

# **CITY OF TORONTO**

## **BY-LAW No. 882-2010(OMB)**

### **To amend the former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 20 Senlac Road.**

WHEREAS the Ontario Municipal Board, pursuant to its Orders issued on June 20, 2008, and on January 13, 2010, upon hearing the appeal of the owner under Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, determined to amend former City of North York By-law No. 7625 with respect to 20 Senlac Road;

The Ontario Municipal Board Orders 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 64.13 of By-law No. 7625, as amended, is amended by adding the following subsection:

**"64.13(86) R4(86)**

#### **PERMITTED USES**

- (a) The only permitted uses shall be One-Family Detached Dwellings and uses accessory thereto.

#### **DEFINITIONS**

- (b) For the purpose of this exception, 'Front Lot Line' shall be the lot line between a lot and a private condominium roadway.

#### **EXCEPTION REGULATIONS**

##### **MAXIMUM NUMBER OF DWELLING UNITS PER LOT**

- (c) The maximum number of four (4) dwelling units shall be permitted.

##### **FRONT YARD HARD SURFACES**

- (d) Along the Senlac Road street frontage, areas located between the property line and the most easterly building wall not covered with driveways, parking spaces, patios, unenclosed porches, walkways or other such hard surfaces, shall only be used for the landscaping purposes.

##### **LOT FRONTAGE**

- (e) The minimum lot frontage along Senlac Road shall be 10 metres.

#### LOT AREA

- (f) The minimum lot area shall be 230 metres.

#### DISTANCE BETWEEN BUILDINGS

- (g) The minimum distance between buildings shall be 1.8 metres.

#### BUILDING ENVELOPE

- (h) No portion of any building or structure erected and used above established grade shall be located otherwise than wholly within the building envelope identified on Schedule "R4(86)".
- (i) Notwithstanding the above, porches, balconies and exterior stairways may be permitted to project beyond the permitted building envelope to a maximum of 0.9 metres.

#### LOT COVERAGE

- (j) The maximum lot coverage shall not exceed 0.65 times the lot area.

#### BUILDING HEIGHT

- (k) For a dwelling with a "flat roof", maximum 8.0 metres and maximum 2 storeys, with the exception of a rooftop access stairwell, such access is not to exceed 3.0 m in height.

#### BALCONY, SUNDECK OR PORCH

- (l) Notwithstanding any other provision of this by-law, no balcony, sundeck or porch located at or above the second storey, or gaining access from the second storey of the dwelling, shall not exceed 10 square metres in area.

#### MAXIMUM FLOOR AREA

- (m) The maximum *floor area* (excluding private garages) shall be 1,150 m<sup>2</sup>.

#### PARKING

A minimum of 2 parking spaces per dwelling unit shall be provided in an integrated garage.

#### OTHER REGULATIONS

- (n) Provided there is direct access for all lots to an approved and registered common element condominium road, the provisions of Section 6(7) and 6A(5)(a)(i) shall not apply.
  - (o) Section 2.52.7(b) respecting the definition of 'Front Lot Line' shall not apply.
  - (p) Section 7.4A respecting front yard hard surfaces shall not apply.
  - (q) Section 13.2.1 respecting lot frontage shall not apply.
  - (r) Section 13.2.2 respecting lot area shall not apply.
  - (s) Section 13.2.3 respecting yard setbacks shall not apply.
  - (t) Section 13.2.4 respecting lot coverage shall not apply.
  - (u) Section 13.2.5A respecting length of dwelling shall not apply.
  - (v) Section 13.2.6(i) and Section 2.10 respecting building height shall not apply
  - (w) Section 13.2.6A respecting balcony, sundeck and porch shall not apply.
  - (x) Notwithstanding any severance, partition or division of the site, as shown on Schedule "R4(86)", the provisions of this by-law shall apply to the whole of the site as if no severance, partition or division occurred."
3. Section 64.13(86) of By-law No. 7625 is amended by adding the attached Schedule "R4(86)".
4. Section 64.37 of By-law No. 7625, as amended, is amended by adding the following subsection:

