.2 metres on one side and 0.6 metres on the other side.

(A) Notwithstanding clause (iii), the minimum side yard setback for lots abutting a public park block, or public walkway block shall be 3.0 metres.

(iv) The minimum flankage yard setback shall be 2.4 metres.

(c) Lot Coverage

The maximum lot coverage shall be 40%.

(d) Building Height

The maximum building height shall be 10.5 metres or 3 storeys, whichever is the lesser.

(i) Notwithstanding, clause (d), the maximum building height shall be 9.5 metres or 2-storeys, whichever is the lesser for Lots 51 to 59 inclusive and Lots 141 to 150 inclusive as shown on Schedule "R6(13)".

(e) Below Grade Garages

No below grade garages shall be permitted.

(f) Location of Attached Garage

An attached garage shall extend no more than 1.5 metres beyond the front wall of the dwelling.

(g) Maximum Garage Width

The maximum garage width shall be 6.5 metres.

(h) Maximum Driveway Width

The maximum driveway width shall be 6.5 metres.

(i) Height of First Floor

Section 6(30)(a)(ii) to (iv) (inclusive) of this By-law shall not apply".

**64.17-B(36) RM2(36)**

**DEFINITIONS**

(a) For the purpose of this exception, "flankage yard" shall mean the space between the side wall of the building and a side lot line bounding upon a street and extending from the front lot line to the rear lot line.

## **PERMITTED USES**

- (b) The only permitted uses shall be semi-detached dwellings.

## **EXCEPTION REGULATIONS**

- (c) Lot Area

The minimum lot area shall be 250 square metres for each semi-detached dwelling unit and 500 square metres for each semi-detached dwelling.

- (d) Lot Frontage

The minimum lot frontage shall be 8.5 metres for each semi-detached unit and 17 metres for each semi-detached dwelling.

- (e) Yard Setbacks

- (i) The minimum front yard setback shall be 4.5 metres.

- (A) Notwithstanding clause (i), the minimum front yard setback to any attached garage shall be 6.0 metres.

- (ii) The minimum rear yard setback shall be 7.5 metres.

- (iii) The minimum side yard setback shall be 1.2 metres.

- (A) Notwithstanding clause (iii), the minimum side yard setback for lots abutting a public park block, or public walkway block shall be 3.0 metres.

- (iv) The minimum flankage yard setback shall be 2.4 metres.

- (f) Lot Coverage

The maximum lot coverage shall be 40%.

- (g) Building Height

The maximum building height shall be 10.5 metres or 3 storeys, whichever is the lesser.

- (h) Below Grade Garages

No below grade garages shall be permitted.

(i) Location of Attached Garage

An attached garage shall extend no more than 1.5 metres beyond the front wall of the dwelling unit.

(j) Maximum Garage Width

The maximum garage width shall be 50% of the dwelling width, measured at the widest point of the dwelling.

(k) Maximum Driveway Width

The maximum driveway width shall be 50% of the dwelling width, measured at the widest point of the dwelling.

(l) Height of First Floor

The finished first floor elevation of a semi-detached dwelling shall be no higher than 1.5 metres above established grade.

**64.20-A(131) RM6(131)**

**DEFINITIONS**

- (a) For the purposes of this exception, “indoor recreational amenity area” shall mean an indoor area set aside for social and/or recreational purposes, which is common to all occupants of the building. Social and/or recreational purposes shall include but not be limited to meeting rooms, library space, exercise rooms, entertainment rooms or other similar uses.

**PERMITTED USES**

- (b) The only permitted uses shall be an apartment house dwelling, nursing home and uses accessory thereto, containing the following commercial uses: retail store, service shop and personal service shop.

**EXCEPTION REGULATIONS**

(a) Lot Area

The minimum lot area shall be as shown on Schedule “RM6(131)”.

(b) Lot Frontage

The minimum lot frontage shall be as shown on Schedule “RM6(131)”.

