

Authority: North York Community Council Report No. 9, Clause No. 31,
as adopted by City of Toronto Council on November 30, December 1 and 2, 2004
Enacted by Council: July 21, 2005

CITY OF TORONTO

BY-LAW No. 685-2005

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 188 Clifton 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. Section 64.13 of By-law No. 7625 is amended by the addition of the following at the end of Subsection 64.13(13):

“Notwithstanding the above, the following additional provisions shall apply to the lands shown on Schedule “R4(13)”:

- (a) A triplex dwelling shall be permitted.
- (b) One additional dwelling unit shall be permitted within the eastern portion of the double duplex dwelling known municipally as 188 Clifton Avenue.
- (c) The maximum lot coverage shall be 65%.
- (d) The yard setbacks shall be as shown on Schedule “R4(13)”.
- (e) The maximum building height of a triplex dwelling shall be 9.4 metres. Notwithstanding the above, the total height of a triplex dwelling to the top of the roof structure shall not exceed 11 metres.
- (f) The maximum gross floor area of a triplex dwelling shall be 360 m².
- (g) A minimum of 1.25 parking spaces per dwelling unit shall be provided for a triplex dwelling, of which 0.25 parking spaces shall be for the use of visitors. Parking spaces for the use of visitors may be located on an abutting lot. A minimum of 1.0 parking spaces per dwelling unit shall be provided for a double duplex dwelling and an additional dwelling unit within a double duplex dwelling.
- (h) The provisions of this exception shall apply collectively to the lands shown on Schedule “R4(13)” notwithstanding their future severance, partition or division for any purpose.

- (i) No balcony, sundeck or porch located at or above the second storey, or gaining access from the second storey of the dwelling shall exceed 4.4 square metres in area.”
2. Section 64.13 of By-law No. 7625 is amended by adding Schedule “R4(13)” attached to this By-law.

ENACTED AND PASSED this 21st day of July, A.D. 2005.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "R4(13)"

<p>File No. 03_190167</p> <p>Prepared by: A.K.</p> <p>Approved by: G.S.</p> <p>Date: October 27, 2004</p> <p>Filename: R4(13).ai</p>		<p>Toronto City Planning North</p> <p>SUBJECT PROPERTY</p>	
<p>This is Schedule "R4(13)" to By-Law _____, passed _____, the _____ day of _____, 20____</p> <p>(Sgt.) _____ (Sgt.) _____ MAYOR</p> <p>CLERK</p>			
<p>Location: Part of Lots 27 & 28 Registered Plan 1899, City of Toronto</p> <p>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.</p>			

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

WILSON HEIGHTS BOULEVARD

CLIFTON AVENUE

EXISTING 2 STOREY DWELLING

PROPOSED BUILDING

Extent of 2nd Storey

Lands to be conveyed to City

N 16°24'25" W 17.5 m

N 73°19'30" E 28.2m

N 32°20'10" W 18.2 m

N 73°19'30" E 33.0m

0.55m

0.55m

3.5m

2.0m

1.6m