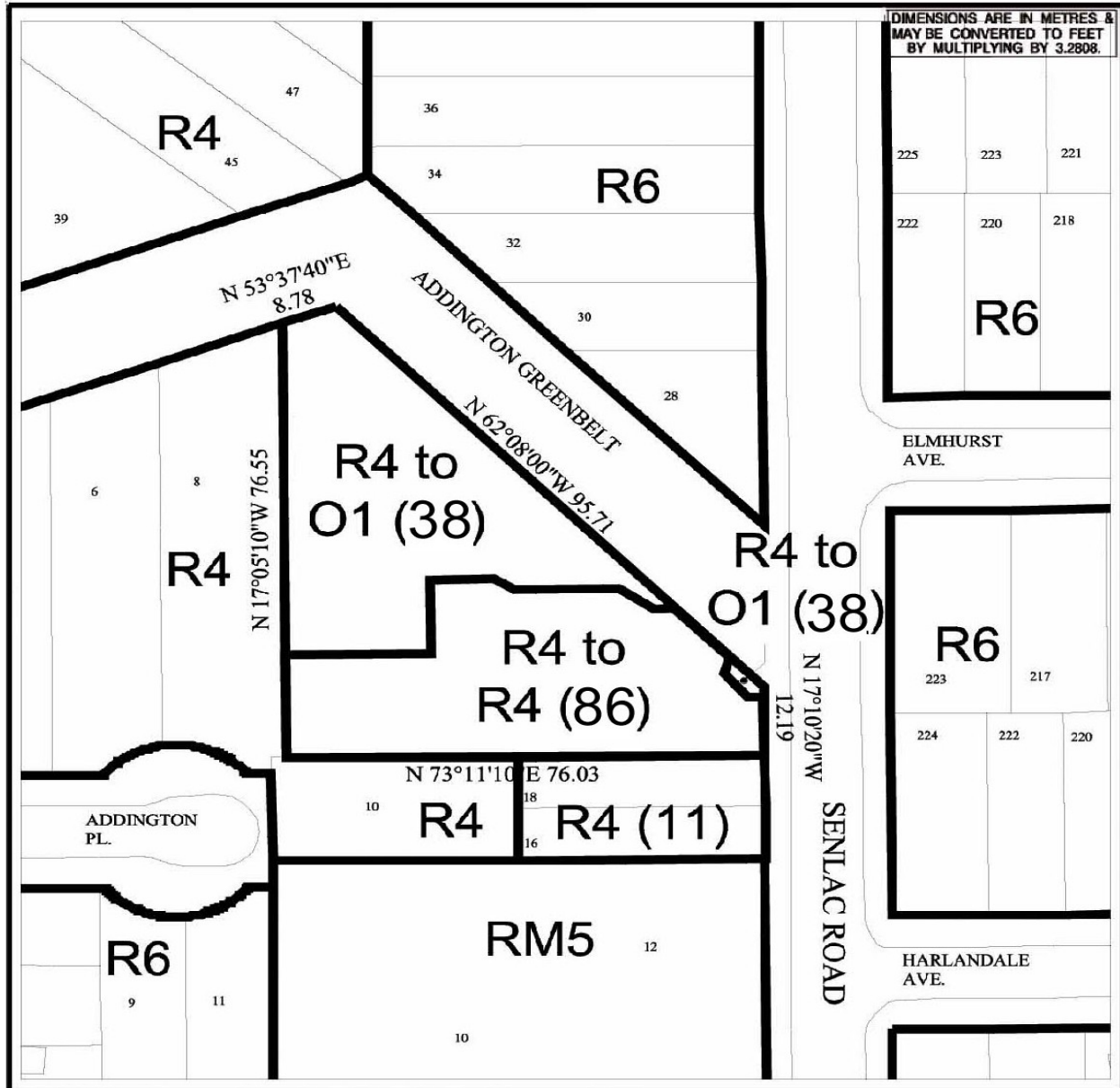
**"64.37(38) O1(38)**

#### EXCEPTION REGULATIONS

- (a) No buildings or structures shall be permitted."

PURSUANT TO DECISIONS/ORDERS OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JUNE 20, 2008 AND JANUARY 13, 2010 IN BOARD CASE NO. PL050374.

