

Authority: North York Community Council Item NY15.40, as adopted by City of Toronto Council on July 12, 13, 14 and 15, 2016

CITY OF TORONTO

BY-LAW No. 686-2016

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known in 2015 as 25 Ballyconnor Court.

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 64.10 of By-law No. 7625 is amended by adding the following subsection:

64.10 (23) R3 (23)

EXCEPTION REGULATIONS

LOT FRONTAGE AND WIDTH

- (a) The required minimum lot frontage for Lot 1, as shown on Schedule R3(23) of this By-law, is 16.5 metres;
- (b) The required minimum lot width for Lot 1 and Lot 7, as shown on Schedule R3(23) of this By-law, is 16.5 metres;

LOT AREA

- (c) The required minimum lot area for Lot 18, as shown on Schedule R3(23) of this By-law, is 610 square metres;
- (d) The required minimum lot area for Lots 3 to 7 inclusive, and Lots 11, 14, 15, 24, 27 and 30, as shown on Schedule R3(23) of this By-law, is 640 square metres;
- (e) The required minimum lot area for Lots 2, 19, and 20, as shown on Schedule R3(23) of this By-law, is 680 square metres;

YARD SETBACKS

- (f) The required minimum front yard setback for Lots 8 to 11 inclusive, and Lots 18, 19, 21, 22, 25 and 30, as shown on Schedule R3(23) of this By-law, is 6 metres;
- (g) The required minimum side yard setback is 1.2 metres;
- (h) The required minimum yard setbacks for Lots 18 and 22 are as shown on Schedule 3 of this By-law;

PERMITTED PROJECTIONS INTO MINIMUM YARD SETBACKS

- (i) Exterior stairways, wheelchair ramps, porches, and decks are permitted to project into one minimum side yard setback only, not more than 1.6 metres, but no closer than 0.6 metres from any side lot line, for Lots 18, 22, and 26 as shown on Schedule R3(23) of this By-law;

BUILDING LENGTH

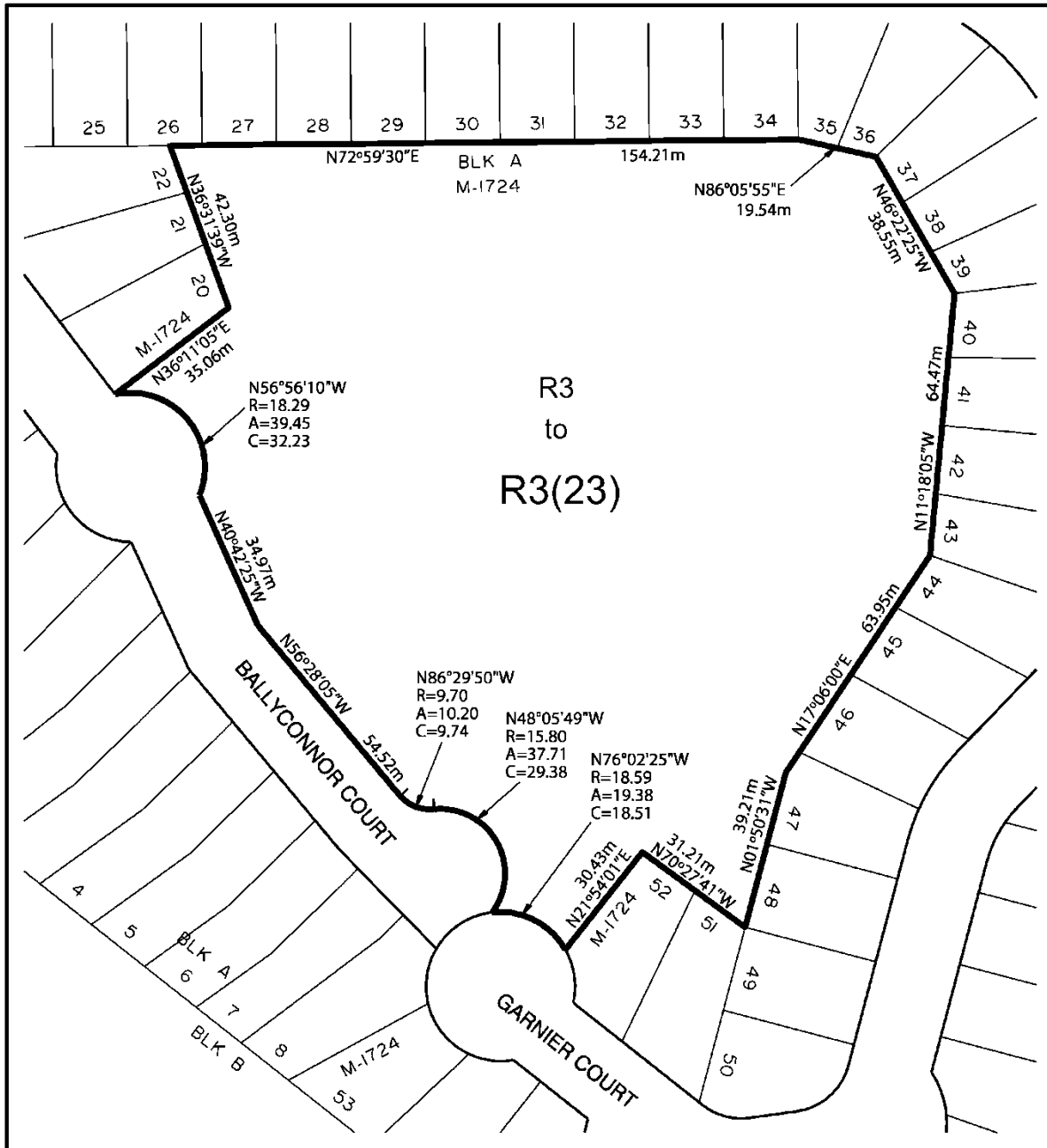
- (j) The permitted maximum building length for Lot 1, as shown on Schedule R3(23) of this By-law, is 21.0 metres;
 - (k) The permitted maximum building length for Lot 7, as shown on Schedule R3(23) of this By-law, is 19.0 metres;
 - (l) The permitted maximum building length for Lot 9, as shown on Schedule R3(23) of this By-law, is 17.5 metres;
 - (m) The permitted maximum building length for Lot 17, as shown on Schedule R3(23) of this By-law, is 18.0 metres;
 - (n) The permitted maximum building length for Lot 19, as shown on Schedule R3(23) of this By-law, is 18.5 metres;
 - (o) The permitted maximum building length for Lot 20, as shown on Schedule R3(23) of this By-law, is 17.1 metres; and
 - (p) The permitted maximum building length for Lot 29, as shown on Schedule R3(23) of this By-law, is 17.5 metres.
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 July 15, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



