

Authority: Local Planning Appeal Tribunal (formerly the Ontario Municipal Board) Order issued June 18, 2019 and January 25, 2016 in Board File No. PL150527

CITY OF TORONTO

BY-LAW 1088-2019(LPAT)

To amend Zoning By-law 7625 of the former City of North York, as amended, with respect to certain lands municipally known as 2 Wilket Road.

Whereas the Local Planning Appeal Tribunal, pursuant to its Order issued June 18, 2019 and January 25, 2016 in Board File PL150527 upon hearing the appeal of the owner, under Section 34(11) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, deems it advisable to amend former City of North York Zoning By-law 7625, as amended;

The Local Planning Appeal Tribunal Orders:

1. Schedules "B" and "C" of the By-law 7625 of the former City of North York, as amended, are hereby further amended in accordance with Schedule 1 of this By-law.
2. Section 64.16 of By-law 7625 of the former City of North York is amended by adding the following subsection:

Section 64.16 (102) RM1 (102)

DEFINITIONS

- a) For the purposes of this exception, "*established grade*" for the purpose of establishing height shall mean the geodetic elevation of 159.25 metres.

GENERAL PROVISIONS

- b) Permitted Projections Into Minimum Yard Setbacks:

Notwithstanding Section 6(9), bay windows shall be permitted to project into the minimum front yard setback not more than 0.8 metres.

PARKING AND LOADING REGULATIONS

- c) Parking Requirements:

A minimum of 2 parking spaces per dwelling unit shall be provided in a detached garage.

- d) Notwithstanding Section 6A(3)(a)(i), the minimum width of a parking space shall be 2.6 metres.
- e) Visitor Parking:

A minimum of 1 visitor parking space shall be provided.

PERMITTED USES

- f) The only permitted uses shall be multiple attached dwellings.

EXCEPTION REGULATIONS

MAXIMUM NUMBER OF DWELLING UNITS

- g) The maximum number of dwelling units shall be 7.
- h) The minimum unit width shall be as shown on Schedule 2.

LOT AREA

- i) The minimum lot area shall be 1,988 square metres.

LOT COVERAGE

- j) The maximum permitted lot coverage shall be 44 percent.
- k) Notwithstanding Section 6(23) (a)(ii)(C), accessory garages shall be permitted to a maximum lot coverage of 13.5 percent.

YARD SETBACKS

- l) The minimum yard setbacks and distances will be as shown on Schedule 2 of this By-law.

BUILDING HEIGHT

- m) The building height shall not exceed 10.8 metres and 3 storeys.
- n) The height of the garage shall not exceed 4.5 metres from the established grade.

DWELLING LENGTH

- o) The maximum dwelling unit length shall not exceed that shown on Schedule 2.

GROSS FLOOR AREA

- p) A maximum gross floor area of 2,196 square metres shall be permitted.

LANDSCAPING

- q) Notwithstanding Section 15.8, a minimum of 1,100 square metres of landscaping

shall be provided, of which 560 square metres shall be soft landscaping. Landscape buffers shall be provided as set out on Schedule 2.

