

Authority: North York Community Council Item 34.77,  
as adopted by City of Toronto Council on August 25, 26, 27 and 28, 2014

## CITY OF TORONTO

### BY-LAW No. 1014-2014

**To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 1970 Victoria Park Avenue and 9 Clintwood Gate.**

Whereas Council of the City of Toronto has the authority pursuant to 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 amended in accordance with Schedule 1 of this By-law.
2. Section 64.23 of By-law No. 7625 is amended by adding the following new subsection:

#### **64.23(140) C1(140)**

#### **EXCEPTION REGULATIONS**

- (a) A maximum of 67 dwelling units in all buildings shall be permitted.
- (b) The total gross floor area of all buildings shall be 8,556 square metres.
- (c) The maximum lot coverage shall be 48%.
- (d) Building Height
  - (i) The maximum building heights shall not exceed 3 storeys and 11.3 metres.
- (e) Angular Plane
  - (i) No building on the lot may penetrate a 45 degree angular plane projected along the entire required rear yard setback, starting at a height of 7.5 metres above the average elevation of the ground along the rear lot line.
- (f) The minimum yard setbacks shall be as set out on Schedule C1(140).
- (g) The provisions of Section 15.8 (a) (landscaping) shall not apply.
- (h) The provisions of Section 16.3.2 (distance between buildings) shall not apply.

- (i) The minimum separation distance between buildings shall be as set out on Schedule C1(140).
- (j) A minimum of 300 square metres of outdoor amenity space shall be provided.
- (k) The provisions of Sections 16.2.1 (lot area) shall not apply.
- (l) The provisions of Sections 16.2.3 (street frontage) shall not apply.
- (m) Parking Requirements
  - (i) For a multiple attached dwelling parking spaces shall be provided at the following rates:
    - (A) Minimum of 1.0 parking space per dwelling unit; and
    - (B) Minimum 0.2 parking spaces per dwelling unit for visitors.
- (n) Loading Space
  - (i) A minimum of one Type G loading space shall be provided with minimum dimensions of 4.0 metres wide, 13.0 metres long and vertical clearance of 6.1 metres.
- (o) 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.
- (p) 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.

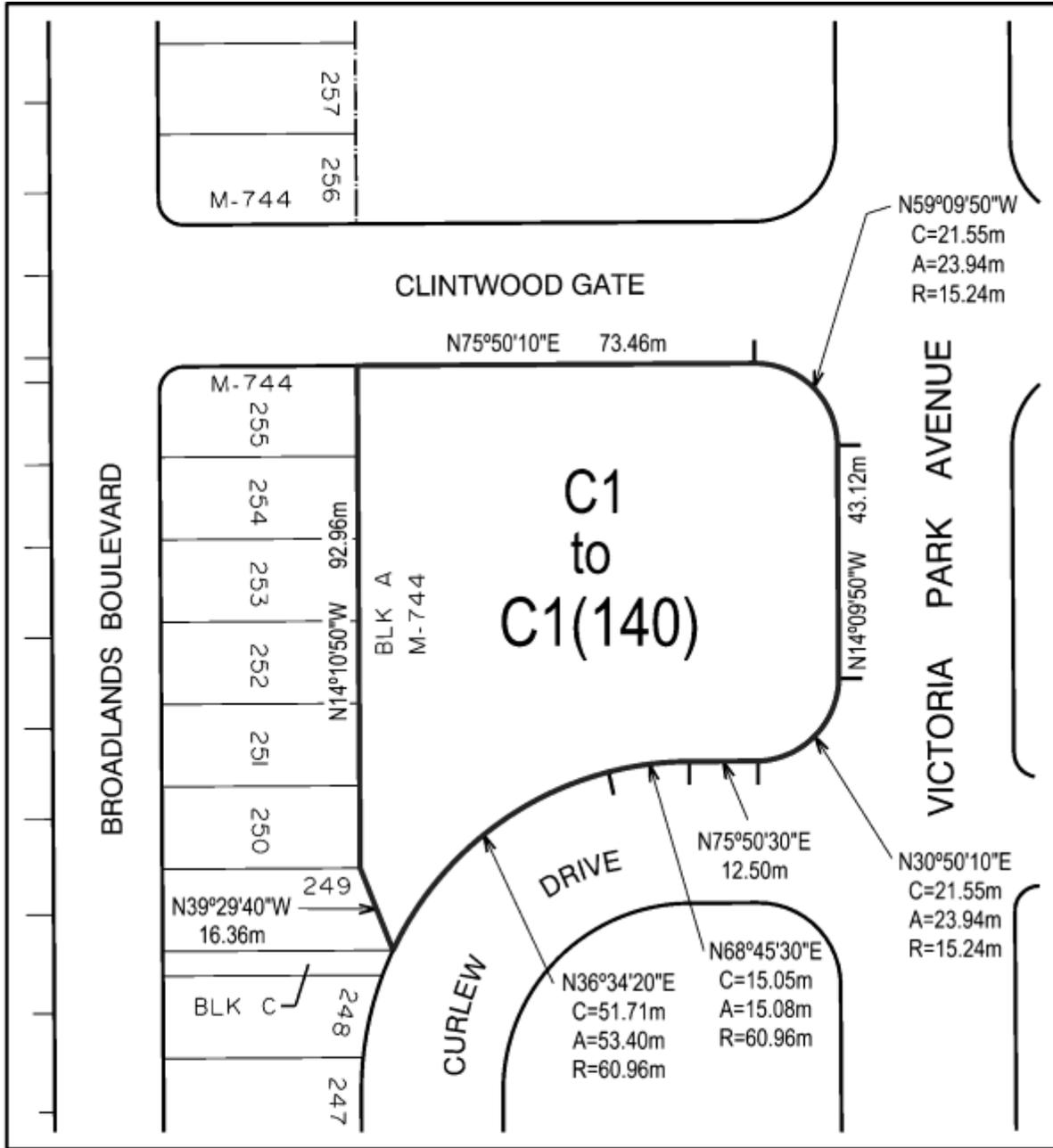
3. Section 64.23(140) of By-law No. 7625 is amended by adding Schedule C1(140) attached to this By-law.

