

Authority: North York Community Council Item 34.79,
as adopted by City of Toronto Council on August 25, 26, 27 and 28, 2014

CITY OF TORONTO

BY-LAW No. 90-2015

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 50 Kenton Drive.

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 authority is given to Council by Section 39 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass a By-law which authorizes the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the 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-(107) R4 (107)

TEMPORARY USE

(a) Sales Office

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 Lots 1 or 15, as shown on Schedule R4(107). The sales office shall be permitted for a one year period from the date of issuance of the sales office building permit.

EXCEPTION REGULATIONS

(b) Permitted Uses

Single detached dwellings and uses accessory thereto shall be permitted.

(c) Dwelling Units

- (i) A maximum of 15 single detached dwelling units will be permitted on the lands shown on Schedule 1.

- (ii) There shall be one single family dwelling per lot on the registered plan of subdivision.

(d) Lot Frontage and Lot Area

The minimum lot frontage and lot area shall be as listed below, for each lot as shown on Schedule R4(107):

Lot Number	Lot Frontage (m)	Lot Area (m ²)
1	20	560
2	18	480
3	29	590
4	16	580
5	12	580
6	11	740
7	13	570
8	13	560
9	11	920
10	13	720
11	13	490
12	18	530
13	18	510
14	18	510
15	20	590

(e) Front Yard Setback

The minimum Front Yard Setback shall be 6 metres to the garage and 4.5 metres to the main face of the dwelling.

(f) Side Yard Setback

The minimum Side Yard Setback shall be 1.2 metres on each side except where a side lot line abuts a public street, the minimum Side Yard Setback shall be 3.0 metres from the dwelling to the lot line that abuts the public street.

(g) Rear Yard Setback

The minimum Rear Yard Setback shall be 9.5 metres.

(h) Length of Dwelling

The maximum length of a dwelling shall be 19.3 metres measured from the front wall of the dwelling for Lots 4, 5, 6, 9 and 10 as shown on Schedule R4(107) and 16.8 metres measured from the front wall of the dwelling for all other Lots.

(i) Lot Coverage

The maximum lot coverage shall be 32%.

(j) Building Height

The maximum height shall be 2 storeys and 9.1 metres.

(k) Driveway

The maximum width of a driveway shall be 6.1 metres.

(l) Balconies

A walk-out balcony shall not be permitted above the ground floor.

(m) 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 as shown on Schedule 1 to this by-law.

(n) Exclusions

The provisions of Sections 7.4A and 7.4B of By-law No. 7625 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 December 11, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



