

Authority: North York Community Council Item 32.19,
as adopted by City of Toronto Council on June 10, 11, 12 and 13, 2014

CITY OF TORONTO

BY-LAW No. 567-2014

To amend former City of North York By-law No. 7625 in respect of lands municipally known as 151 McNicoll 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 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 64.13 of By-law No. 7625 of the former City of North York is amended by adding the following new subsection:

"64.13(108) R4 (108)

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 and shall only be located on Lot 1 or 2 as shown on Schedule R4(108).

EXCEPTION REGULATIONS

- (b) Dwelling Units

There shall be a maximum of one one-family detached dwelling per lot on the registered plan of subdivision.

- (c) Lot Frontage

The minimum lot frontage for Lots 9, 10, 11, 12, and 15 as shown on Schedule 2 shall be 12 metres.

The minimum lot frontage for Lots 4, 13 and 16, as shown on Schedule 2 shall be 12.5 metres.

The minimum lot frontage for 17, 20 and 21, as shown on Schedule 2 shall be 14.5 metres.

(d) Lot Area

The minimum lot area for Lots 3 to 12, as shown on Schedule 2, shall be 480 square metres.

(e) Lot Coverage

The maximum lot coverage shall be 35%.

(f) Yard Setbacks

(i) Side Yard: Minimum 1.2 metres on each.

(ii) Rear Yard: Minimum 9 metres for Lot 8, as shown on Schedule 2.

(g) Length of Dwelling

(i) The maximum length of a dwelling shall be 25 metres measured from the minimum front yard setback to the rear-most wall of the dwelling.

(ii) A balcony may project not more than 1.8 metres beyond the front and rear main wall and shall be excluded in determining length of dwelling.

(h) Porches and Decks

Excavated or unexcavated, and covered or uncovered porches or decks, attached to or detached from the main building and located in the side or rear yard shall not exceed the lesser of 56 square metres or 10 percent of the lot area.

(i) Permitted Projections

(i) Excavated or unexcavated, and covered or uncovered, balconies and porches shall be permitted to project not more than 1.8 metres beyond the minimum required front or rear yard setback.

(ii) Excavated or unexcavated, and covered or uncovered, balconies and porches shall be permitted to project not more than 1.2 metres beyond the minimum required side yard setback abutting a street.

(iii) Roof overhangs shall be permitted to project not more than 0.5 metres beyond the front wall of a covered porch.

(j) 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."

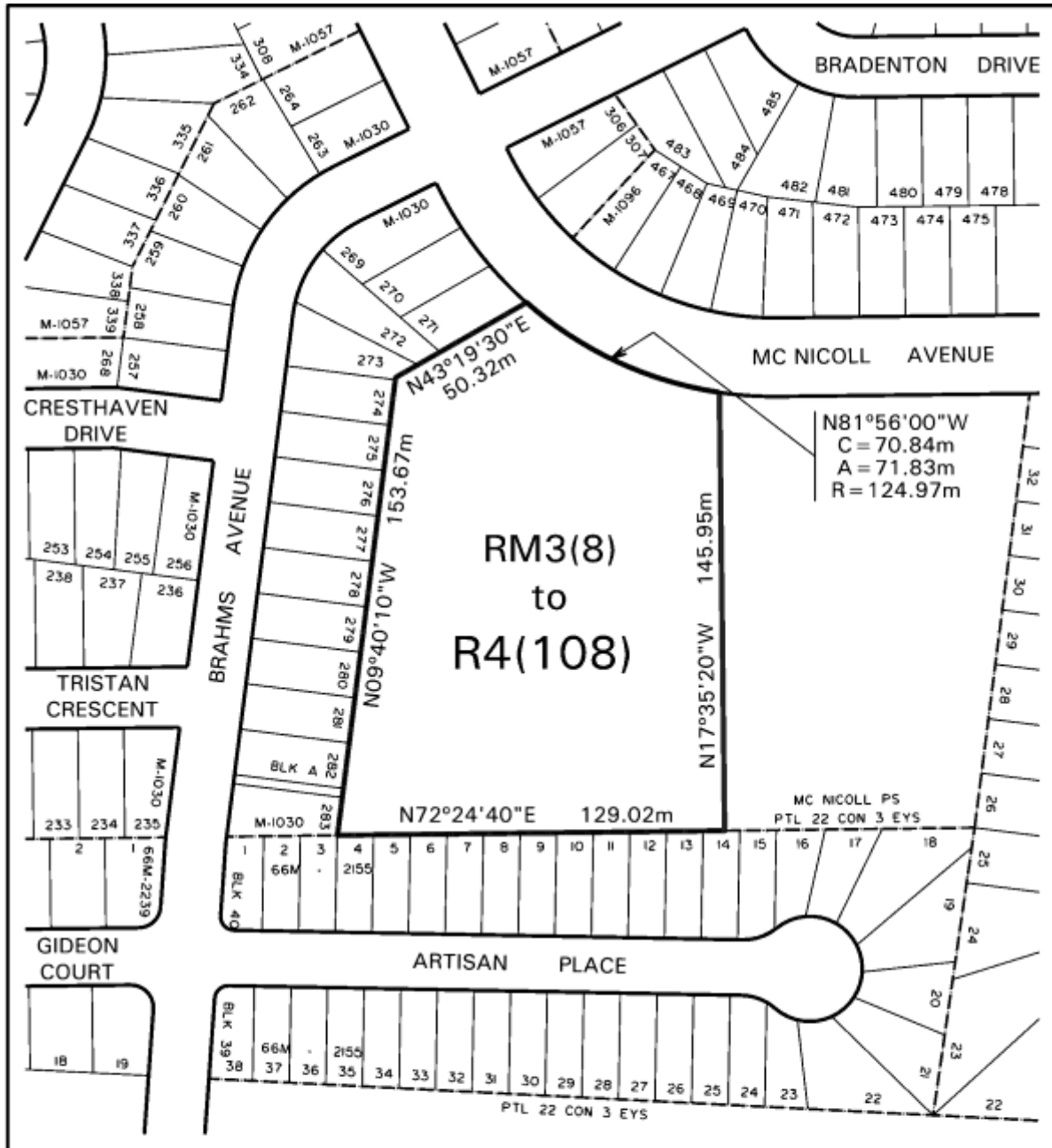
3. Section 64.13(108) of By-law No. 7625 is amended by adding Schedule R4(108) attached to this By-law.
4. Within the lands shown on Schedule 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot 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 watermains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on June 13, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



