

Authority: North York Community Council Item NY23.7, as adopted by City of Toronto Council on July 4, 5, 6 and 7, 2017

## CITY OF TORONTO

### BY-LAW 1299-2018

**To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2017 as 12, 14 and 16 Dervock Crescent.**

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, as amended, are further amended in accordance with Schedule 1 of this By-law.
2. Section 64.19 of By-law 7625 of the former City of North York, as amended, is further amended by adding the following new subsection:

**"64.19(29) RM4(29)**

#### DEFINITIONS

For the purposes of this exception, "**multiple attached dwellings**" shall mean a building containing more than four (4) dwelling units, each unit having access from both an internal corridor system and/or directly from the outside or any combination thereof.

#### PERMITTED USES

- (a) For the lands outlined by heavy lines on Schedule 1 of this By-law, the only permitted uses shall be **multiple attached dwellings**;

#### EXCEPTION REGULATIONS

- (b) A maximum of 24 **dwelling units** shall be permitted;
- (c) The maximum **gross floor area** shall be 2,470 square metres;
- (d) The maximum **lot coverage** shall be 51 percent;
- (e) The maximum **building height** shall not exceed the vertical distance between **established grade** to the bottom of the rooftop terraces at 11.5 metres and to the top of the rooftop terraces at 14 metres. The building shall not be greater than 4 storeys above **established grade**. Mechanical equipment shall not be included in calculating the height of the **building**;

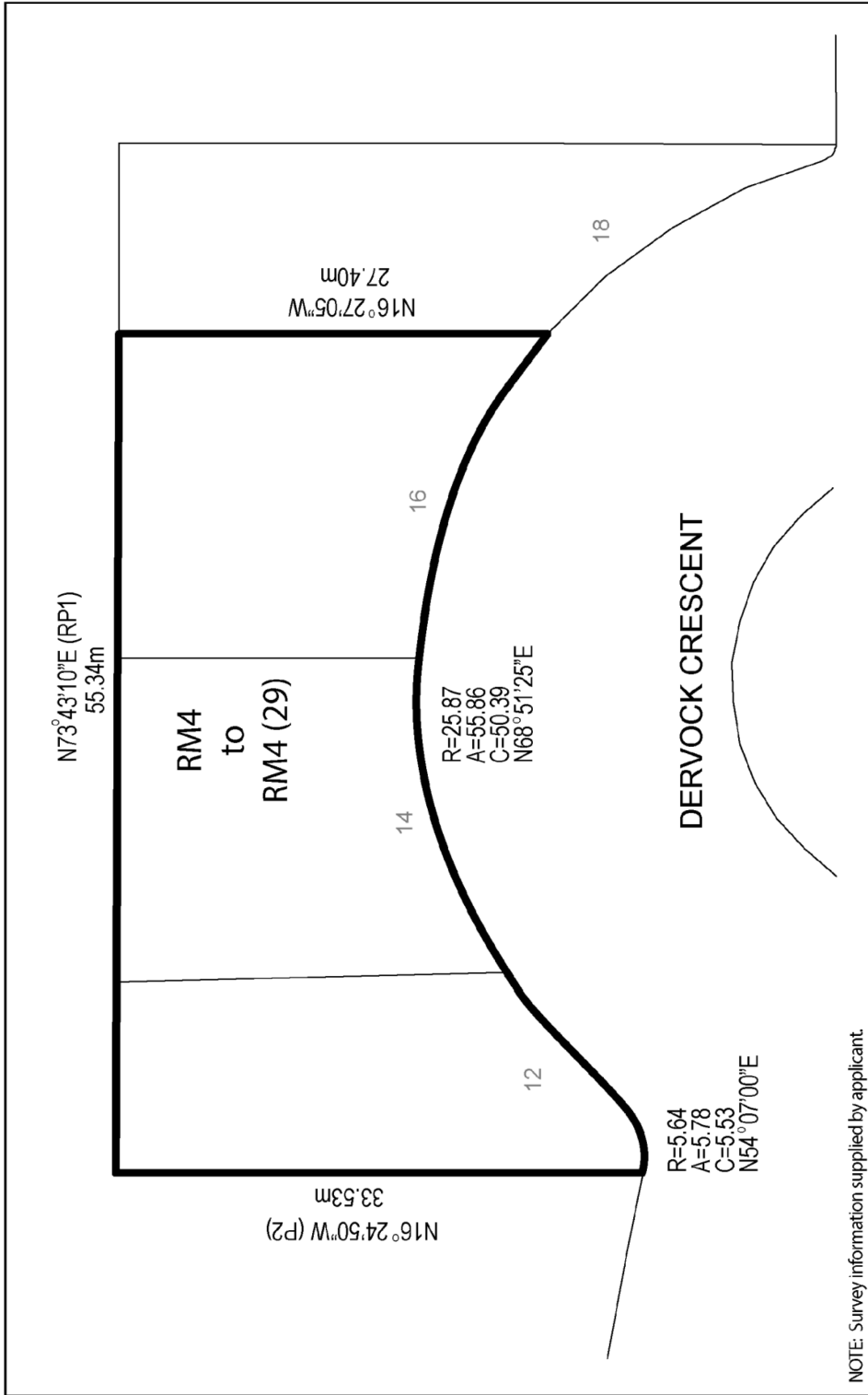
- (f) The minimum **yard** setbacks shall be as shown on Schedule 2 of this By-law;
  - (g) The provisions of Section 16 and 19 shall not apply;
  - (h) For a **multiple attached dwelling**, 21 **parking spaces** and 3 visitor **parking spaces** shall be provided;
  - (i) A minimum of 19 **bicycle parking spaces** shall be provided;
  - (j) A minimum of 37 percent of the **lot** must be landscaping;
  - (k) No portion of any **building** or structure erected and used above **established grade** shall be located otherwise than wholly within the **building** envelope shown on Schedule 2 to this By-law with the exception of canopies, lights, stairs and architectural features which may project beyond the **building** envelope by not more than 0.3 metres;
  - (l) 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 outlined by heavy lines on Schedule 1 of this By-law; and
  - (m) 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 64.19 of former City of North York By-law 7625, as amended, is further amended by adding Schedule 1 and 2 attached to this By-law.

