

Authority: North York Community Council Item 8.33, adopted as amended,  
by City of Toronto Council on July 12, 13 and 14, 2011  
Enacted by Council: July 14, 2011

## **CITY OF TORONTO**

### **BY-LAW No. 963-2011**

**To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 50 Page Avenue.**

WHEREAS authority is given to Council by Sections 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 64.13 of By-law No. 7625 of the former City of North York is amended by adding the following new subsection:

**"64.13-(100) R4 (100)**

#### **PERMITTED USE**

- (a) Sales Office

In addition to the uses permitted in the One-Family Detached Dwelling Fourth Density Zone (R4), a sales office in combination with a model home shall be permitted on the lands shown on Schedule 1 to this by-law. The sales office shall be limited to selling homes only on the lands shown on Schedule 1 to this by-law.

#### **EXCEPTION REGULATIONS**

- (b) Dwelling Units

There shall be one single family dwelling per lot on the registered plan of subdivision.

- (c) Lot Coverage

The maximum lot coverage of Lots 1 to 3 shall be 32% and the maximum lot coverage of Lots 4 to 20 shall be 35% as shown on Schedule R4(100).

(d) Lot Area

The minimum lot area for dwellings shall be 475 m<sup>2</sup>.

(e) Frontage

The minimum lot frontage of Lots 4 to 20 shall be 13.7 metres and the minimum lot frontage of Lots 1 to 3 shall be 17.2 metres as shown on Schedule R4(100).

(f) Yard Setbacks

(i) Front Yard: minimum 6 metres except that for Lots 1 to 3 the minimum front yard setback shall be 12 metres.

(ii) Side Yard: minimum 1.2 metres on each side except that for Lots 1 to 3 the minimum side yard setback shall be 1.8 metres.

(iii) Rear Yard: minimum 7.5 metres.

(g) Length of Dwelling

The maximum length of a dwelling shall be 23.5 metres measured from the minimum front yard setback.

(h) Division of Lands

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 64.13(100) of By-law No. 7625 is amended by adding Schedule R4 (100) attached to this By-law. Block 24 on the registered plan of subdivision is to be used for park purposes only.

**4.** Within the lands shown on Schedule 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

(a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and

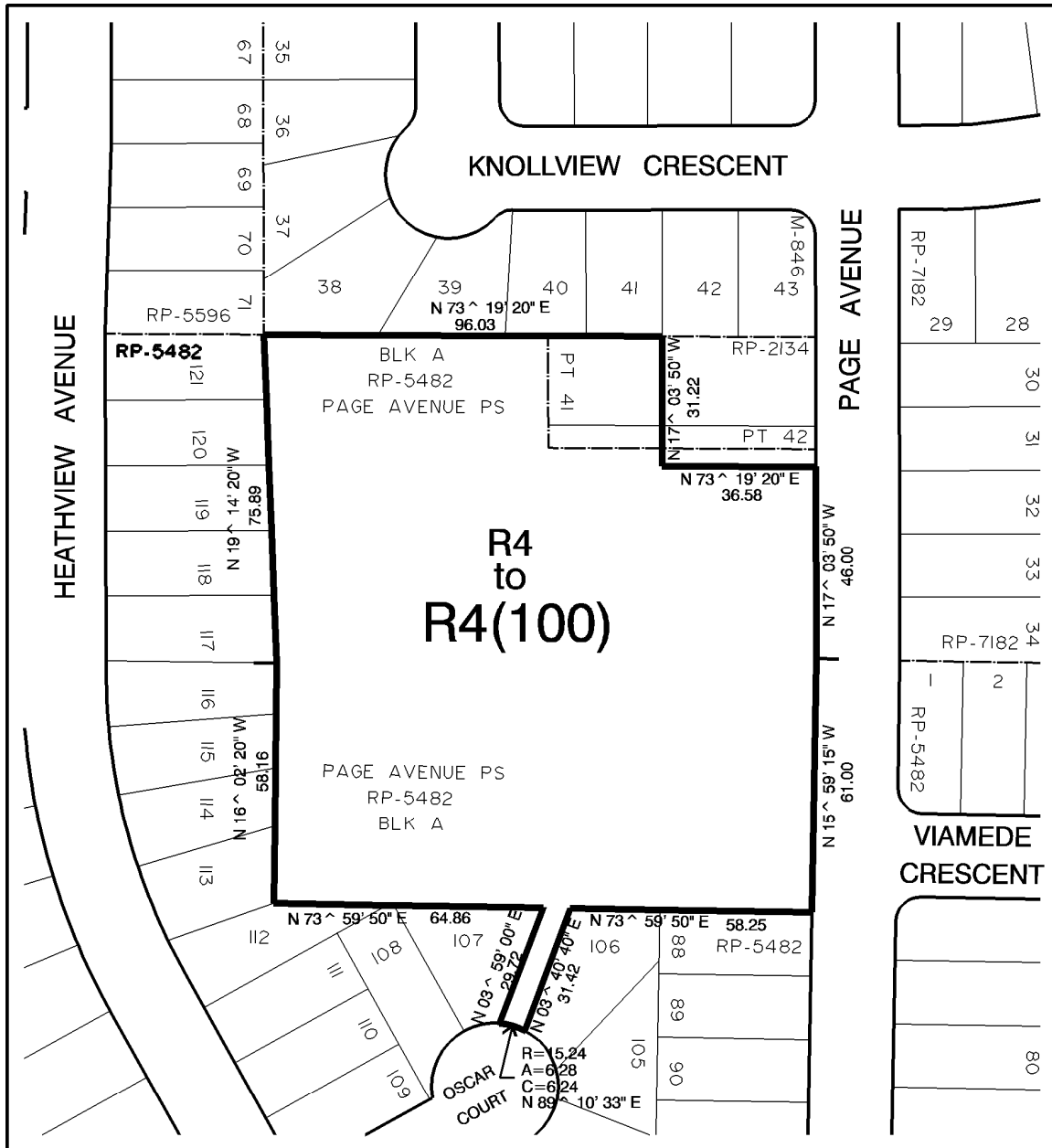
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this 14th day of July, A.D. 2011.

