

Authority: North York Community Council Item 24.19,
as adopted by City of Toronto Council on June 11, 12 and 13, 2013

CITY OF TORONTO

BY-LAW No. 1295-2013

To amend the former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 716-718 Marlee Avenue.

Whereas the Council of the City of Toronto has been requested to amend Zoning By-law No. 7625 of the former City of North York, as amended, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, with respect to lands known municipally in the year 2012 as 716-718 Marlee Avenue; and

Whereas the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed Zoning By-law amendment; and

Whereas the Council of the City of Toronto, at its meeting on June 11, 12 and 13, 2013, decided to amend Zoning By-law No. 7625 of the former City of North York, as amended;

The Council of the City of Toronto enacts:

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are amended in accordance with Schedule 1 attached to this By-law.
2. Section 64.14 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

"64.14(23) R6(23)

PERMITTED USES

- (a) The only permitted use shall be one family detached dwelling on each lot.

ZONE REGULATIONS

The following regulations will apply:

MAXIMUM NUMBER OF LOTS

- (b) The maximum number of lots shall be 4.

MAXIMUM NUMBER OF DWELLING UNITS

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

LOT AREA

- (d) The minimum lot area shall be 365 square metres.

LOT FRONTAGE

- (e) The minimum lot frontage shall be 11.4 metres.

YARD SETBACKS

- (f) The minimum yard setbacks shall be as shown on Schedule R6(23).

LOT COVERAGE

- (g) The maximum lot coverage shall be:
- (i) 40% for Lot 1;
 - (ii) 40% for Lot 2;
 - (iii) 40% for Lot 3; and
 - (iv) 40% for Lot 4.

BUILDING HEIGHT

- (h) The maximum building height will be 9.1 metres for a building with a roof other than a flat roof, and maximum 2 storeys.

HEIGHT OF THE FIRST FLOOR

- (i) The finished first floor elevation shall be no higher than 2.1 metres above established grade.

LENGTH OF DWELLING

- (j) The maximum length of dwelling shall be 18.9 metres, and
- (i) is measured from the minimum front yard setback to the exterior of the rear-most wall of the building, and is measured at right angles from the minimum front yard setback.

PERMITTED PROJECTIONS INTO MINIMUM YARD SETBACKS

- (k) Porches at the front of each unit will be permitted to a maximum height above grade of 1.5 metres and may encroach into front yard setbacks a maximum of 2.9 metres.

PARKING

- (l) A minimum of 2 parking spaces per dwelling unit shall be provided per lot.

LANDSCAPING

- (m) A minimum of 50% of the front yard shall be maintained as landscaping;
- (n) A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping; and
- (o) No structures or fencing is to be located within the landscaped area shown as the hatched area on Schedule R6(23).

FENCING

- (p) On Lot 4, an architectural fence with a maximum height of 1.4 metres shall be provided a minimum 2.5 metres from the Marlee Avenue property line from the rear building face to the rear property line and 3.6 metres along the rear property line.

OTHER REGULATIONS

- (q) Notwithstanding any severance, partition or division of the site shown on Schedule R6(23), the provisions of this By-law shall apply to the whole of the site as if no severance, partition or division occurred.

MUNICIPAL SERVICING

- (r) Within the lands shown on Schedule 1 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:
 - (i) 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
 - (ii) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational."
3. Section 64.14(23) of By-law No. 7625 is amended by adding Schedule R6(23) attached to this By-law.

Enacted and passed on October 11, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



