CITY OF TORONTO

BY-LAW No. 90-2014

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands located on the south side of Isaac Devins Boulevard municipally known as 1 to 47 Isaac Devins Boulevard.

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 of the former City of North York are amended in accordance with Schedule 1 of this By-law.

2.   Section 64.14-B of By-law No. 7625 of the former City of North York is amended by adding the following:

64.14-B (19)   R7(19)

PERMITTED USES

(a)   One-family detached dwelling and accessory buildings incidental thereto.

(b)   Home occupation as permitted in the R7 zone.

EXCEPTION REGULATIONS

(c)   Lot Area

        The minimum lot area shall be 265 square metres.

(d)   Lot Depth

        The minimum lot depth shall be 29.5 metres.

(e)   Yard Setbacks

        (i)   The minimum front yard setback shall be 4.5 metres.

        (ii)   Notwithstanding clause (i), the minimum front yard setback to any attached garage shall be 5.7 metres.

        (iii)   The minimum rear yard setback shall be 7.5 metres.

(iv)   The minimum side yard setback shall be 1.2 metres on one side and 0.6 metres on the other side.

(v)   The minimum flankage yard setback shall be 2.4 metres. For the purpose of this by-law, "flankage yard" shall mean the space between the side wall of the building and a side lot line bounding upon a street and extending from the front lot line to the rear lot line.

(f)   Lot Coverage

The maximum lot coverage shall be 47%.

(g)   Building Height

The maximum building height shall be 11.0 metres or 3 storeys, whichever is the lesser.

(h)   Below Grade Garages

No below grade garages shall be permitted.

(i)   Maximum Garage Width

The maximum garage width shall be 6.0 metres or 50% of the lot width, measured at the widest point of the lot, whichever is the lesser.

(j)   Maximum Driveway Width

The maximum driveway width shall not be greater than the width of the garage as set out in clause (i) above.

(k)   Attached Garage Setback

An attached garage shall not extend more than 1.5 metres beyond the front wall of the dwelling unit.

(l)   Length of Dwelling

The provisions of Section 14-B(9) shall not apply.

(m)   Overview

The provisions of Section 14-B(10)(a) shall apply to balconies, sundecks or porches at the rear of a dwelling unit only.

(n)   Front Yard Landscaping

Notwithstanding the provisions of Section 7.4B, a minimum of 72% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.

(o)   Maximum Height of Front Porch

The maximum height of an excavated or unexcavated front porch shall not exceed 1.5 metres above the adjacent grade.

(p)   Height of First Floor

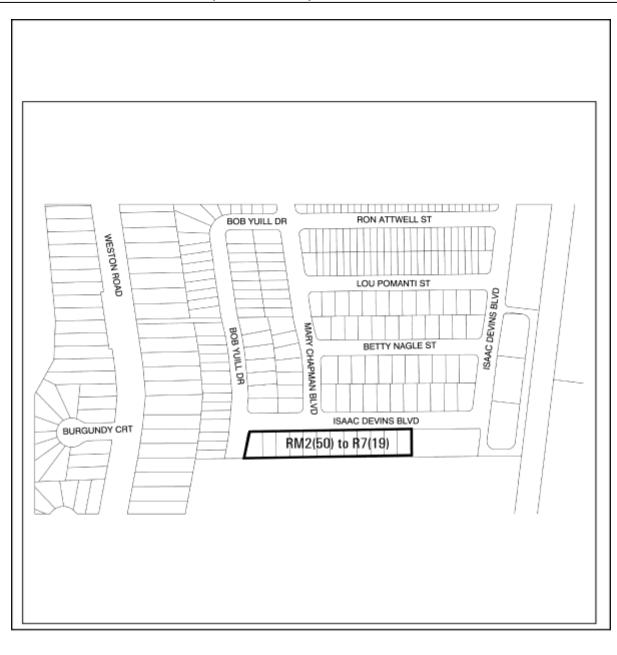The provisions of Section 6(30)(a) shall not apply.

3.   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 on February 20, 2014.

Frances Nunziata,   Ulli S. Watkiss,
        Speaker   City Clerk

(Seal of the City)

TORONTO City Planning

Schedule 1

Part of Lot 14 Concession 5 West of Yonge Street, City of Toronto

File # 13 142592 WET 07 OZ

Date: 11/22/2013 ☐ Subject Property

Not to Scale