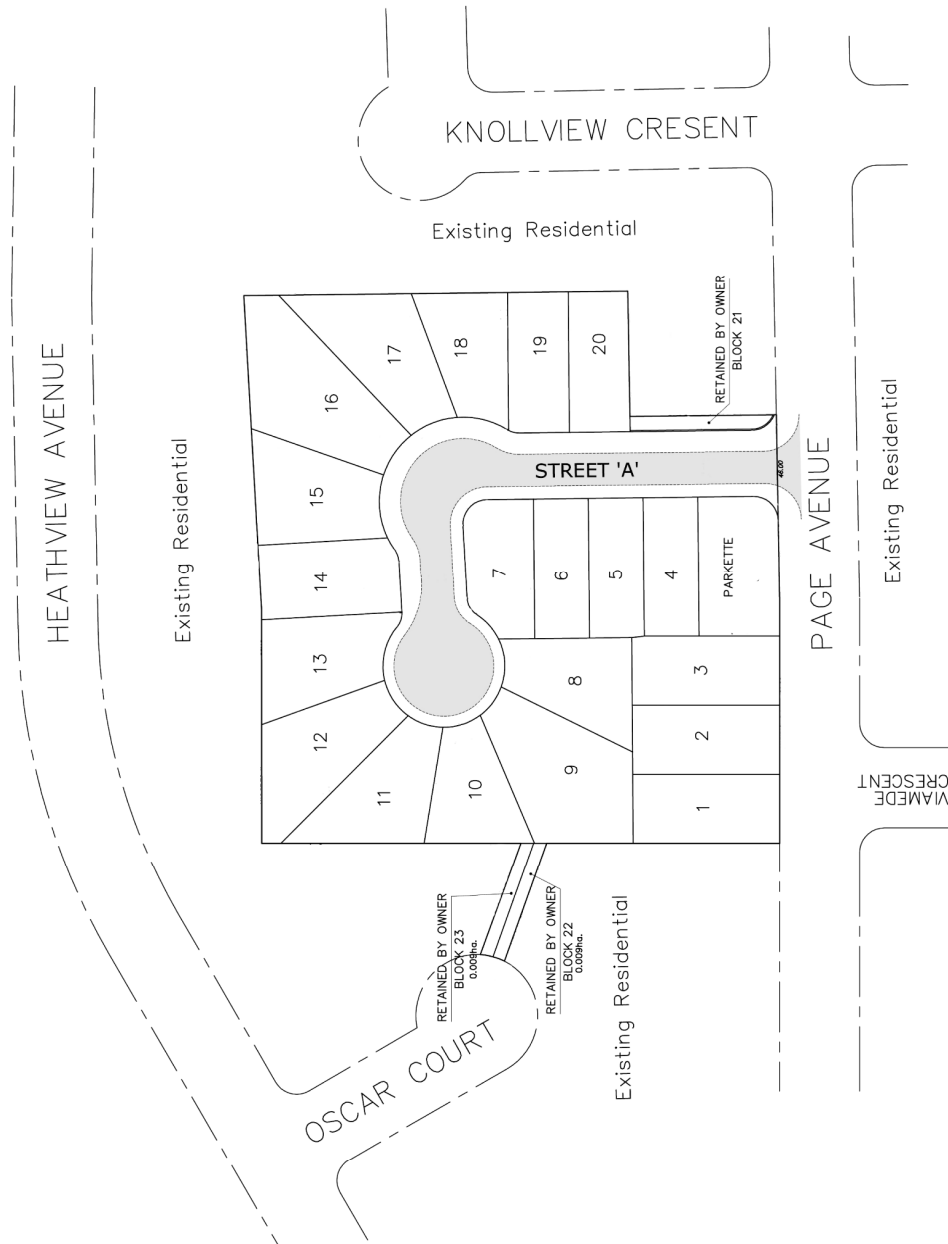
FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)



**Schedule R4 (100)**



**R4(100)**

**Applicant's Submitted Drawing**

Not to Scale  
05/02/2011



**50 Page Avenue**

**File # 10\_267757**