

Authority: North York Community Council Report No. 5, Clause No. 18,
adopted as amended, by City of Toronto Council on June 24, 25 and 26, 2003
Enacted by Council: July 24, 2003

CITY OF TORONTO

BY-LAW No. 716-2003

To amend former City of North York By-law No. 7625 in respect of lands located on the east and west sides of Sentinel Road at Murray Ross Parkway and to repeal City of North York By-law No. 30930.

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 RM1(53)

DEFINITIONS

- (a) For the purposes of this exception, “multiple attached stacked dwelling” means a building containing three or more dwelling units where each unit has direct access from the outside.
- (b) For the purposes of this exception “face wall” shall mean the longest two walls of a multiple attached or multiple attached stacked building.
- (c) For the purposes of this exception “side wall” shall mean an exterior wall perpendicular to a face wall.

PERMITTED USES

- (d) The only permitted use shall be multiple attached dwellings and multiple attached stacked dwellings.
- (e) Multiple attached stacked dwellings shall only be permitted in the areas as shown on Schedule “RM1(53)”.

EXCEPTION REGULATIONS**(f) Maximum gross floor area**

The total gross floor area permitted on the lands, shown as Block A and Block B on Schedule “RM1(53)”, shall not exceed one hundred-twenty (120) per cent of the lot area.

(g) Minimum lot area

- (i) For multiple attached dwellings, minimum lot area per dwelling unit shall be 140 m².
- (ii) For multiple attached stacked dwellings, minimum lot area per dwelling unit shall be 88 m².

(h) Maximum lot coverage shall be 50%.**(i) Section 16.2.3 (minimum lot frontage) shall not apply.****(j) Maximum Building Height**

- (i) For multiple attached dwelling, three storeys or 11 m, whichever is the lesser.
- (ii) For multiple attached stacked dwellings, three storeys or 12 m, whichever is the lesser.

(k) Maximum building width

- (i) For multiple attached dwellings, maximum building width shall be 43 m
- (ii) For multiple attached stacked dwellings, maximum building width shall be 42 m.

(l) The minimum yard setbacks shall be as shown on Schedule “RM1(53)”.**(m) Distances Between Buildings**

- (i) The minimum distance between face walls of buildings shall be 11.0 m.
- (ii) The minimum distance between a face wall and a side wall of adjacent buildings shall be 7.0 m.
- (iii) The minimum distance between side walls shall be 4.5 m.

(n) Parking

- (i) For multiple attached stacked dwellings, a minimum of 1.3 parking spaces per dwelling unit, including 0.25 parking spaces per dwelling unit for visitor use shall be provided on the subject site.
- (ii) For multiple attached dwellings, a minimum of 1.5 spaces per dwelling unit, including 0.25 parking spaces per dwelling unit for visitor use shall be provided on the subject site.
- (iii) For multiple attached stacked dwellings, a minimum of 1.05 parking spaces per dwelling unit shall be located in the rear of the building, accessed from a public or private lane.
- (iv) For multiple attached dwellings, a minimum of 1.25 parking spaces per dwelling unit shall be located in the rear of the building, accessed from a public or private lane.

(o) Porches and Balconies

- (i) Maximum porch and canopy projection from the face wall shall be 2.0 m.
- (ii) Maximum porch area allowable on a corner side yard shall be 10 m².
- (iii) Any balcony, porch or sundeck located at or above the second storey or gaining access from the second or third storey balcony or sundeck located at the second or third floor, shall not exceed 24 m² in area and shall not extend beyond the face or side walls.

(p) Landscaped Open Space

- (i) Section 15.8 shall not apply.
- (ii) A minimum common landscaped open space equal to 15% of the site area shall be provided.
- (iii) A minimum private amenity space shall be provided in the front of each building, with a minimum 3 m depth, shall be grade-related and may include porches. It shall not be included in the common landscaping requirement.
- (iv) Landscaping may include paths, patios, walkways and natural treed areas, but shall not include driveways, ramps, lanes or parking areas or any space beneath, within or on top of the building.