(c) Yard Setbacks

The minimum yard setbacks shall be as shown on Schedule “RM6(131)”.

(d) Front Lot Line

The front lot line shall be the south lot line.

(e) Building Height

The maximum building height shall be 14.0 metres or 4 storeys, whichever is the lesser.

(f) Minimum Indoor Recreational Amenity Area

A minimum of 1.5 square metres of indoor recreational amenity area per dwelling unit shall be provided.

(g) First Floor Commercial Uses

The maximum combined gross floor area for retail store, service shop and personal service shop uses shall be 300 square metres. Such uses and associated signs shall only be permitted on the first floor and along the frontage of Torbarrie Road.

(h) Location of Parking, Drop-off, Garbage Storage and Loading Areas

(i) No surface parking, drop-off, garbage storage and loading areas shall be located in the south yards, as shown on Schedule “RM6(131)”.

(ii) No garbage storage and loading areas shall be located within the minimum east yard setback, as shown on Schedule “RM6(131)”.

(iii) No garbage storage and loading areas shall be located in the west yard, as shown on Schedule “RM6(131)”.

(i) A minimum of 25% of all dwelling units shall comply with the following maximum floor areas:

- (i) 55 square metres for bachelor dwelling units;
- (ii) 70 square metres for one-bedroom dwelling units;
- (iii) 80 square metres for two-bedroom dwelling units;
- (iv) 120 square metres for three-bedroom dwelling units; or any combination

thereof.

- (j) Section 20-A2.2 (Lot Coverage), Section 20-A2.4.1 (Distance between Buildings and/or Portions of Buildings Forming Courts) and Section 15.6 (Minimum Distance of Apartment House Dwellings from R and RM2 Zones) of By-law No. 7625 shall not apply.
- (k) 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.

#### **64.16-1(51) RM1(51)**

#### **DEFINITIONS**

- (a) the purpose of this exception, “multiple attached stacked dwelling” shall mean a building containing more than four dwelling units, each unit having access either from a front indoor vestibule or direct access at grade, or any combination thereof.
- (b) For the purposes of this exception, “face wall” shall mean a main wall containing a minimum of one window.
- (c) For the purposes of this exception, “blank wall” shall mean a main wall containing no windows.
- (d) For the purposes of this exception, “private roadway” shall mean a private right-of-way that is used by motor vehicles but is not owned by the City or any other public authority.
- (e) For the purposes of this exception, “lane” shall mean a subsidiary thoroughfare which is not intended for general traffic circulation and which provides a public or private means of vehicular access to an abutting property.

#### **PERMITTED USES**

- (f) The only permitted uses shall be multiple attached dwellings and multiple attached stacked dwellings.

#### **EXCEPTION REGULATIONS**

- (g) Multiple attached stacked dwellings shall only be permitted to locate in the area shown on Schedule “RM1(51)”.
- (h) Lot Area, Lot Coverage, Street Frontage

There shall be no lot area, lot coverage and street frontage requirements.

(i) Gross Floor Area

The total gross floor area permitted on the lands shown on Schedule “RM1(51)” shall not exceed one hundred-twenty (120) per cent.

(j) Yard Setbacks

(i) The minimum yard setbacks shall be as shown on Schedule “RM1(51)”.

(k) Building Setback - Private Roadway

(i) Notwithstanding clause (k), the minimum building setback from a private roadway shall be 4.5 metres and the minimum setback from a private roadway to any front attached garage shall be 6.0 metres.

(l) There shall be no minimum floor area requirement.

(m) Building Height

(i) The maximum building height for multiple attached dwellings shall be 10.5 metres or 3 storeys, whichever is the lesser.

(ii) The maximum building height for stacked multiple attached dwellings shall be 14.0 metres or 4 storeys, whichever is the lesser.

(n) Distance Between Buildings

(i) The minimum distance between face walls of abutting dwellings shall be 15.0 metres.

