CITY OF TORONTO

BY-LAW No. 1098-2006(OMB)

To amend the former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 108 Stayner Avenue.

WHEREAS authority is given the Ontario Municipal Board by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to approve this by-law; and whereas this application to amend By-law No. 7625, as amended is properly before the Ontario Municipal Board on appeal, pursuant to the Planning Act; and whereas the Ontario Municipal Board has heard sufficient evidence to consider this appeal;

NOW THEREFORE pursuant to Order No. 1652 of the Ontario Municipal Board issued on June 8, 2006, in Board Files No. PL040170 and No. PL051222, By-law No. 7625, as amended, of the former City of North York is amended as follows:

1. Schedules “B” and “C” of By-law No. 7625, as amended, are hereby amended in accordance with Schedule “1” of this By-law.

2. Section 64.14-A of By-law No. 7625, as amended, is hereby amended by adding the following subsections:

64.14-A(14) R6(14)

EXCEPTION REGULATIONS

(a) For those lands shown as Parcel “A” on Schedule “R6(14)” of this by-law the following provisions shall apply:

(i) Minimum lot frontage of 11.3m.

(ii) Minimum lot area shall be 444m².

(iii) Minimum front yard setback shall be 5.7m.

(iv) Minimum rear yard setback shall be 15m.

(v) Minimum side yard setback shall be 1.2m on one side and 0.6m on the other side.

(vi) Maximum length of dwelling of 18.9m.

(vii) Dwelling length shall be measured from the front wall of the dwelling.

(viii) Maximum building height 9.5m.

(ix) The finished first floor elevation shall be a maximum of 2.4m above established grade.

(x) Maximum lot coverage shall be 39%.
(b) For those lands shown as Parcel “B” on Schedule “R6(14)” of this by-law the following provisions shall apply:

(i) Minimum lot frontage of 11.3m.

(ii) Minimum lot area shall be 317m$^2$.

(iii) Minimum front yard setback shall be 5.7m.

(iv) Minimum rear yard setback shall be 8m.

(v) Minimum side yard setback shall be 1.2m on one side and 0.6m on the other side.

(vi) Maximum lot coverage shall be 42%.

(vii) Maximum building height 9.5m.

(viii) The finished first floor elevation shall be a maximum of 2.4m above established grade.

(c) For those lands shown as Parcel “C” on Schedule “R6(14)” of this by-law the following provisions shall apply:

(i) Maximum lot frontage of 11.3m.

(ii) Minimum lot area of 305m$^2$.

(iii) Minimum front yard setback shall be 5.7m.

(iv) Minimum rear yard setback 8m.

(v) Minimum side yard setback shall be 1.2m on one side and 0.6m on the other side.

(vi) Maximum lot coverage of 43.8%.

(vii) Maximum building height 9.5m.

(viii) The finished first floor elevation shall be a maximum of 2.4m above established grade.

(ix) Maximum front yard hard surface of 75%.
(d) For those lands shown as Parcel “D” on Schedule “R6(14)” of this by-law the following provisions shall apply:

(i) Minimum lot frontage of 11.3m.

(ii) Minimum lot area of 384m².

(iii) Minimum side yard setback shall be 1.2m on one side and 0.6m on the other side.

(iv) Minimum rear yard setback 8.8m.

(v) Maximum lot coverage 44.5%.

(vi) Maximum building height 9.5m.

(vii) The finished first floor elevation shall be a maximum of 2.4m above established grade.

(viii) Dwelling length shall be measured from the front wall of the dwelling.

(ix) Maximum length of dwelling of 18.9m.

(e) For those lands shown on Parcel “E” on Schedule “R6(14)” of this by-law the following provisions shall apply:

(i) Minimum lot frontage shall be 23m.

(ii) Minimum lot area shall be 964m².

(iii) Minimum front yard setback of 0m for the dwelling existing on the date of this by-law.

(iv) Minimum east side yard setback of 0.6m.

(v) Maximum length of dwelling of 18.9m.

(f) For those lands shown as Parcel “F” on Schedule “R6(14)” of this by-law the following provisions shall apply:

(i) Minimum lot frontage of 11.3m.

(ii) Minimum lot area shall be 511m².

(iii) Minimum side yard setback shall be 1.2m on one side and 0.6m on the other side.

(iv) Minimum rear yard setback 16m.
(v) Maximum building height 9.5m.

(vi) The finished floor elevation shall be a maximum 2.4m above established grade.

(vii) Dwelling length shall be measured from the front wall of the dwelling.

(viii) Maximum length of dwelling of 18.9m.

4. Section 64.14-A(14) of By-law No. 7625 is amended by adding the attached Schedule “R6(14)”.

5. By-law No. 733-2005(OMB) is repealed.

PURSUANT TO ORDER/DECISION NO. 1652 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JUNE 8, 2006 IN BOARD FILES NO. PL040170 and NO. PL051222.
This is Schedule "1" to By-Law __________

passed the ________ day of ________, 20 __

(Sgd.) ____________________________

CLERK

(Sgd.) ____________________________

MAYOR

Location: Part of Lot 3, Concession 2, West of Yonge Street, City of Toronto

File: 04_120027 Prepared by: A.K. Approved by: C.R. Date: April 27, 2005 Filename: R6(14) 1

Source: Zoning, By-Law, Lot Line, 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(14)”

This is Schedule "R6(14)" to By-Law ________

passed the ______ day of ______, 20____

(Sgd.) CLERK

(Sgd.) MAYOR

Location: Part of Lot 3, Concession 2, West of Yonge Street, City of Toronto


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.