- (q) For the purposes of this exception, a bay or bow window may project up to 0.6 m from any face wall or side wall, but no projections are permitted over a public or private lane.
 - (r) 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.
3. Section 64.16 of By-law No. 7625 is amended by adding Schedule “RM1(53)”, attached to this by-law.
4. Section 64.17 of By-law No. 7625 is amended by adding the following subsection:

64.17(36) RM2(36)

PERMITTED USES

Residential

- (a) The only permitted uses shall be single-family detached dwellings, semi-detached dwellings and multiple attached dwellings.

Home Occupations

- (b) Home occupations as permitted in the R4 zone.

Accessory Structures

- (c) Accessory structures as permitted in the R4 zone.

EXCEPTION REGULATIONS

(d) Lot Frontage

- (i) Single-family detached dwellings: a minimum lot frontage shall be 7.4 m.
- (ii) Semi-detached dwellings: a minimum lot frontage shall be 6.1 m per semi-detached dwelling unit and 12.2 m for each semi-detached dwelling.
- (iii) Multiple attached dwellings: a minimum lot frontage shall be 6.1 m per dwelling unit.

(e) Lot Area

- (i) Single-family detached dwellings: a minimum lot area shall be 220 m².
- (ii) Semi-detached dwellings, a minimum lot area shall be 183 m² per semi-detached dwelling unit and 366 m² for each semi-detached dwelling.

- (iii) For multiple attached dwellings, a minimum lot area shall be 183 m² per dwelling unit.

(f) Lot Coverage

Maximum lot coverage permitted shall be 45%, excluding accessory garages.

(g) Yard Setbacks

- (i) Minimum front yard setback shall be 3.0 m.
- (ii) Minimum rear yard setback shall be 12.0 m to the dwelling and 0.5 to the accessory garage.
- (iii) Minimum side yard setbacks for single family detached and semi-detached dwellings shall be 0.5 m.
- (iv) Minimum side yard setbacks for multiple attached dwellings shall be a minimum of 2.0 m.
- (v) Any dwelling having side yard abutting a street shall have a minimum 2.0 m setback.

(h) Maximum Building Height

- (i) Three storeys or 11 m height, whichever is the lesser.
- (ii) Notwithstanding subsection 2.42, for any lots fronting on Murray Ross Parkway, west of Sentinel Rd, shown as Block C on Schedule "RM2(36)" the established grade shall be calculated using the centreline of the lane adjacent to the rear of those lots.

(i) Dwelling Length

- (i) Maximum dwelling length shall be 15.5 m.

(j) Accessory Garage

- (i) Maximum accessory garage height shall be 4 m.
- (ii) Maximum accessory garage coverage shall be 20%.
- (iii) Section 6(23)(a)(D)(I) and Section 6(23)(a)(D)(II) shall not apply.

- (iv) The elevation of the floor of the entrance of an accessory garage shall be at or above the elevation of the centre line of the lane where the centre line of the lane intersects a line projected perpendicularly to the mid point of the garage entrance.

(k) Unit Mix

- (i) The minimum percentage of detached dwellings on the lands zoned “RM2(36)” shall be 40 %.
- (ii) The maximum percentage of semi-detached dwellings on the lands zoned “RM2(36)” shall be 60%.
- (iii) The maximum percentage of multiple attached dwellings on the lands zoned “RM2(36)” shall be 30%.
- (iv) The maximum number of multiple attached dwellings in one building shall be 4.

(l) Parking

Notwithstanding subsection 6A(7), all required parking spaces shall be located in the rear yard, accessed from a public or private lane.

(m) Landscaped Open Space

- (i) The area of the lot located between the front lot line and the front wall of the building or allowable encroachment, shall be used for landscaping purposes only. A walkway shall be considered to be part of the landscaped area.
- (ii) Section 15.8 shall not apply.
- (iii) Section 17.4(f) shall not apply.