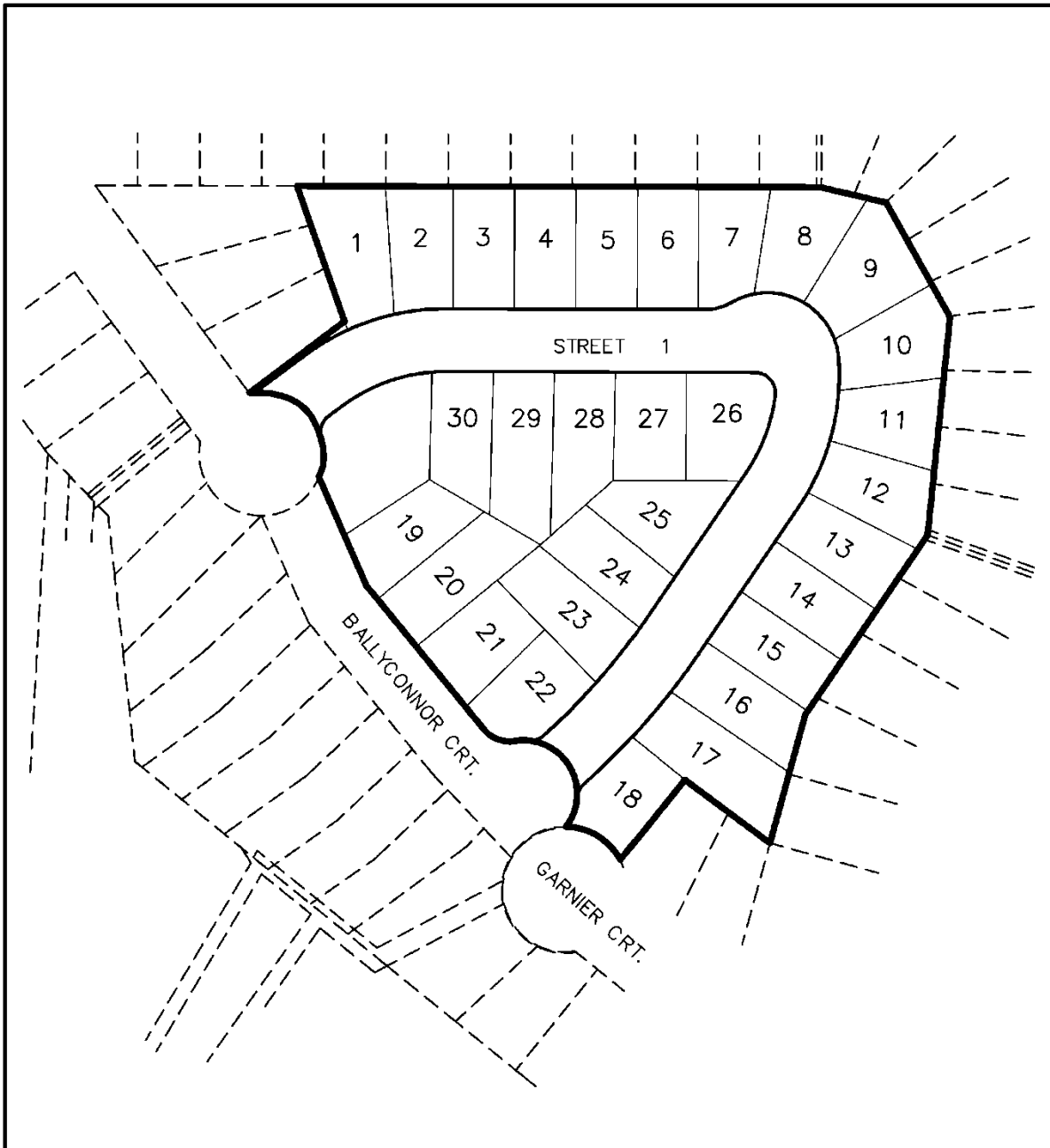
Schedule 1

Block A, R.P. M-1724, City of Toronto
Schaeffer Dzaldov Bennett Ltd.

