

Authority: North York Community Council Item 6.37,  
adopted as amended, by City of Toronto Council on May 17, 18 and 19, 2011

## **CITY OF TORONTO**

### **BY-LAW No. 1479-2013**

**To amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 4 Overland Drive and 150 The Donway West.**

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 enacts:

1. Schedules "B" and "C" of By-law No. 7625 are hereby amended in accordance with Schedule 1 of this By-law.
2. Section 64.16 of By-law No. 7625 is amended by adding the following Subsection:

**"64.16(86) RM1(86)**

#### **EXCEPTION REGULATIONS**

##### **Requirements for Accessory Buildings**

- (a) Notwithstanding Section 6(23)(a)(ii)(C), the maximum coverage for accessory buildings is 12% of the lot area.
- (b) Notwithstanding Section 6(23)(a)(iv)(A), the height of an accessory building is measured from a geodetic elevation of 151.3 metres.

##### **Dwelling Units**

- (c) The maximum number dwelling units is 5.

##### **Lot Area**

- (d) Notwithstanding Section 16.2.1, the minimum lot area is 170 square metres per dwelling unit.

##### **Yard Setbacks**

- (e) Notwithstanding Section 16.2.4, the minimum setbacks are:
  - i. Front Yard 3.8 metres;
  - ii. Northerly Side Yard 1.5 metres;
  - iii. Southerly Side Yard 5.8 metres;

- iv. Rear Yard 11 metres to the dwelling unit; and
  - v. Rear Yard 5.6 metres to the garage.
- (f) Notwithstanding Section 6(9), stairs, stair enclosures, porches, window sills, waste enclosures, lighting features, ornamental elements and landscape features are permitted to project beyond the setbacks.

### **Gross Floor Area**

- (g) The maximum gross floor area of a building is ninety (90) per cent of the lot area.

### **Division of Lands**

- (h) 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 64.20 of By-law No. 7625 is amended by adding the following Subsection:

**"64.20(19) RM5(19)**

### **EXCEPTION REGULATIONS**

#### **Yard Setbacks**

- (a) Notwithstanding Section 20-2.4, the minimum setbacks are:
- i. Paperbirch Drive 7.8 metres;
  - ii. Overland Drive 8 metres;
  - iii. Northerly Side Yard 3 metres.

#### **Distance between Buildings**

- (b) The minimum distance between buildings, or portions of buildings, on the same lot is 30 metres.

#### **Projections**

- (c) Notwithstanding Section 6(9), stairs, stair enclosures, porches, window sills, lighting features, ornamental elements and landscape features are permitted to project beyond the setbacks."

4. Section 64.20-A of By-law No. 7625 is amended by adding the following Subsection:

**"64.20-A(200)RM6(200)**

**EXCEPTION REGULATIONS**

**Yard Setbacks**

- (a) Notwithstanding Section 20-A-2.4, the minimum setbacks are:

- i. The Donway West 10 metres;
- ii. Overland Drive 35 metres;
- iii. Northerly Side Yard 7.7 metres;

**Distance between Buildings**

- (b) Notwithstanding Section 20-A.2.4.1, the minimum distance between buildings, or portions of buildings, on the same lot is 30 metres.

**Projections**

- (c) Notwithstanding Section 6(9), stairs, stair enclosures, porches, window sills, lighting features, ornamental elements and landscape features are permitted to project beyond the setbacks.