Enacted and passed on July 27, 2018.

Glenn De Baeremaeker,  
Deputy Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



NOTE: Survey information supplied by applicant.



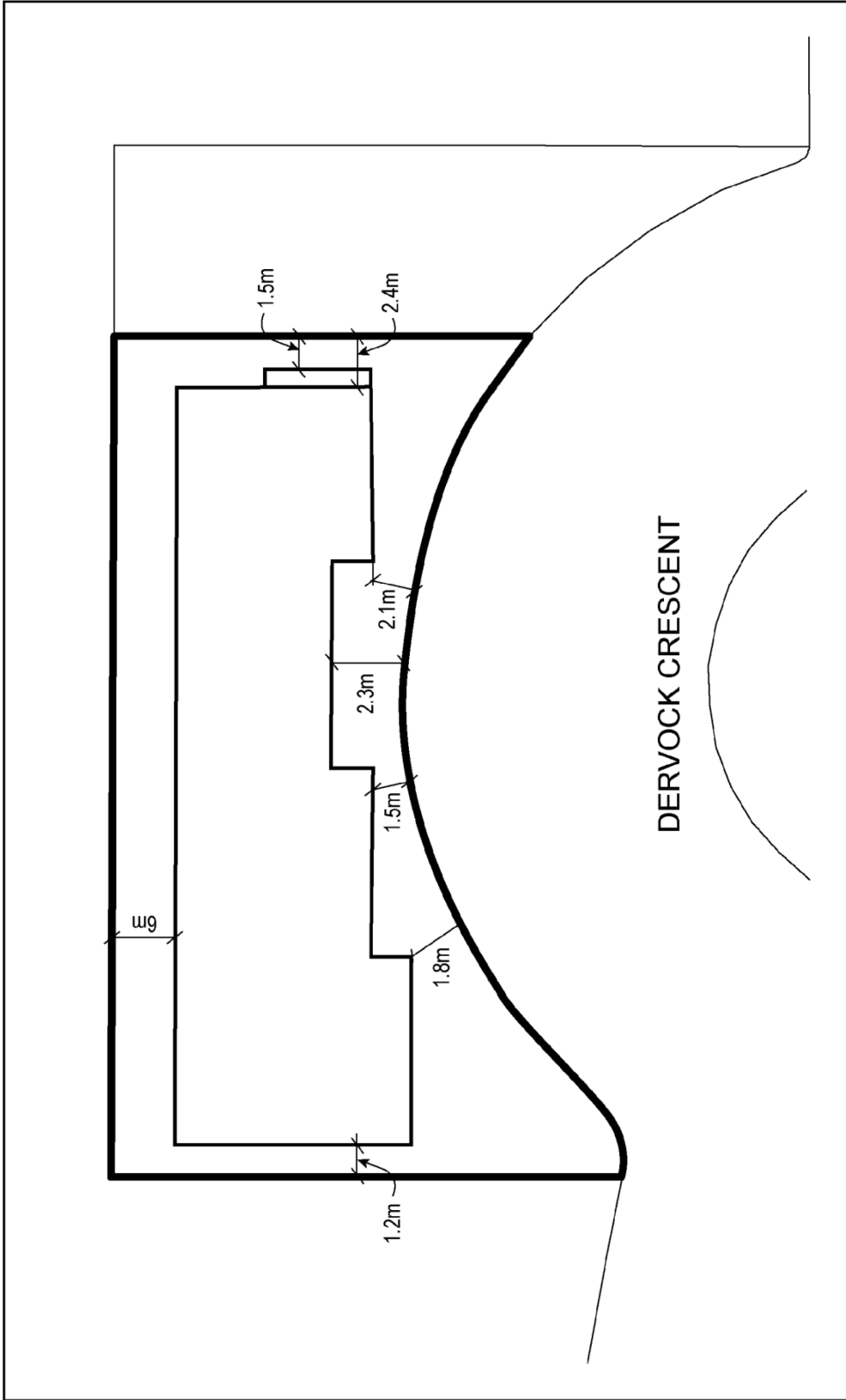
### Schedule 1

Part of Lot 15 Concession 2 East of Yonge Street, City of Toronto  
*R. Avis Surveying Inc.*  
 Date: 05/04/2017  
 Approved by: J.C.

File # 15 230582 NNY 24 02



Not to Scale



Schedule 2

From Applicant's Drawing

File # 15 230582 NNY 24 OZ

Date: 07/19/2018  
Approved by: J.C.



Not to Scale