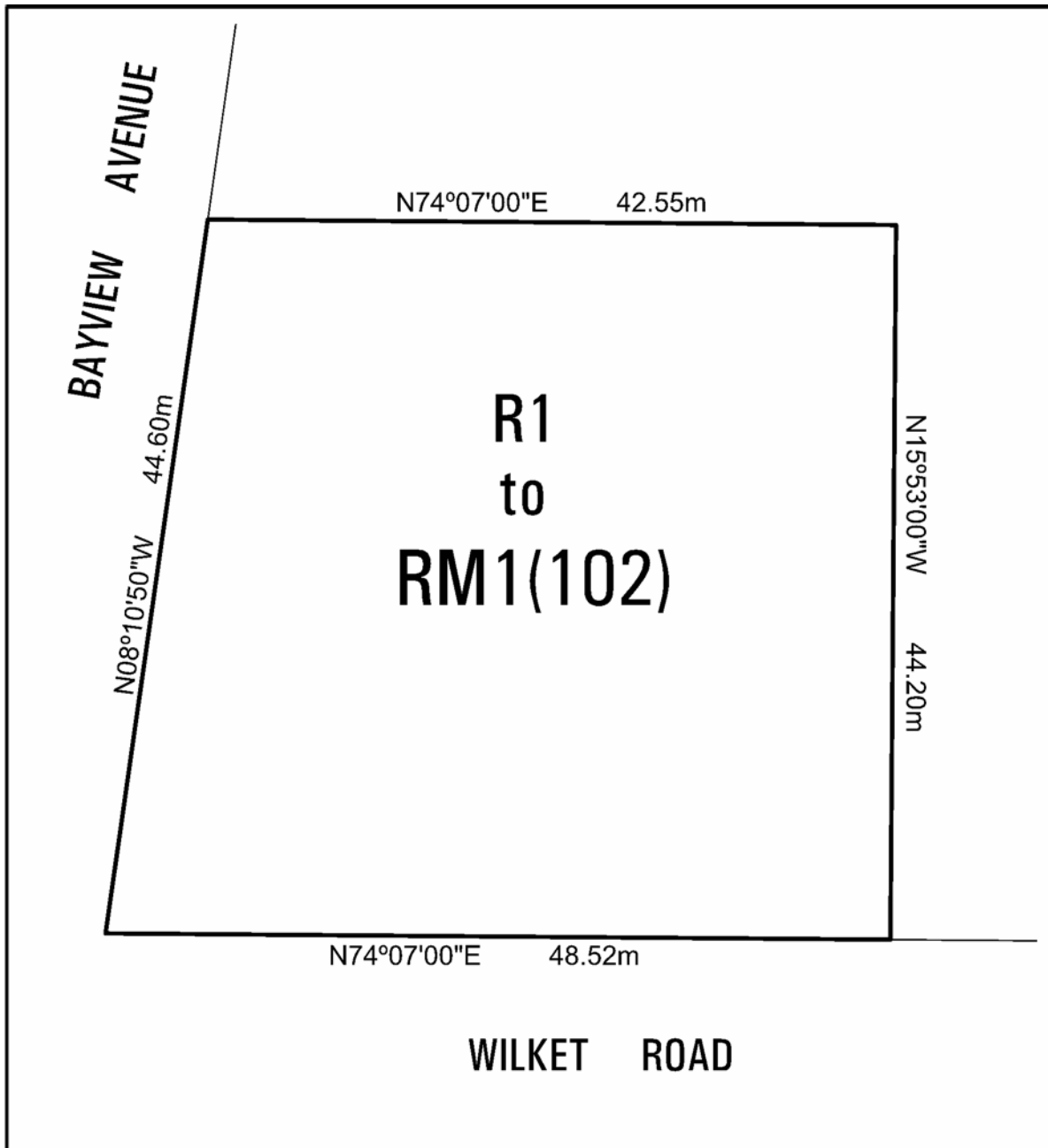
OTHER REGULATIONS

- r) The provisions of Section 16 of By-law 7625 shall not apply.
- s) 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.
- t) Except as provided herein, By-law No 7625 of the former City of North York shall continue to apply.

DIVISION OF LANDS

- u) Notwithstanding any future severance, partition or division of the lands shown on Schedule 1, the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.

