

Authority: Etobicoke York Community Council Item EY8.6, adopted as amended, by City of Toronto Council on September 30, October 1 and 2, 2015

CITY OF TORONTO

BY-LAW No. 997-2015

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands formerly known municipally as 2277 Sheppard Avenue West, 100 Mainshep Road and 3035 Weston Road.

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*; and

Whereas Council of the City of Toronto, at its meeting of September 30, October 1 and 2, 2015, determined to amend Zoning By-law No. 7625 of the former City of North York with respect to lands formerly known municipally as 2277 Sheppard Avenue West, 100 Mainshep Road and 3035 Weston Road;

The Council of the City of Toronto enacts:

1. Section 64.14(9) Exception Regulations of By-law No. 7625 of the former City of North York is amended by adding the following subsections:

64.14(9) R5(9)

EXCEPTION REGULATIONS

(m) Rear Yard Balconies and Decks

That notwithstanding the provisions of Section 6(24)(a) and Section 6(24)(c) of By-law No. 7625, as amended, the following provisions shall apply:

- (i) No balcony, porch or deck located in the rear yard and situated more than 1.0 metres in height above adjacent grade, or gaining access from the second storey of the dwelling:
 - (A) may exceed 12.0 square metres in area;
 - (B) may project more than 2.6 metres into the minimum rear yard setback;
 - (C) no exterior stairway may project more than 1.2 metres beyond the balcony, porch or deck;
 - (D) no more than one balcony, porch or deck shall be permitted in a rear yard; and
 - (E) privacy screening at a height of 1.8 metres shall be required along any side of a balcony, porch or deck that is located at or above the

second storey or gaining access from the second storey of the dwelling and which is located within 1.2 metres of a side lot line.

2. Section 64.14-B(18) Exception Regulation (k) of By-law No. 7625 of the former City of North York is deleted and replaced by the following:

64.14-B(18) R7(18)

EXCEPTION REGULATIONS

(k) Rear Yard Balconies and Decks

That notwithstanding the provisions of Section 6(24)(a) and Section 6(24)(c) of By-law No. 7625, as amended, the following additional provisions shall apply:

- (i) No balcony, porch or deck located in the rear yard and situated more than 1.0 metres in height above adjacent grade, or gaining access from the second storey of the dwelling:
 - (A) may exceed 12.0 square metres in area;
 - (B) may project more than 2.6 metres into the minimum rear yard setback;
 - (C) no exterior stairway may project more than 1.2 metres beyond the balcony, porch or deck;
 - (D) no more than one balcony, porch or deck shall be permitted in a rear yard; and
 - (E) privacy screening at a height of 1.8 metres shall be required along any side of a balcony, porch or deck that is located at or above the second storey or gaining access from the second storey of the dwelling and which is located within 1.2 metres of a side lot line.

3. Section 64.17(42) Exception Regulations of By-law No. 7625 of the former City of North York is amended by adding the following subsections:

64.17(42) RM2(42)

EXCEPTION REGULATIONS

(n) Rear Yard Balconies and Decks

That notwithstanding the provisions of Section 6(24)(a) and Section 6(24)(c) of By-law No. 7625, as amended, the following additional provisions shall apply:

- (i) No balcony, porch or deck located in the rear yard and situated more than 1.0 metres in height above adjacent grade, or gaining access from the second storey of the dwelling:

- (A) may exceed 12.0 square metres in area;
- (B) may be located within 0.6 metres from the lot line separating the two units of a semi-detached building;
- (C) may project more than 2.6 metres into the minimum rear yard setback;
- (D) no exterior stairway may project more than 1.2 metres beyond the balcony, porch or deck;
- (E) no more than one balcony, porch or deck shall be permitted in a rear yard; and
- (F) privacy screening at a height of 1.8 metres shall be required along any side of a balcony, porch or deck that is located at or above the second storey or gaining access from the second storey of the dwelling and which is located within 1.2 metres of a side lot line.

4. Section 64.17(50) Exception Regulation (o) of By-law No. 7625 of the former City of North York is deleted and replaced by the following:

64.17(50) RM2(50)

EXCEPTION REGULATIONS

(o) Rear Yard Balconies and Decks

That notwithstanding the provisions of Section 6(24)(a) and Section 6(24)(c) of By-law No. 7625, as amended, the following additional provisions shall apply:

- (i) No balcony, porch or deck located in the rear yard and situated more than 1.0 metres in height above adjacent grade, or gaining access from the second storey of the dwelling:
 - (A) may exceed 12.0 square metres in area;
 - (B) may be located within 0.6 metres from the lot line separating the two units of a semi-detached building;
 - (C) may project more than 2.6 metres into the minimum rear yard setback;
 - (D) no exterior stairway may project more than 1.2 metres beyond the balcony, porch or deck;
 - (E) no more than one balcony, porch or deck shall be permitted in a rear yard; and

- (F) privacy screening at a height of 1.8 metres shall be required along any side of a balcony, porch or deck that is located at or above the second storey or gaining access from the second storey of the dwelling and which is located within 1.2 metres of a side lot line.

5. Section 64.17(51) Exception Regulation (o) of By-law No. 7625 of the former City of North York is deleted and replaced by the following:

64.17(51) RM2(51)

EXCEPTION REGULATIONS

- (o) Rear Yard Balconies and Decks

That notwithstanding the provisions of Section 6(24)(a) and Section 6(24)(c) of By-law No. 7625, as amended, the following additional provisions shall apply:

- (i) No balcony, porch or deck located in the rear yard and situated more than 1.0 metres in height above adjacent grade, or gaining access from the second storey of the dwelling:
 - (A) may exceed 12.0 square metres in area;
 - (B) may be located within 0.6 metres from the lot line separating the two units of a semi-detached building;
 - (C) may project more than 2.6 metres into the minimum rear yard setback;
 - (D) no exterior stairway may project more than 1.2 metres beyond the balcony, porch or deck;
 - (E) no more than one balcony, porch or deck shall be permitted in a rear yard; and
 - (F) privacy screening at a height of 1.8 metres shall be required along any side of a balcony, porch or deck that is located at or above the second storey or gaining access from the second storey of the dwelling and which is located within 1.2 metres of a side lot line.

Enacted and passed on October 2, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)