**Gross Floor Area**

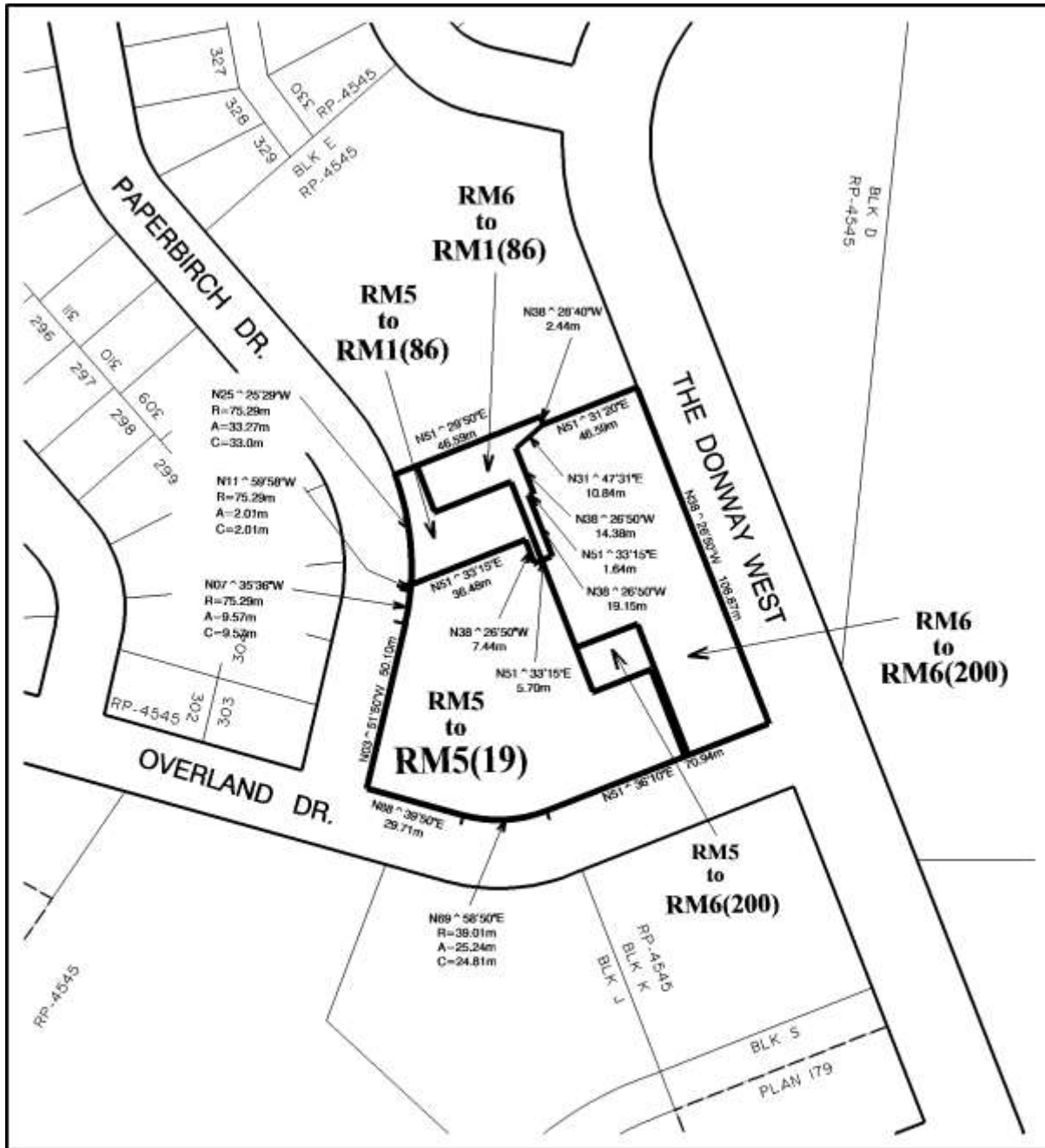
- (d) Notwithstanding Section 20-A.2.5, the maximum gross floor area of a building is one hundred and sixty (160) per cent."

Enacted and passed on November 15, 2013.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



Schedule 1

Part of Block E, R.P. 4545, City of Toronto  
 Rabideau & Czerwinski, Ontario Land Surveyors  
 Date: 02/01/2011  
 Approved by: D. Wong

File # 09\_196460



Not to Scale