

Authority: North York Community Council Item NY6.2,
as adopted by City of Toronto Council on June 18 and
19, 2019

CITY OF TORONTO

BY-LAW 389-2020

To amend the former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2019 as 111 Wenderly Drive and 746 and 748 Marlee Avenue.

Whereas Council of the City of Toronto has the authority to 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 this By-law.
2. Section 64.16 of By-law 7625 is amended by adding the following subsection:

64.16 (120) RM1 (120)

DEFINITIONS

- (a) For the purpose of this exception, "established grade" for the purpose of establishing the permitted height shall mean the geodetic elevation of 178.58 metres.

PERMITTED USES

- (b) The permitted uses shall include multiple attached dwellings.

EXCEPTION REGULATIONS

MULTIPLE ATTACHED DWELLINGS

- (c) A maximum of ten (10) multiple attached dwellings are permitted.
- (d) Ten (10) multiple attached dwellings shall front onto Marlee Avenue.
- (e) A multiple attached dwelling shall have a minimum width of 4.2 metres.

LOT AREA

- (f) The minimum lot area shall be 100 square metres per dwelling unit.

GROSS LOT COVERAGE

- (g) Maximum all buildings 45 percent.

NET LOT COVERAGE

- (h) Maximum all buildings 50 percent.

BUILDING HEIGHT

- (i) The building heights shall not exceed the maximum heights in metres specified on Schedule RM1(120).
- (j) Despite (i) above, the following building elements and structures are permitted to extend above the maximum heights in metres as follows:
- (i) Mechanical Penthouse/Stair Access Enclosure – maximum 2.0 metres.

YARD SETBACKS AND DISTANCE BETWEEN BUILDINGS

- (k) The minimum yard setbacks shall be as set out in Schedule RM1(120).
- (l) Despite (k) above, the following building elements and structures are permitted to encroach into the required building setbacks shown on Schedule RM1(120) to a maximum of 1.2 metres as follows:
- (i) Bay windows;
 - (ii) Architectural banding;
 - (iii) Canopies;
 - (iv) Stairs and Landings, and
 - (v) Other ornamental elements.
- (m) A 0.0 metre setback to corner roundings and road widenings for projections identified in (j) and (l) is permitted.

LANDSCAPING

- (n) A minimum of 60 percent of the required front yard landscaping must be soft landscaping.

PARKING

- (o) A minimum of two parking spaces per dwelling unit in a tandem arrangement shall be provided for residential use.
- (p) Visitor parking spaces are not required for the lot.
- (q) Parking spaces shall have access to a street by means of a private driveway from Wenderly Drive.

OTHER REGULATIONS

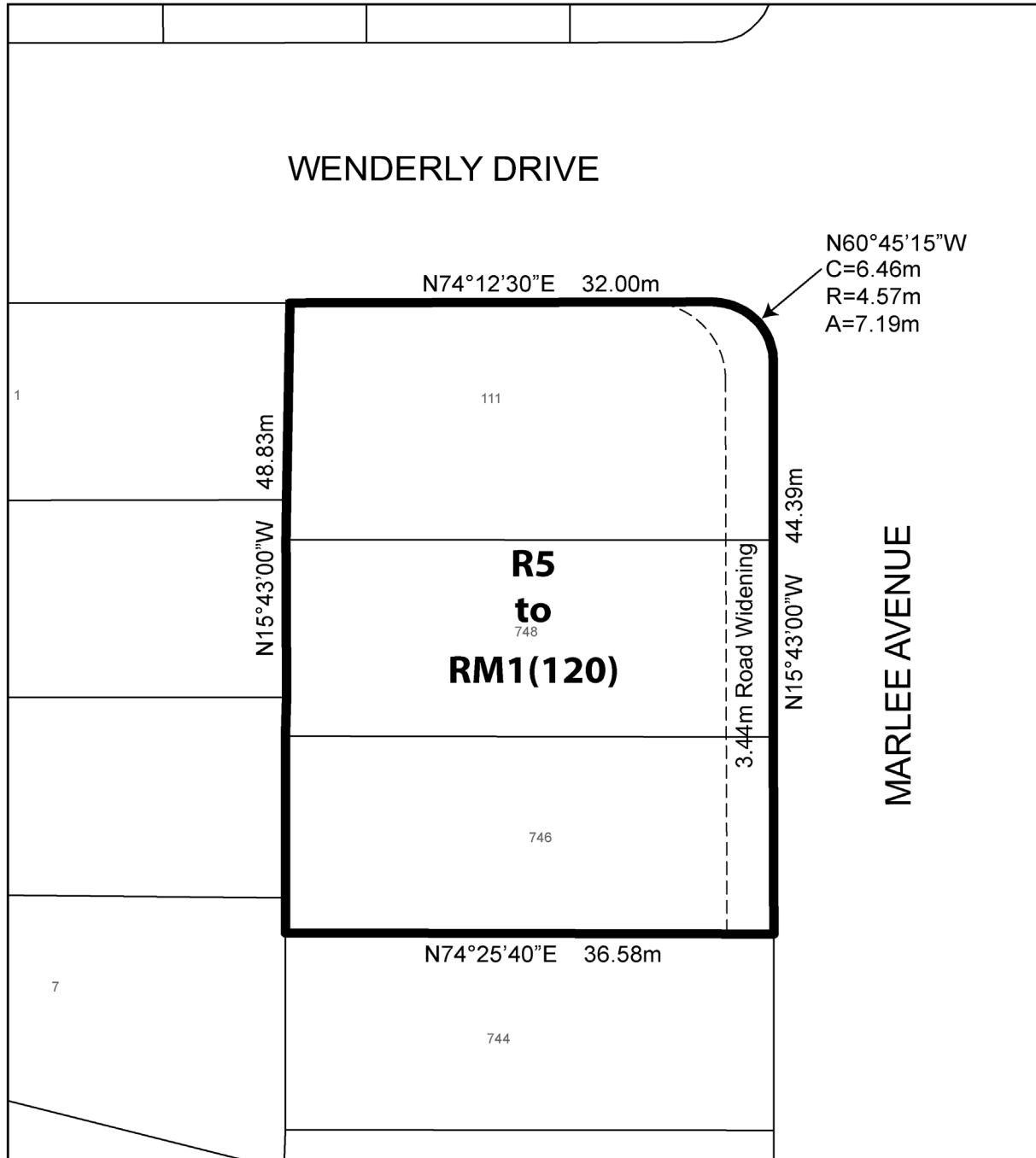
- (r) The provisions of Sections 6A(2), 6(9), 6(24), 15.8(a)(f)(i), 16.2.2, 16.2.3, 16.2.4, 16.2.6 and 16.3.2 of By-law 7625, as amended, shall not apply.
 - (s) Notwithstanding any future severance, partition or division of the lands shown on Schedule RM1(120), the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.
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.
4. Section 64.16 of By-law 7625 is amended by adding Schedule RM1(120) attached to this By-law.