(n) Porch and balcony projections

- (i) Minimum porch and canopy projection into the front yard shall be 2.0 m.
- (ii) Porches and decks may only be located in the front and rear yards and the side yards of corner lots.
- (iii) Porches and decks located in the rear yard shall not occupy more than 10% of the lot area.
- (iv) Notwithstanding Section 6.9(c), porches and decks located in the corner side

yards, flanking public streets, shall not exceed 10 m².

- (v) Any balcony, sundeck or porch located at or above the second storey or gaining access from the second or third storey, shall not exceed 24 m² and shall be located within the required side yard setback.
 - (vi) Section 17(4)(g)(i) and (ii) shall not apply.
 - (vii) Section 13.2.6(A) shall not apply.
 - (o) For the purposes of this exception, a bay or bow window may project up to 0.6 m within any minimum front or rear yard setback and minimum side yard setback abutting a street.
 - (p) 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.
- 5.** Section 64.17 of By-law No. 7625 is amended by adding Schedule “RM2(36)”, attached to this by-law.
- 6.** By-law No. 30930 of the former City of North York is hereby repealed.

ENACTED AND PASSED this 24th day of July, A.D. 2003.

CASE OOTES,
Deputy Mayor

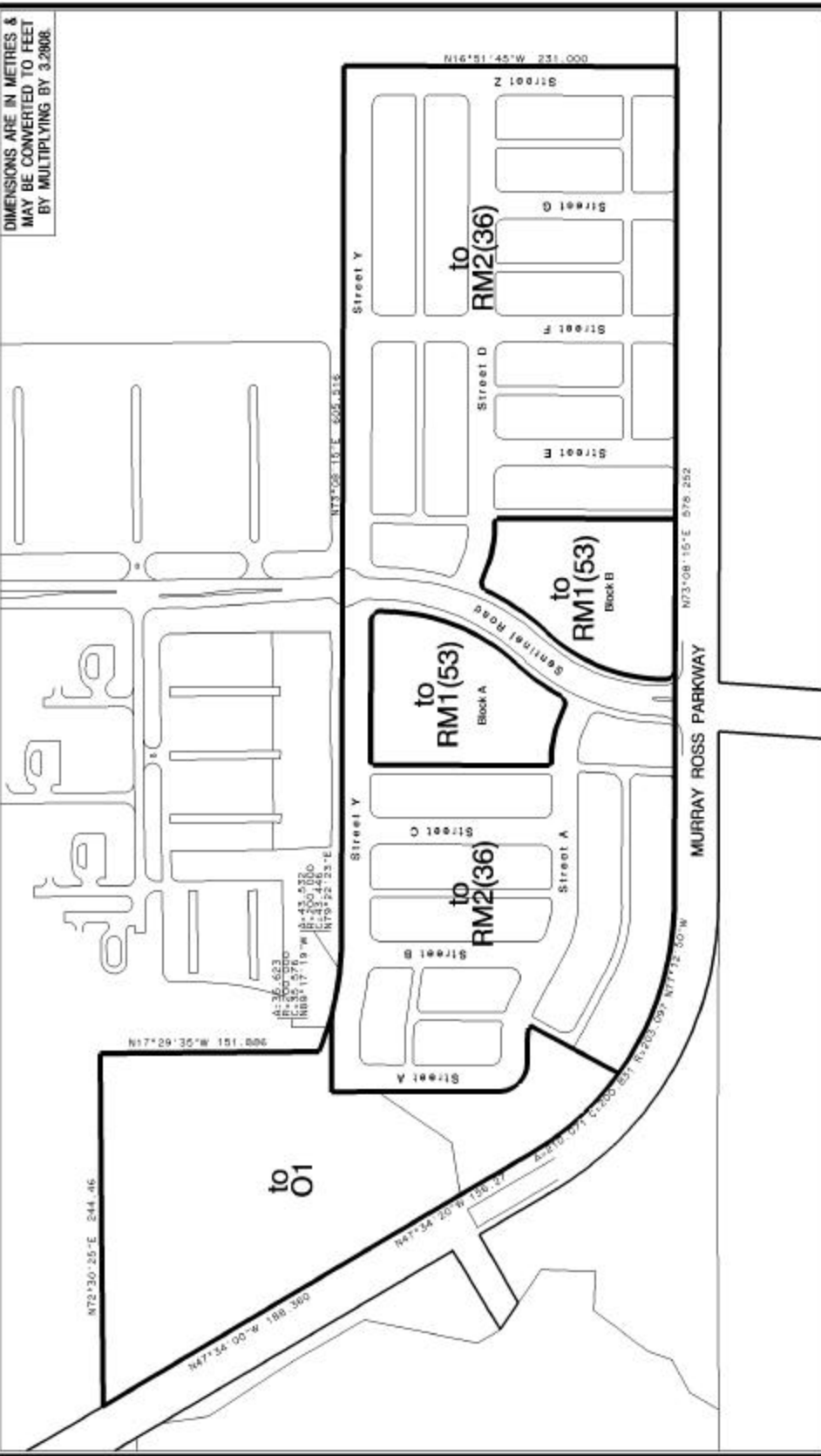
ULLI S. WATKISS
City Clerk

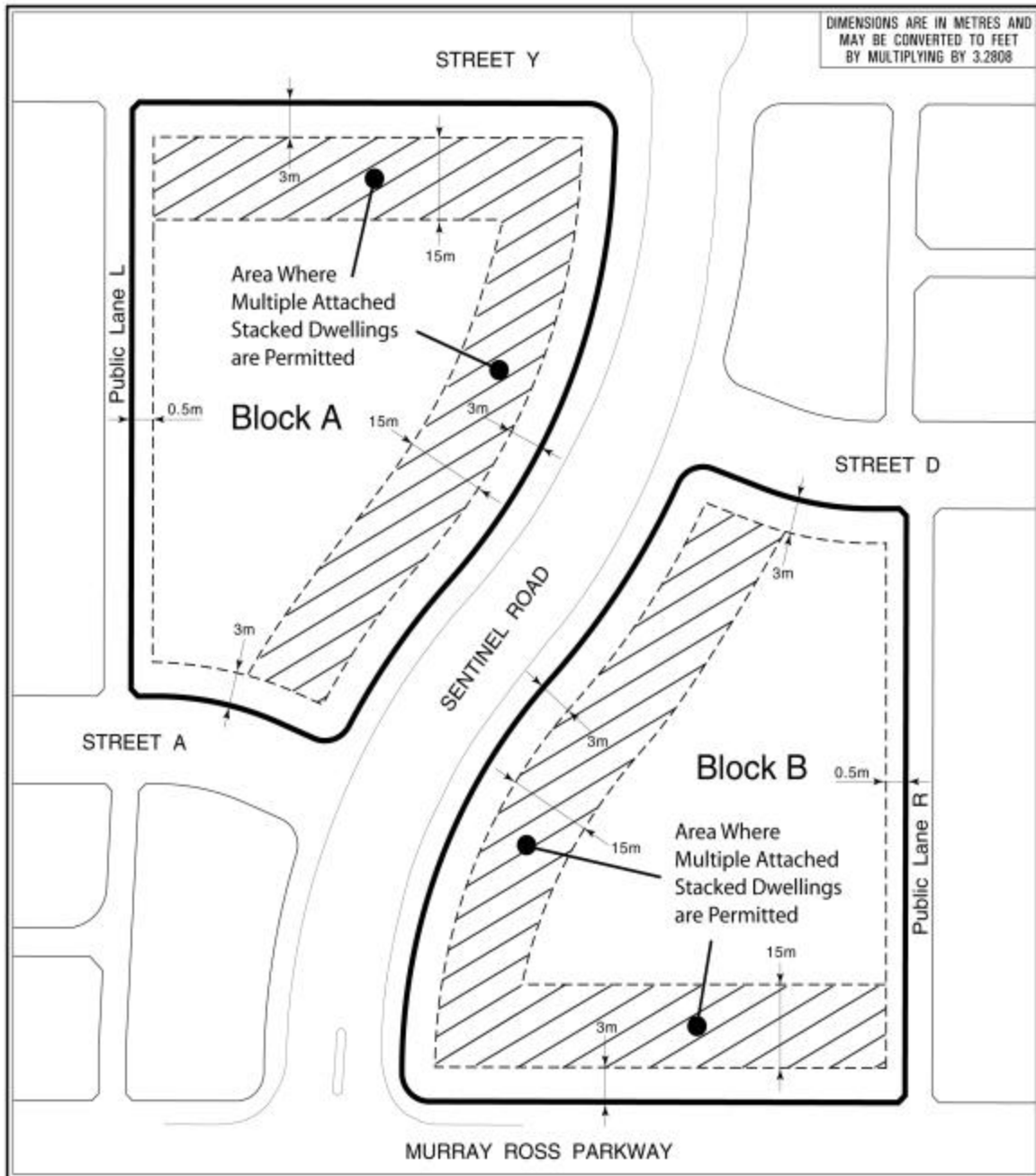
(Corporate Seal)

