

Authority: Etobicoke York Community Council Report No. 4, Clause No. 2,
as adopted by City of Toronto Council on May 17, 18 and 19, 2005
Enacted by Council: July 21, 2005

CITY OF TORONTO

BY-LAW No. 700-2005

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands located on the south side of Frith Road and a portion of the lands municipally known as 45 Bartel 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 64.17 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

“64.17(39) RM2(39)

Permitted Uses:

- (a) Single Family Dwellings are permitted within the areas identified as “Area A” on attached Schedule “RM2(39)”. Semi-detached dwellings are permitted within the area identified as “Area B” on attached Schedule “RM2(39)”. Accessory buildings and structures shall also be permitted.

Exception Regulations for Single Family Dwellings
(“Area A” on attached Schedule “RM2(39)”)

- (b) The minimum lot frontage shall be 11.2 metres.
- (c) The minimum lot area shall be 302 square metres.
- (d) The maximum lot coverage of 37 %.
- (e) The minimum front yard setback shall be 7.5 metres.
- (f) The minimum side yard setbacks shall be as follows:
 - (i) 1.2 metres adjacent to a R4 Zone;

- (ii) 1.2 metres adjacent to a road and 0.95 metres adjacent to a visitor parking space on a road; and
- (iii) 0.6 metres in all other cases.
- (g) The minimum rear yard setback shall be as set out on Schedule “RM2(39)”.
- (h) The maximum height shall be 3 storeys and the height as set out on Schedule “RM2(39)” above established grade, for any type of roof other than a flat roof.
- (i) A maximum of 62% of the front yard shall be hard surface.

Exception Regulations for Semi-detached Dwellings
 (“Area B” on attached Schedule “RM2(39)”)

- (j) The minimum width of a semi-detached dwelling unit shall be 5 metres.
- (k) The minimum building setbacks shall be as set out on Schedule “RM2(39)”.
- (l) The minimum separation distance from side wall of any adjacent semi-detached dwelling unit shall be 1.2 metres.
- (m) The maximum building height shall be 3 storeys and the height as set out on Schedule “RM2(39)” above established grade, for any type of roof other than a flat roof.
- (n) The minimum driveway width shall be 6 metres as shown on Schedule “RM2(39)”.
- (o) A minimum of 5 visitor parking spaces shall be provided on the road to be constructed within “Area B”.
- (p) The maximum lot coverage as a whole for “Area B” shall be 35%.
- (q) The provisions of Section 17(4) a), b), c) and g)(i)(B) shall not apply.
- (r) Notwithstanding any severance, partition or division of the “Area B” lands, the regulations of this exception shall continue to apply to the whole of the “Area B” lands, as if no severance, partition or division has occurred.”

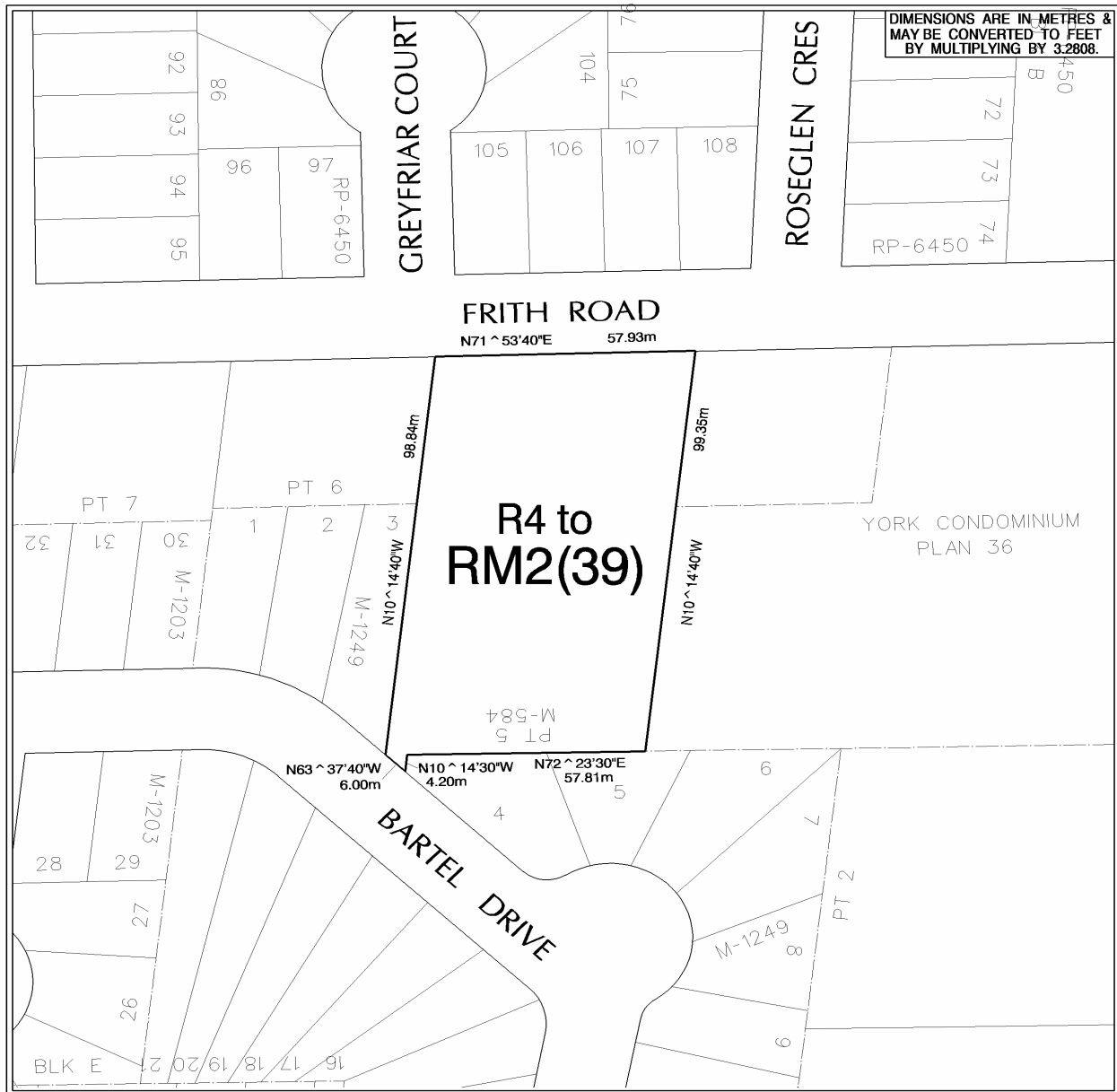
2. Section 64.17 of By-law No. 7625 of the former City of North York is amended by adding Schedule “RM2(39)”, attached to this By-law.