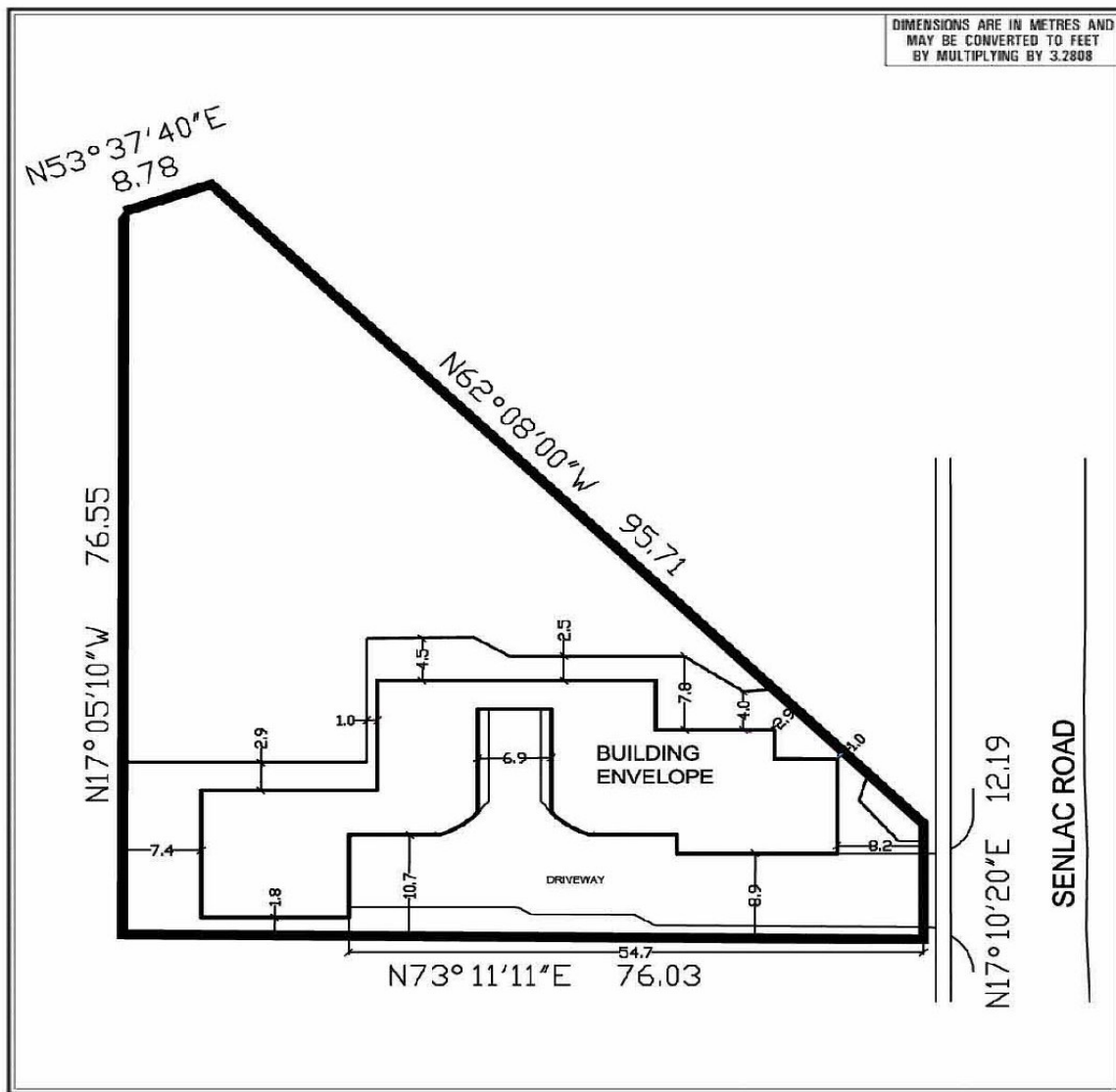
## SCHEDULE "1"



<p>This is Schedule " 1 " to By-Law _____</p> <p>passed the _____ day of _____, 20 _____</p> <p>(Sgd.) _____ (Sgd.) _____</p> <p>CLERK MAYOR</p>					<p><b>TORONTO</b> City Planning Division North District</p> <p><b>SUBJECT PROPERTY</b></p>
<p>Location: _____</p> <p>File: _____ Prepared by: _____ Approved by: _____ Date: _____ Filename: _____</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.

## SCHEDULE "R4(86)"



This is Schedule " R4(86) " to By-Law \_\_\_\_\_  
passed the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

(Sgd.)

CLERK

(Sgd.)

MAYOR

Location: Part of Lot 2, Registered Plan 2069, City of Toronto



SUBJECT  
PROPERTY

File No.

Prepared by:

Approved by:

Date:

Filename:

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