(ii) The minimum distance between a face wall and blank wall of abutting dwellings shall be 7.5 metres.

(iii) The minimum distance between a dwelling unit and a free-standing garage shall be 6.0 metres.

(iv) For dwelling units not containing a garage, the minimum distance between a dwelling unit and a lane shall be 6.0 metres.

(o) Minimum Dwelling Unit Width

The minimum dwelling unit width shall be 6.0 metres for a dwelling unit with a driveway leading directly to an attached front garage.

(p) Below Grade Garages

No below grade garage shall be permitted for a dwelling unit with a driveway leading to an attached front garage.

(q) Maximum Garage Width

The maximum width of the garage shall be 3.5 metres for a dwelling unit with a driveway leading directly to an attached front garage.

(r) Maximum Driveway Width

The maximum driveway width shall be 3.5 metres for a dwelling unit with a driveway leading directly to an attached front garage.

(s) Height of First Floor

(i) The finished first floor elevations of multiple attached dwellings and multiple attached stacked dwellings shall be no higher than 1.5 metres above established grade.

(ii) For the purpose of clause (i), “established grade” shall mean the elevation as fixed by the municipality at the centreline of the street or private roadway that the dwelling fronts onto or abuts, where the centreline of the street or private roadway intersects a line projected perpendicular to the midpoint of the dwelling.

(t) 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.

(u) Section 15.6 (Minimum Distance of Apartment House Dwellings from R and RM2 Zones) and Section 16.3.2 (Distance Between Buildings) of By-law No. 7625 shall not apply.

**3.** Section 64.14-A(13) of By-law No. 7625 is amended by adding the attached Schedule “R6(13)”.

**4.** Section 64.20-A(131) of By-law No. 7625 is amended by adding the attached Schedule “RM6(131)”.



5. Section 64.16-1(51) of By-law No. 7625 is amended by adding the attached Schedule “RM1(51)”.

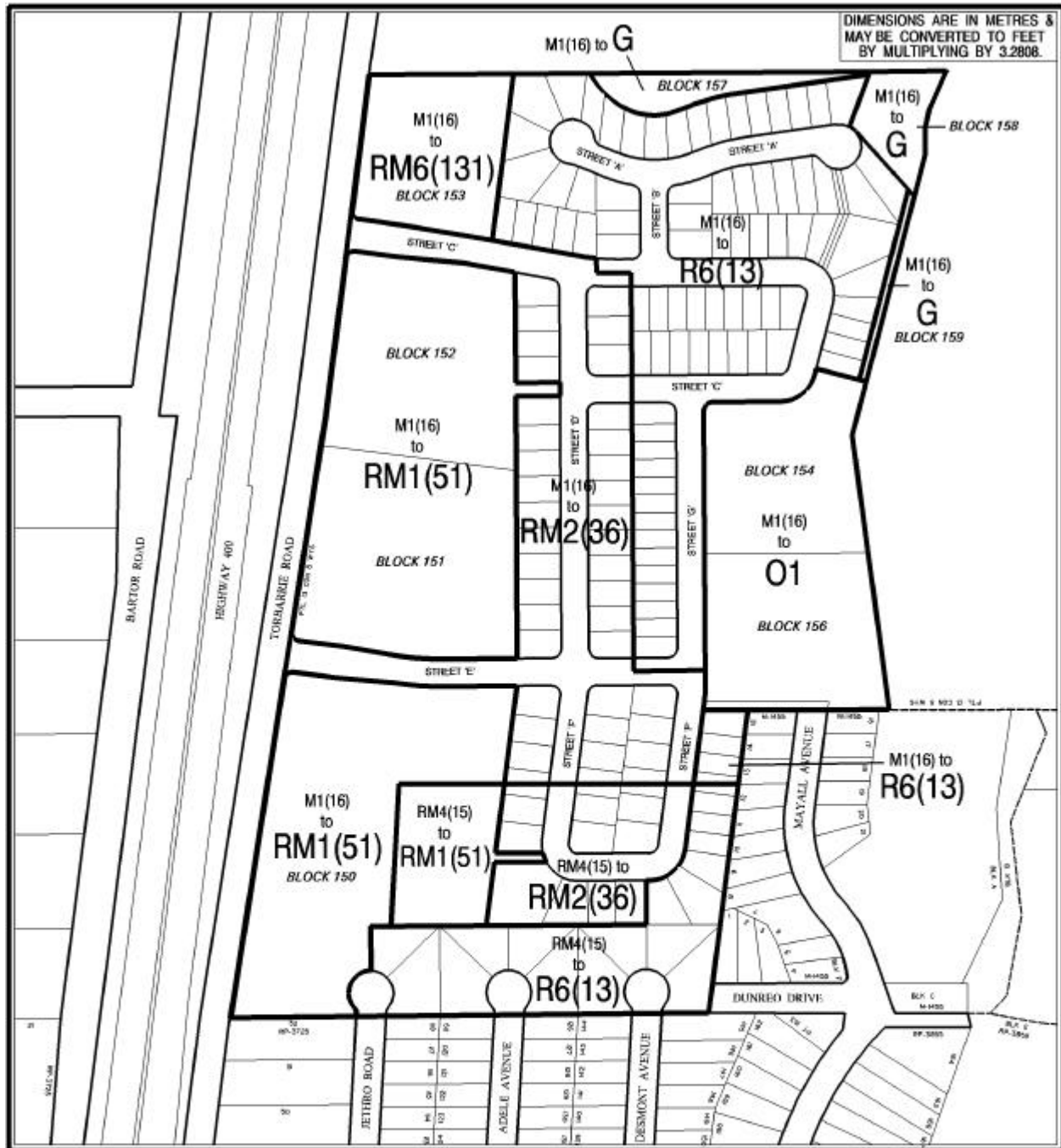
ENACTED AND PASSED this 23rd day of May, A.D. 2003.