File # 14 145467 NNY 24 0Z & 14 145521 NNY 24 SB

Date: 04/27/2016
Approved by: M.C.





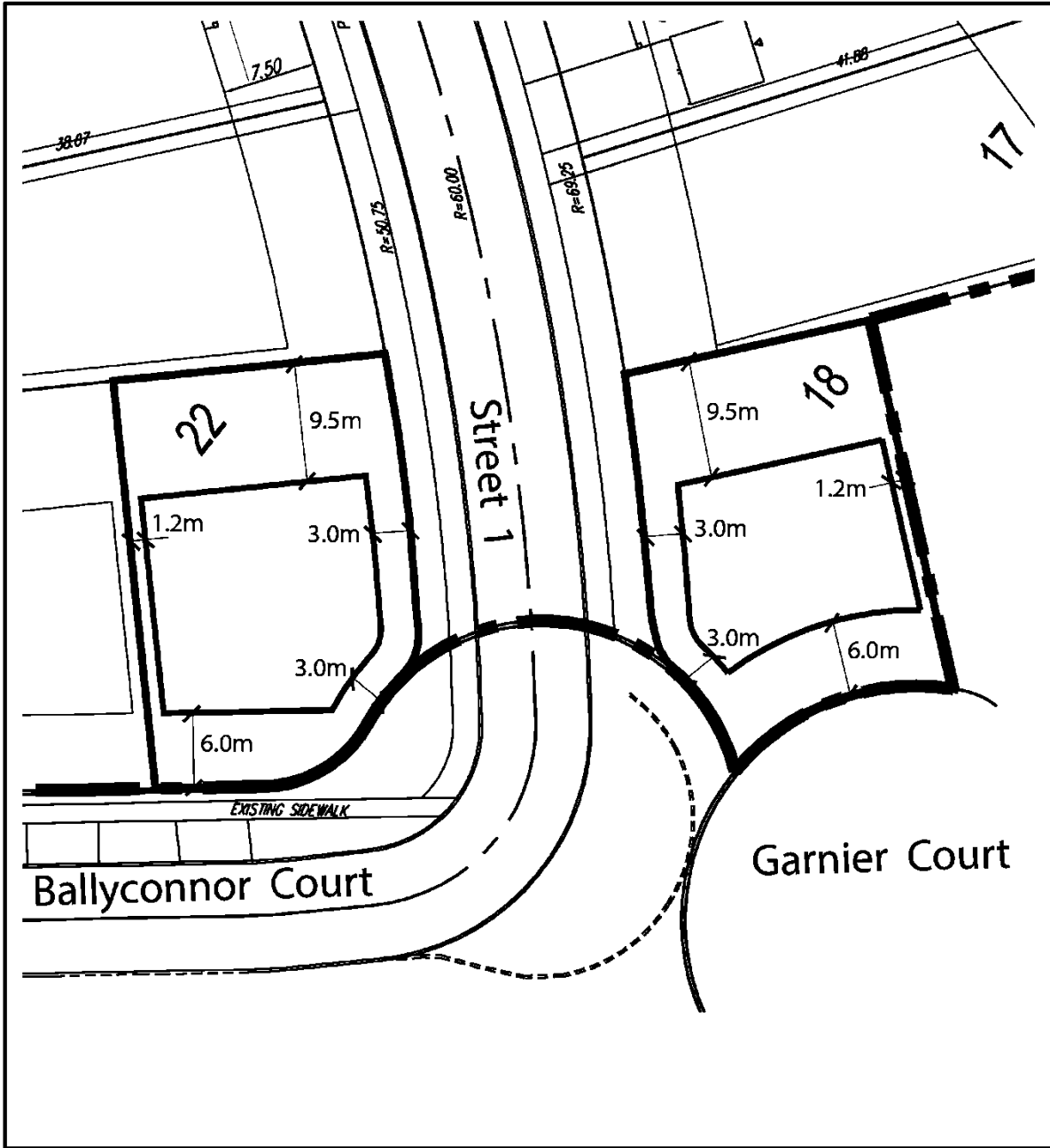
Schedule R3(23)

Applicant's submitted drawing

File # 14 145467 NNY 24 OZ & 14 145521 NNY 24 SB

Date: 05/04/2016
Approved by: M.C.

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Not to Scale



Schedule 3

Block A, R.P. M-1724, City of Toronto
Schaeffer Dzaldov Bennett Ltd.

File # 14 145467 NNY 24 OZ & 14 145521 NNY 24 SB

Date: 05/03/2016
Approved by: M.C.

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