

Authority: Local Planning Appeal Tribunal Decision and Order issued on November 21, 2018 in Ontario Municipal Board Case PL170188 and File PL170188

## **CITY OF TORONTO**

### **BY-LAW 1351-2018(LPAT)**

**To amend the former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known as 21 and 23 Franklin Avenue.**

Whereas the Local Planning Appeal Tribunal, by its Decision and Order issued on November 21, 2018 in former Ontario Municipal Board Case PL170188 and File PL170188, approved amendments to former City of North York Zoning By-Law 7625, with respect to the lands known municipally as 21 and 23 Franklin Avenue; and

Whereas the Local Planning Appeal Tribunal has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to approve this By-law;

The Local Planning Appeal Tribunal Orders:

1. Schedules "B" and "C" of By-law 7625 of the former City of North York are amended in accordance with Schedule 1 attached to this By-law.
2. Section 64.13 of By-law 7625 of the former City of North York is amended by adding the following subsection:

**64.13(123) R4(123)**

#### **EXCEPTION REGULATIONS**

##### **LOT AREA**

- (a) The minimum lot area shall be 155 square metres.

##### **LOT FRONTAGE**

- (b) The minimum lot frontage shall be 6.75 metres.

##### **LOT COVERAGE**

- (c) The maximum lot coverage shall be 40 percent.

##### **BUILDING HEIGHT**

- (d) The maximum building height shall be 9.1 metres and 3 storeys.

**YARD SETBACKS**

- (e) The minimum yard setbacks for buildings and structures shall be as shown on Schedule "R4(123)".

**FRONT YARD LANDSCAPING**

- (f) A minimum of 45 percent of the front yard shall be maintained by landscaping.

**FRONT YARD SOFT LANDSCAPING**

- (g) A minimum of 60 percent of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.

**DRIVEWAY WIDTH**

- (h) A minimum driveway width of 3.2 metres is required per dwelling.

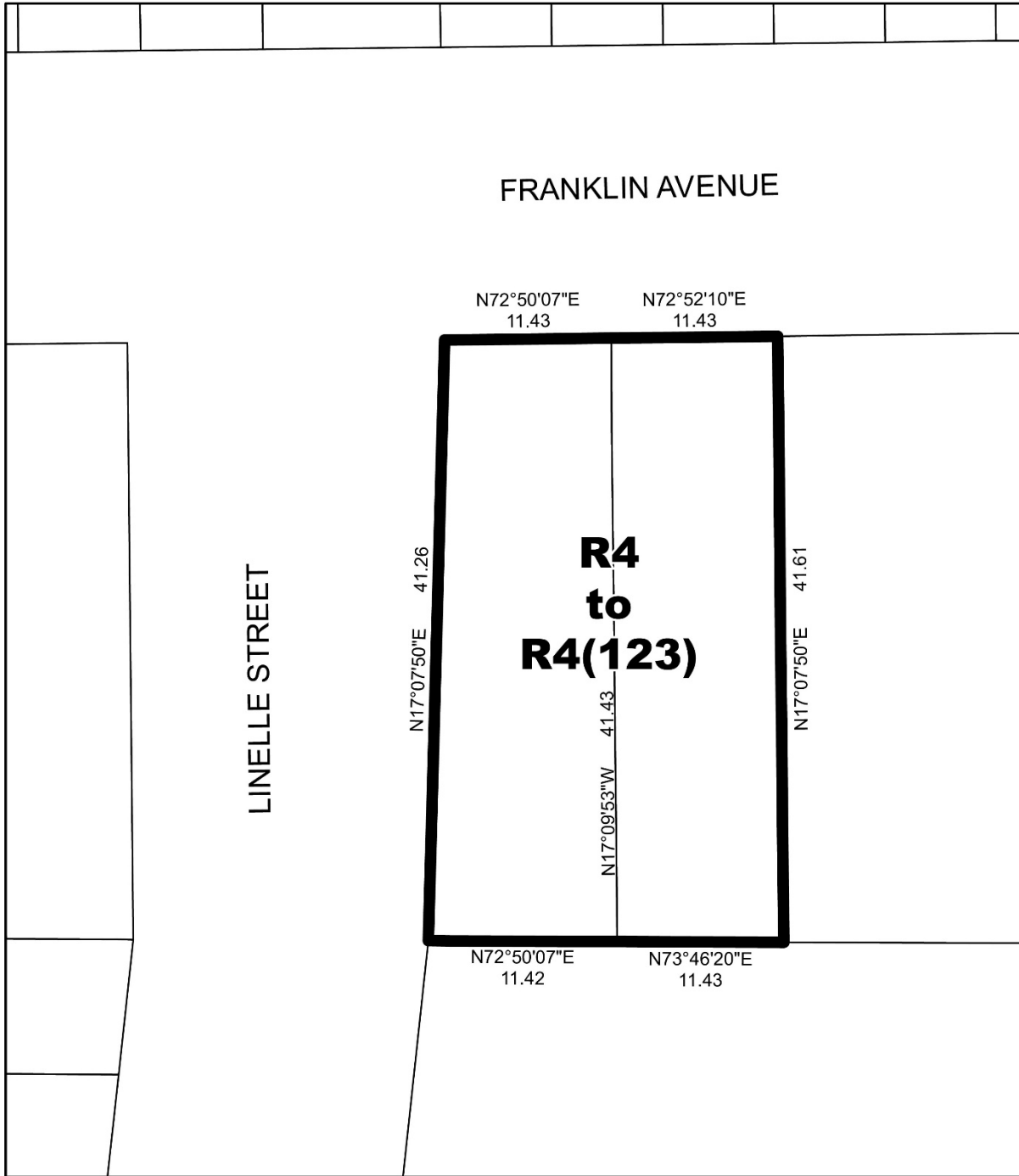
**LENGTH OF DWELLING**

- (i) A maximum length of a dwelling shall be 12.3 metres.
- (j) Exclusions:
- a. Any patios, porches or decks;
  - b. Any exterior stairs projecting 1.2 metres or less beyond the flankage wall of the building;
  - c. Any exterior stairs projecting 1.4 metres or less beyond a porch in the front yard of the building; and
  - d. Any canopies projecting 1.4 metres or less beyond the front wall of the building.

3. Section 64.13 of By-law 7625 of the former City of North York is amended by adding Schedule R4(123), attached to this by-law.

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Schedule 1



Schedule R4 (123)