MEL LASTMAN,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

## SCHEDULE "1"



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

File No. (Sgd.) \_\_\_\_\_

CLERK

(Sgd.) \_\_\_\_\_

MAYOR

Location: Part of Lots 13 and 14, Concession 5, W.Y.S.

File: TB CMB 2001 0013

Prepared by: A.K.

Approved by: C.R.

Date: May 8, 2003

Filename: wsib\_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.



## SCHEDULE "R6(13)"



This is Schedule " R6(13) " to By-Law \_\_\_\_\_  
 passed the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ /

(Sgd.)

CLERK

(Sgd.)

MAYOR



Location: Part of Lots 13 and 14, Concession 5, W.Y.S.

File No. TB CMB 2001 0013 &amp; TB SUB 2001 0003

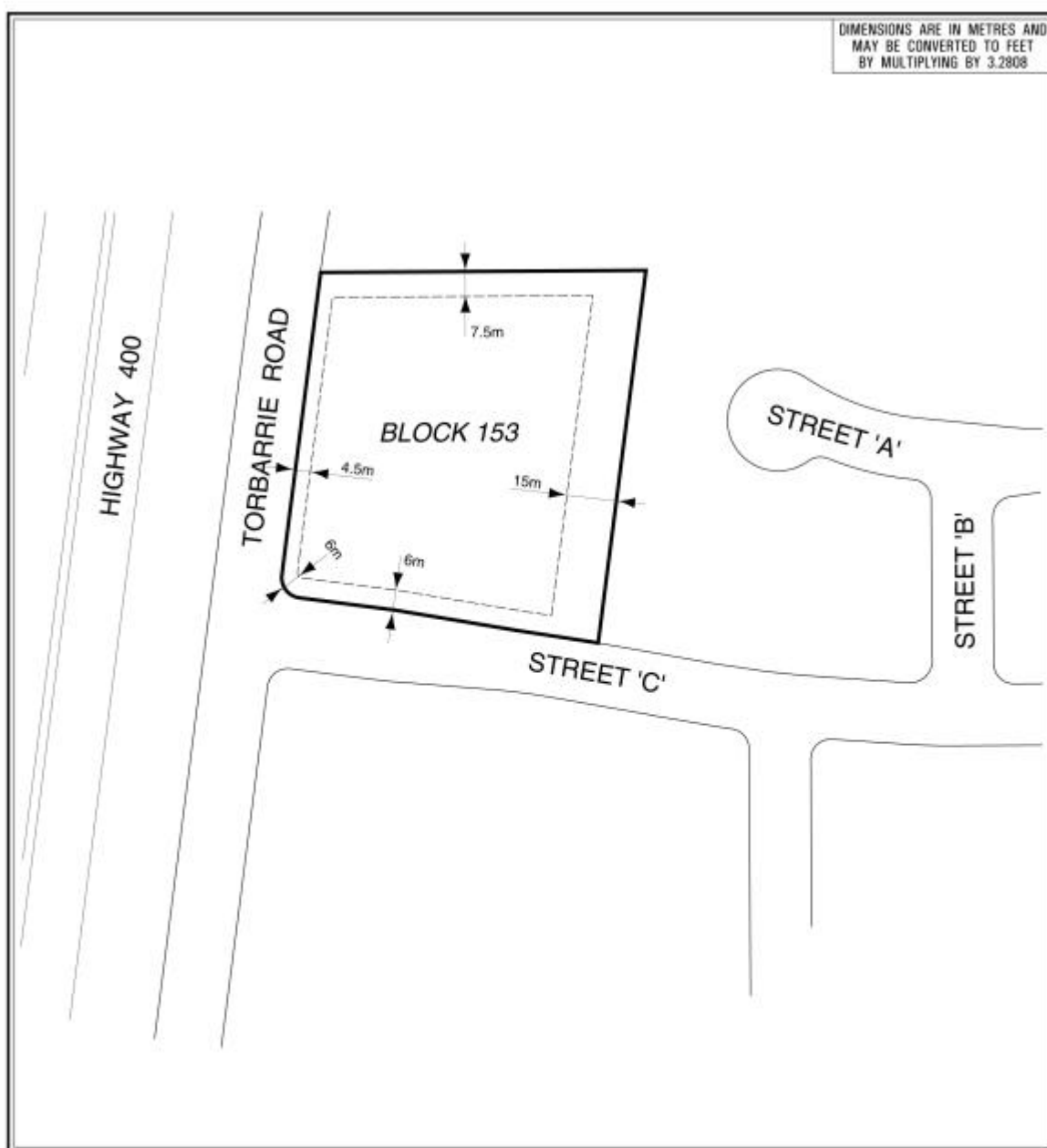
Prepared by: A.K.

Approved by: C.R.

Date: May 8, 2003

Filename: R6(13).ai

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 "RM6(131)"**

This is Schedule " RM6(131) " to By-Law \_\_\_\_\_  
passed the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

(Sgd.)

CLERK

(Sgd.)

MAYOR



Location: Part of Lots 13 and 14, Concession 5, W.Y.S.

