

Authority: North York Community Council Item NY8.3,  
as adopted by City of Toronto Council on October 29 and  
30, 2019

## **CITY OF TORONTO**

### **BY-LAW 1783-2019**

**To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known as 1299 Don Mills Road.**

Whereas Council of the City of Toronto has the authority pursuant to 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 By-law 1783-2019.
2. Section 64.13 of By-law 7625 is amended by adding the following subsection:

#### **64.13 (121) R4(121)**

#### **DEFINITIONS**

- (a) For the purposes of this exception, "Permitted Projections" shall mean shall mean exterior stairways, roof overhangs and cornices, canopies, columns, chimneys, wheelchair ramps, balconies, lighting fixtures, awnings, ornamental elements, parapets, trellises, eaves, window sills, window washing equipment, guardrails, balustrades, safety railings, stairs, stair enclosures, bollards, wheel chair ramps, vents, fences, wind or privacy screens, landscape elements, terraces, decorative architectural features, bay windows, parking garage ramps and associated structures, retaining walls, heating, cooling or ventilating equipment, pilasters and sills, garbage enclosures, transformer, and porches and decks, either excavated or unexcavated, all of which shall be permitted to project into the minimum setbacks

#### **PERMITTED USES**

- (b) A maximum of one one-family detached Dwelling Units and accessory buildings incidental thereto are permitted on a lot.

#### **EXCEPTION REGULATIONS**

##### **Lot Frontage**

- (c) The minimum frontage of Lot 1 shall be 23.75 metres.

- (d) The minimum frontage of Lot 2 shall be 15.0 metres.
- (e) The minimum frontage of Lot 3 shall be 13.0 metres.
- (f) The minimum frontage of Lot 4 shall be 13.0 metres.

**Lot Width**

- (g) The minimum width of Lot 1 shall be 23.75 metres.
- (h) The minimum width of Lot 2 shall be 15.0 metres.
- (i) The minimum width of Lot 3 shall be 13.0 metres.
- (j) The minimum width of Lot 4 shall be 13.0 metres.

**Lot Area**

- (k) The minimum area of Lot 1 shall be 550 square metres.
- (l) The minimum area of Lot 2 shall be 475 square metres.
- (m) The minimum area of Lot 3 shall be 550 square metres.
- (n) The minimum area of Lot 4 shall be 475 square metres.

**Yard Setbacks**

- (o) Above finished ground level, and subject to Permitted Projections, the minimum yard setbacks shall be as shown on Schedule R4(121) attached to By-law 1783-2019.

**Lot Coverage**

- (p) The maximum coverage of Lot 1 shall be 25 percent.
- (q) The maximum coverage of Lot 2 shall be 35 percent.
- (r) The maximum coverage of Lot 3 shall be 30 percent.
- (s) The maximum coverage of Lot 4 shall be 33 percent.

**Landscaping**

- (t) A minimum of 60 percent of the front yard of Lot 1 shall be maintained as landscaping, of which 75 percent must be soft landscaping.

- (u) A minimum of 60 percent of the front yard of Lot 2 shall be maintained as landscaping, of which 75 percent must be soft landscaping.
- (v) A minimum of 55 percent of the front yard of Lot 3 shall be maintained as landscaping, of which 75 percent must be soft landscaping.
- (w) A minimum of 60 percent of the front yard of Lot 4 shall be maintained as landscaping, of which 75 percent must be soft landscaping.

**Length of Dwelling**

- (x) The maximum length of dwelling shall be 27.5 metres for a dwelling unit erected on Lot 1, excluding any Permitted Projections.
- (y) The maximum length of dwelling shall be 17.8 metres for a dwelling unit erected on Lot 3 excluding any Permitted Projections.
- (z) The maximum length of dwelling shall be 17.7 metres for a dwelling unit erected on Lot 4 excluding any Permitted Projections.

**Established Grade**

- (aa) The established Grade for Lot 1 shall be 133.56 metres.
- (bb) The established Grade for Lot 2 shall be 133.75 metres.
- (cc) The established Grade for Lot 3 shall be 133.41 metres.
- (dd) The established Grade for Lot 4 shall be 133.31 metres.

**Building Height**

- (ee) The maximum permitted height of any portion of a building or structure in metres shall be measured from the Established Grade for the Part and not exceed that shown on Schedule R4(121) attached to and forming part of By-law 1783-2019.