Enacted and passed on May 28, 2020.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

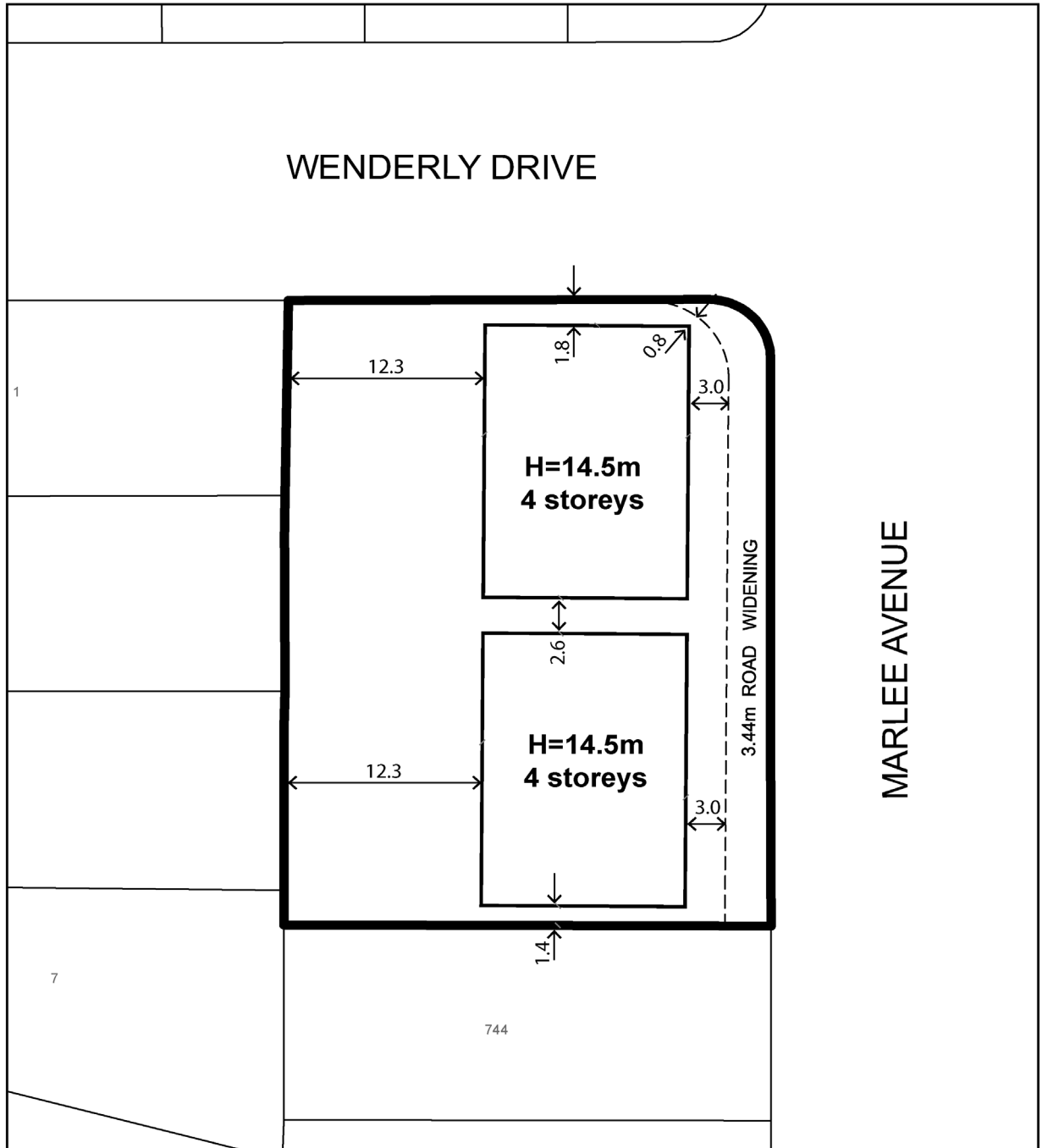
(Seal of the City)



 **TORONTO**
Schedule 1

**111 Wenderly Drive,
746 and 748 Marlee Avenue**

File # 15 190379 NNY 15 02



 **TORONTO**
Schedule RM1(120)

**111 Wenderly Drive,
746 and 748 Marlee Avenue**

File # 15 190379 NNY 15 0Z