File No. TB CMB 2001 0013 & TB SUB 2001 0003

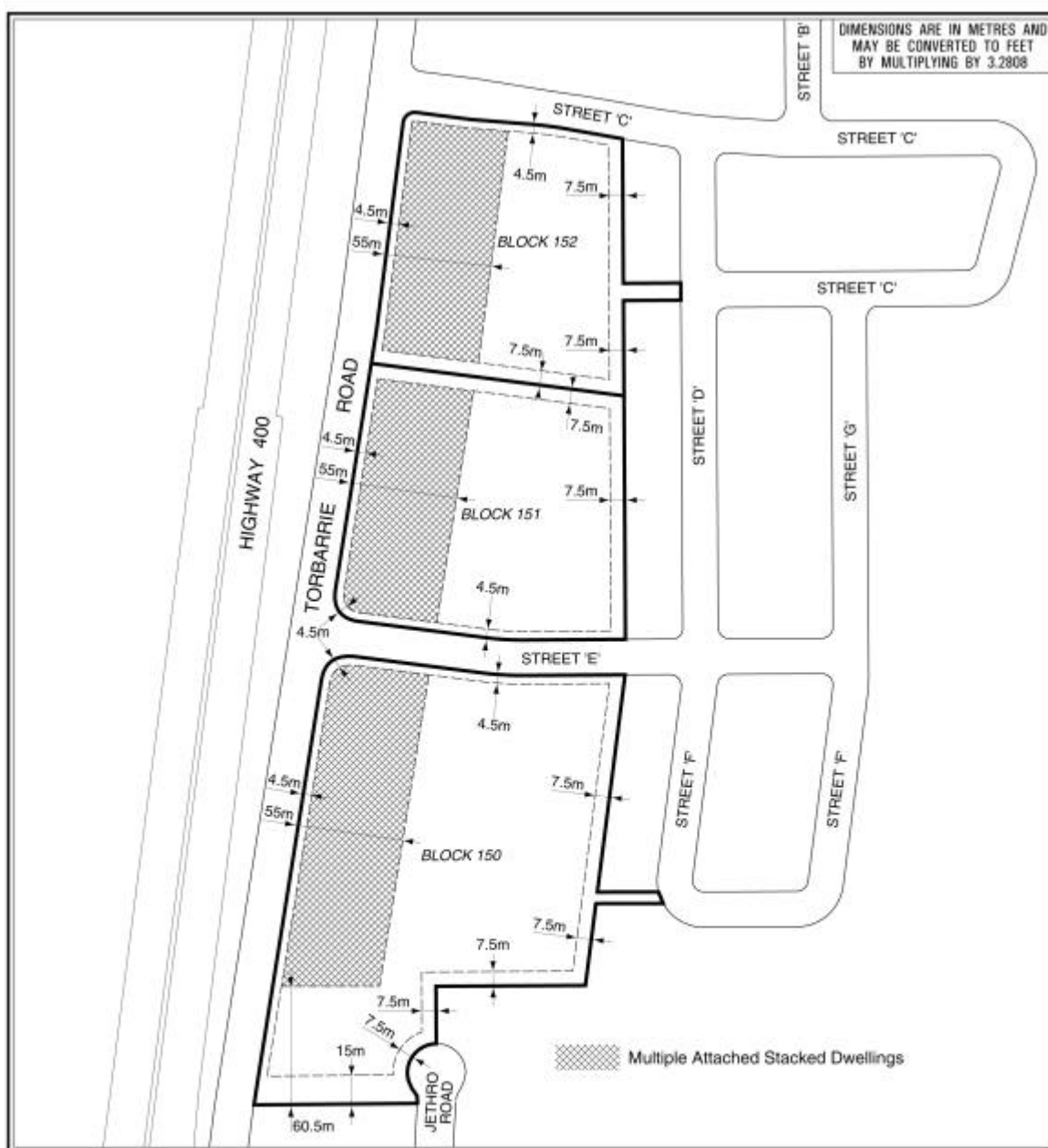
Prepared by: A.K.

Approved by: C.R.

Date: May 2, 2003

Filename: RM6(131).ai

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 "RM1(51)"**

This is Schedule " RM1(51) " to By-Law \_\_\_\_\_  
 passed the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

(Sgd.)

CLERK

(Sgd.)

MAYOR

**Toronto**  
 City Planning North

**SUBJECT  
 PROPERTY**

Location: Part of Lots 13 and 14, Concession 5, W.Y.S.

File No. TB CMB 2001 0013 & TB SUB 2001 0003

Prepared by: A.K.

Approved by: C.R.

Date: May 2, 2003

Filename: RM1(51).ai

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.