Schedule 1

Part 1, 66R-26360, Part of Lot 22, Conc. 3, E.Y.S., City of Toronto

File # 13 120931 NNY 24 02

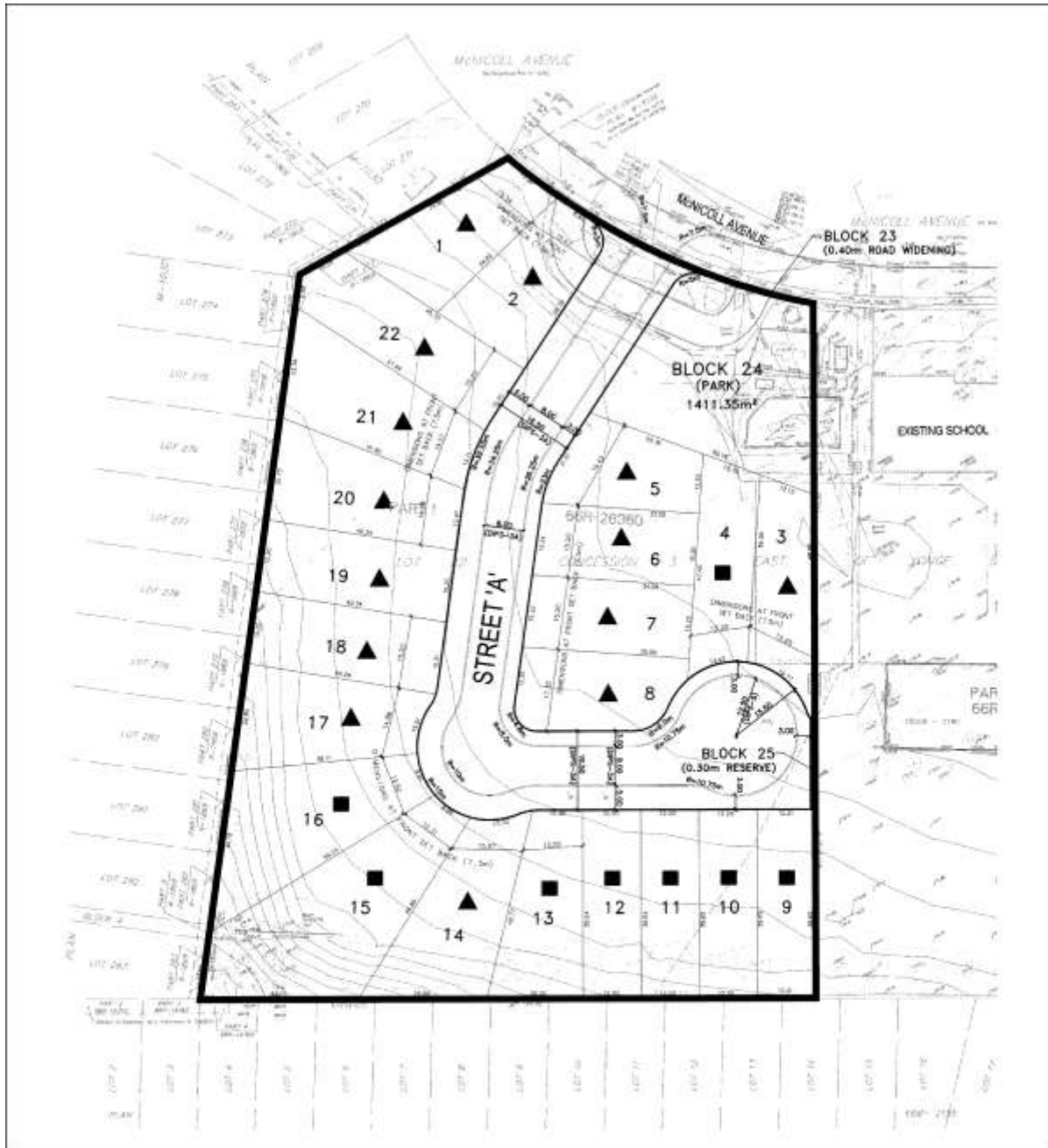
Guido Papa Surveying Limited

Date: 04/04/2014

Approved by: G. Matthew



Not to Scale



Schedule R4(108)

Part 1, 66R-26360, Part of Lot 22, Conc. 3, E.Y.S., City of Toronto
 Guido Papa Surveying Limited

File # 13 120931 NNY 24 OZ

Date: 04/08/2014
 Approved by: G. Matthew



Not to Scale