

Authority: North York Community Council Item NY27.1, adopted as amended, by City of Toronto Council on January 31 and February 1, 2018

CITY OF TORONTO

BY-LAW 165-2018

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known as 36 and 37 Jane Osler Boulevard and 42 and 44 Cartwright Avenue.

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 7625 of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.14 of By-law 7625 is amended by adding the following subsection:

64.14 (12) R5 (12)

EXCEPTION REGULATIONS

(a) Permitted Uses

Single detached dwellings and uses accessory thereto shall be permitted.

(b) Dwelling Units

- (i) A maximum of 8 single detached dwelling units will be permitted on the lands shown on Schedule 1; and
- (ii) There shall be one single family dwelling per lot on the registered plan of subdivision.

(c) Lot Frontage and Lot Area

The minimum lot frontage and lot area shall be as listed below, for each lot as shown on R5 (12):

Lot Number	Lot Frontage (metres)	Lot Area (square metres)
1	11.2	396.3
2	11.3	359.4
3	11.6	369.6

Lot Number	Lot Frontage (metres)	Lot Area (square metres)
4	16.3	360.5
5	16.6	583.3
6	10.2	505.4
7	11.2	423.5
8	11.8	435.2

(d) Front Yard Setback

The minimum front yard setbacks shall be shown on Schedule R5 (12).

(e) Side Yard Setbacks

The minimum side yard setbacks shall be shown on Schedule R5 (12).

(f) Rear Yard Setbacks

The minimum rear yard setbacks shall be as shown on Schedule R5 (12).

(g) Lot Coverage

The maximum lot coverage for Lots shall be shown on Schedule R5 (12).

(h) Building Height

The maximum building height shall be 2 storeys and maximum heights shown on Schedule R5 (12).

(i) Building Length

The maximum building length is 23 metres.

(j) Front Yard Soft Landscape

A minimum of 63 percent of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.

(k) Encroachments

A porch, deck, exterior stairs, balcony, portico, cantilevered bay, bow, box, or dormer windows or similar structure, roof overhang, eave or roof of dormer window, chimney, pilaster and projecting columns may encroach into the required front yard setback and rear yard setback a maximum of 3 metres.

(1) 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. 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 February 12, 2018.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



Schedule 1

Part of Lots 19, 20, 21 and 22 Registered Plan 3155, City of Toronto

File # 12 144920 NNY 15 OZ & 12 144928 NNY 15 SB

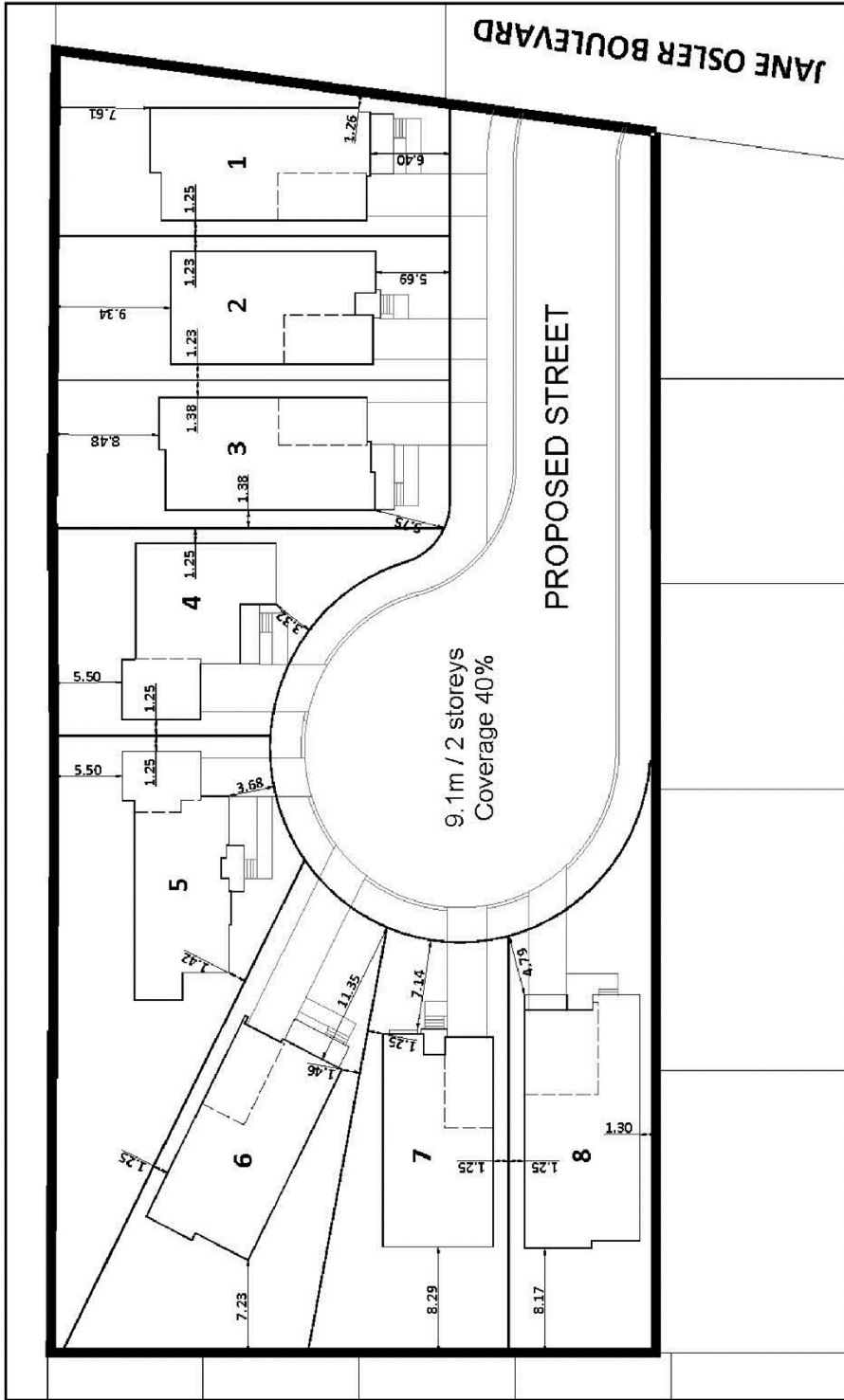
J.D Barnes Limited

Date: 12/18/2017

Approved by: V.C



Not to Scale



Schedule R5(12)

From Applicant's Drawing

File # 12 144920 NNY 15 0Z & 12 144928 NNY 15 SB

Date: 01/29/2018
 Approved by: V.C



Not to Scale