SCHEDULE "1"

<p>File No. TB ZBL 2002 0012 TB SUB 2002 0002</p> <p>Prepared by: A.K.</p> <p>Approved by: A.M.</p> <p>Date: May 21, 2003</p> <p>Filename: RM2(36)_1</p>		<p>This is Schedule " 1 " to By-Law _____, passed _____, the _____ day of _____, 20____</p> <p>(Sgt.) _____ (Sgt.) _____</p> <p>CLERK _____ MAYOR _____</p>	
<p>Location: Part of Lots 22 and 23, Concession 4, West of Yonge Street</p> <p>Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District</p> <p>Street lines represent street dedications/road allowances and do not represent actual as built curb lines of streets.</p>			

DIMENSIONS ARE IN METRES &
MAY BE CONVERTED TO FEET
BY MULTIPLYING BY 3.2808.



SCHEDULE "RM1(53)"

This is Schedule " RM1(53) " to By-Law _____
passed the _____ day of _____, 20____

(Sgd.)

CLERK

(Sgd.)

MAYOR

Location: Part of Lots 22 and 23, Concession 4, West of Yonge Street

File No. TB ZBL 2002 0006

Prepared by: A.K.

Approved by: A.M.

Date: May 22, 2003

Filename: RM1(53).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.

Toronto
City Planning North



SUBJECT
PROPERTY



SCHEDULE "RM2(36)"

<p>File No. TB ZBL 2002 0006</p>		<p>Toronto City Planning North</p>	
<p>Prepared by: A.K.</p>	<p><input type="checkbox"/> SUBJECT PROPERTY</p>		
<p>Approved by: A.M.</p>	<p>_____ MAYOR</p>		
<p>Date: May 22, 2003</p>	<p>_____ (Sgd.)</p>		
<p>Filename: RM2(36).ai</p>	<p>_____ CLERK</p>		
<p>This is Schedule "RM2(36)" to By-Law _____, passed the _____ day of _____, 20____</p>			
<p>Location: Part of Lots 22 and 23, Concession 4, West of Yonge Street</p>			
<p><small>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.</small></p>			

<p>DIMENSIONS ARE IN METRES AND MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.2808</p>	
<p>STREET A, STREET B, STREET C, STREET D, STREET E, STREET F, STREET G, STREET H, STREET I, STREET J, STREET K, STREET L, STREET M, STREET N, STREET O, STREET P, STREET Q, STREET R, STREET S, STREET T, STREET U, STREET V, STREET W, STREET X, STREET Y, STREET Z</p> <p>RM1(53) Block A, RM1(53) Block B</p> <p>MURRAY ROSS PARKWAY</p> <p>Block C</p>	