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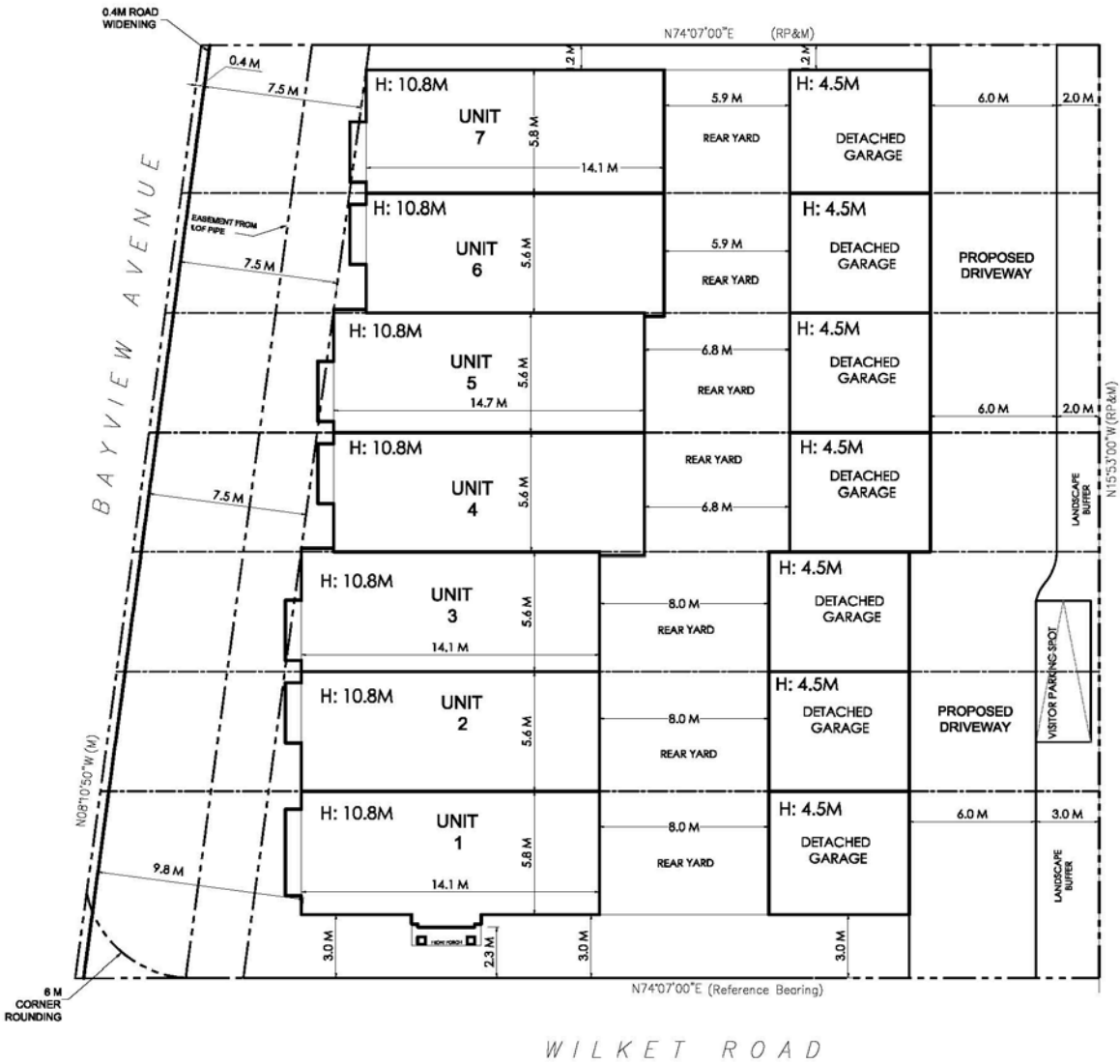
Schedule 1

Lots 1 Registered Plan 5382 and Part of Widening, registered Plan 50785078, City of Toronto
GTA Surveying Inc.

File # 14 187157 NNY 25 02

Date: 11/14/2016
Approved by: K.M.

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Not to Scale



Schedule 2

Lots 1 Registered Plan 5382 and Part of Widening, registered Plan 50785078, City of Toronto

File # 14 187157 NNY 25 0Z

GTA Surveying Inc.

Date: 11/14/2016

Approved by: K.M.



Not to Scale