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

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "1"

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

(Sgd.)

CLERK

(Sgd.)

MAYOR

Location: Part of Lot 5, Registered Plan M-584 and Part of Lot 4, Registered Plan M-1249, City of Toronto

File: 04_176403

Prepared by: K.P.

Approved by: M.C.

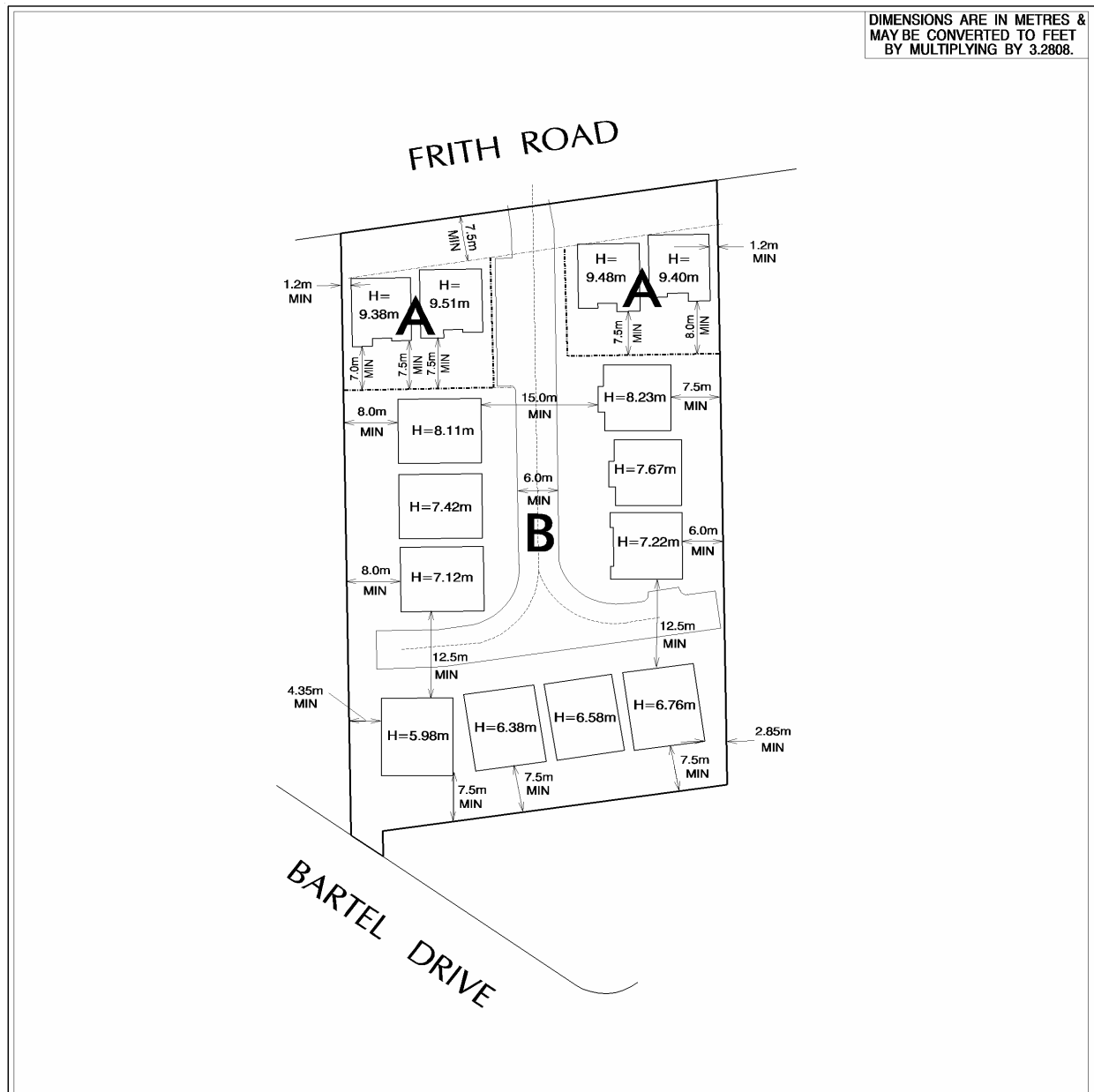
Date: April 2005

Filename: 04_176403_dz1

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.



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



This is Schedule " RM2(39) " to By-Law _____
passed the _____ day of _____, 20 _____

(Sgd.)

MAYOR

Location: Part of Lot 5, Registered Plan M-584, City of Toronto

Filename:

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.