**Parking**

- (ff) A minimum of 1 parking space is required for each Dwelling Unit;
- (gg) The maximum combined width of all vehicle entrances through the front wall or a side main wall of a residential building is 3.2 metres: and

**Front Lot Line**

- (hh) Notwithstanding Section 6(20) the Front Lot Line for Lot 1 will be the lot line adjacent to Don Mills Road.

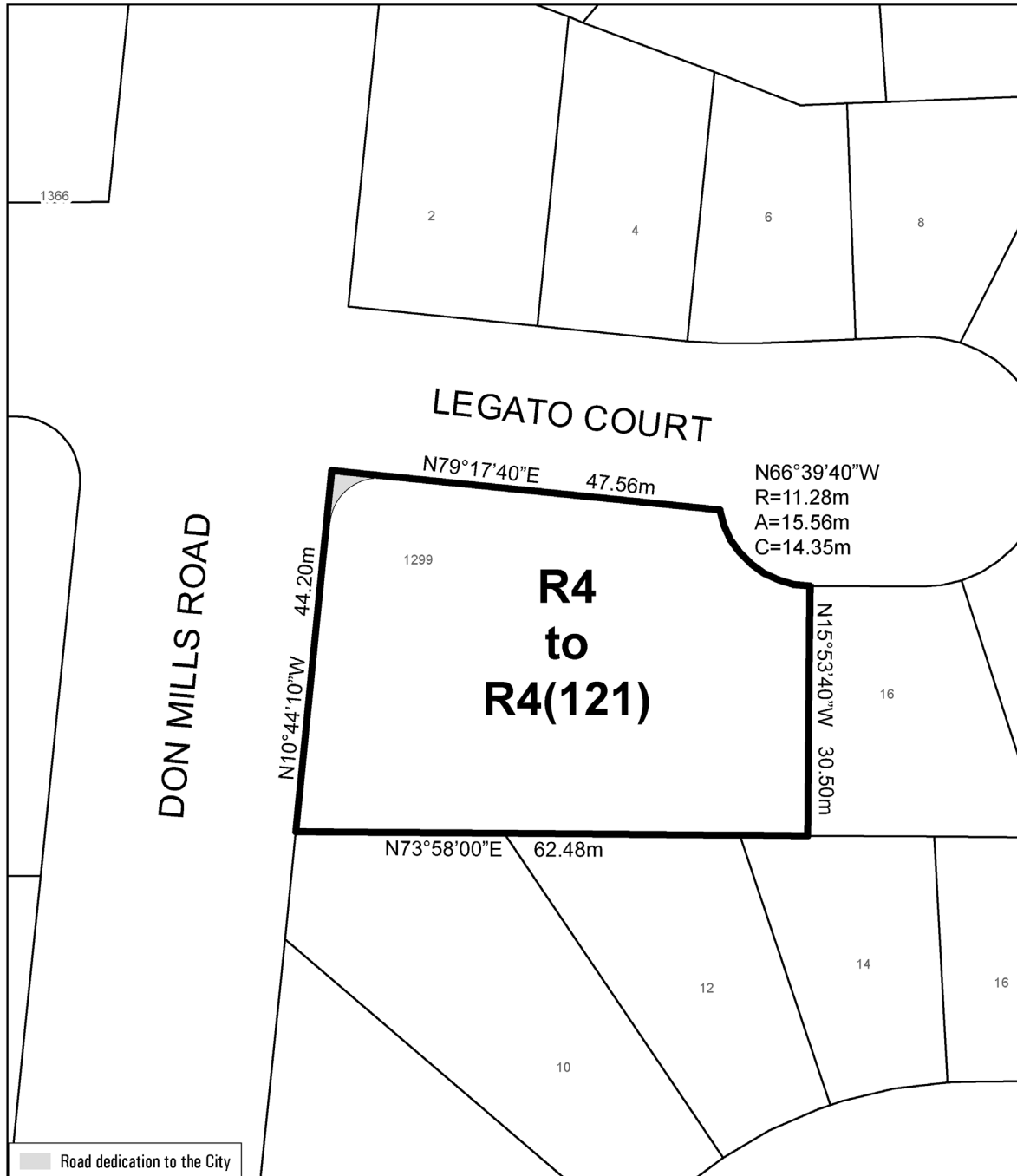
3. Within the lands shown on Schedule 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed 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.