Enacted and passed on August 28, 2014.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



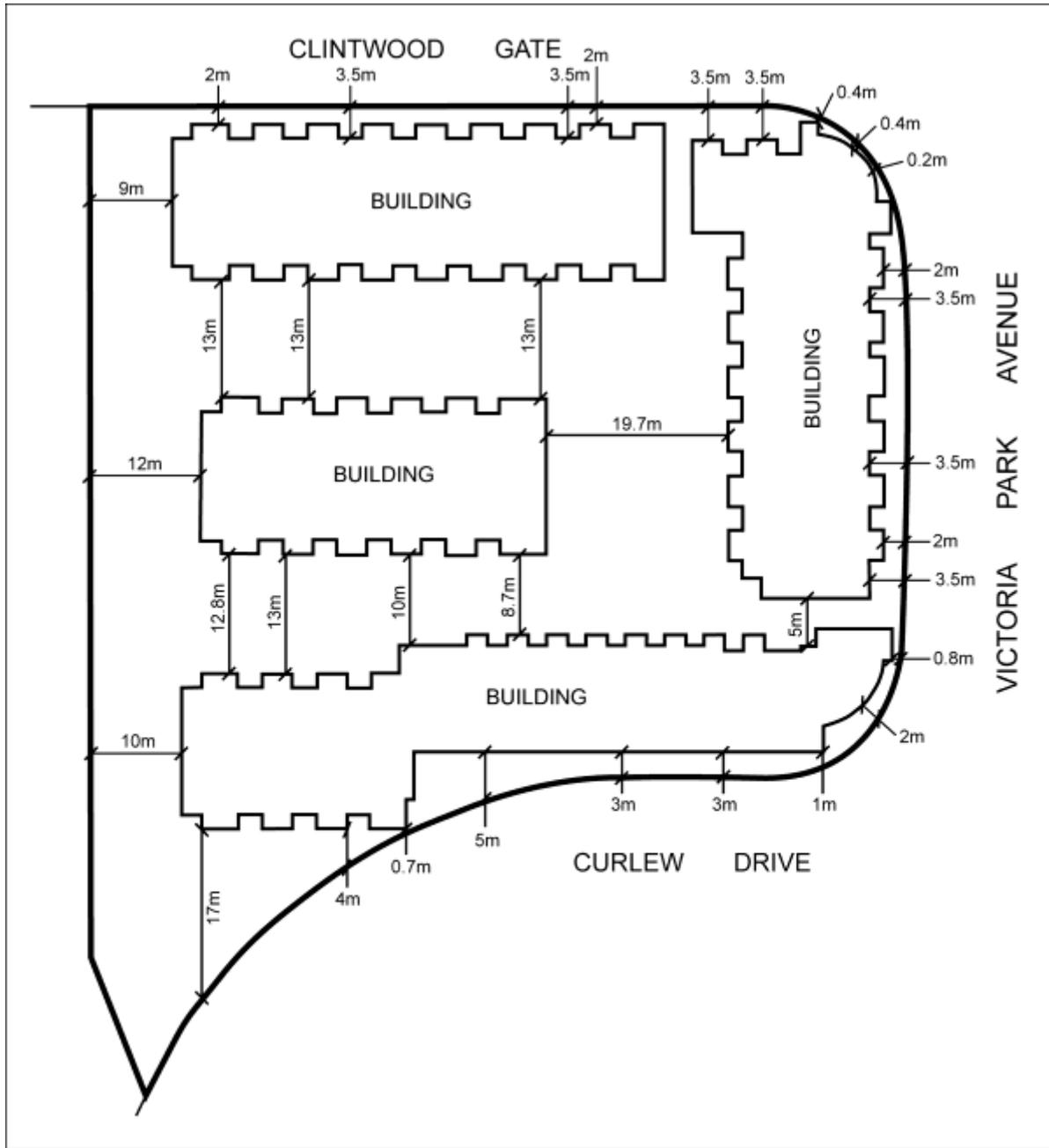
Schedule 1

Block A, R.P. M-744, City of Toronto  
 Land Survey Group, Ontario Land Surveyors  
 Date: 05/21/2014  
 Approved by: N. Salamon

File # 13 172109 NNY 34 02



Not to Scale



Schedule C1(140)

Block A, R.P. M-744, City of Toronto  
Land Survey Group, Ontario Land Surveyors

File # 13 172109 NNY 34 0Z

Date: 05/21/2014  
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