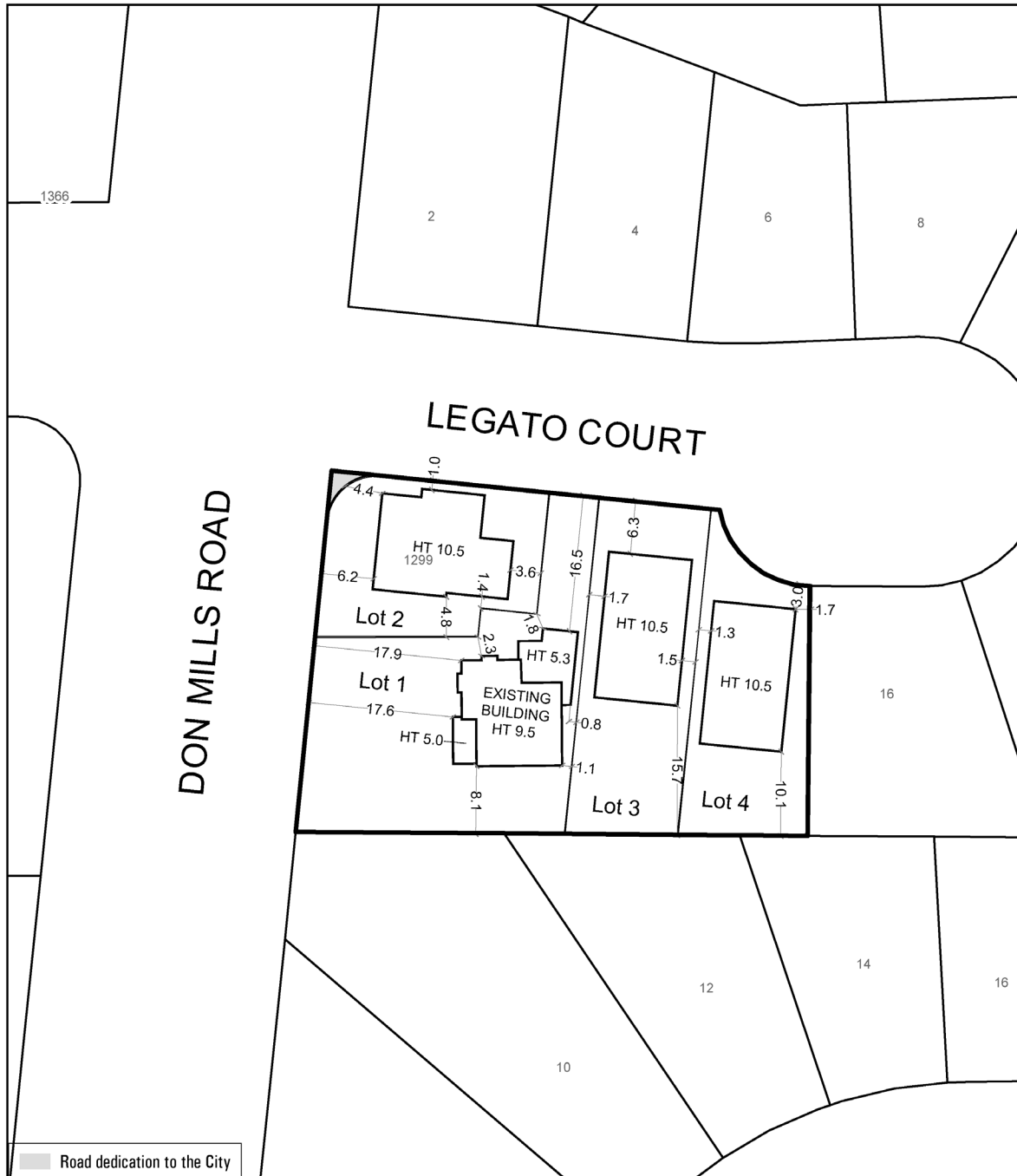
Enacted and passed on December 18, 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)





 **Toronto**  
 Schedule R4(121)

1299 Don Mills Road

File # 16 270499 NNY 34 0Z

  
 Not to Scale  
 7/31/2019