

**3052 Bayview Avenue and 351 McKee Avenue – Zoning By-law Amendment Application – Final Report**

<b>Date:</b>	July 22, 2014
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 23 – Willowdale
<b>Reference Number:</b>	13 163706 NNY 23 OZ

**SUMMARY**

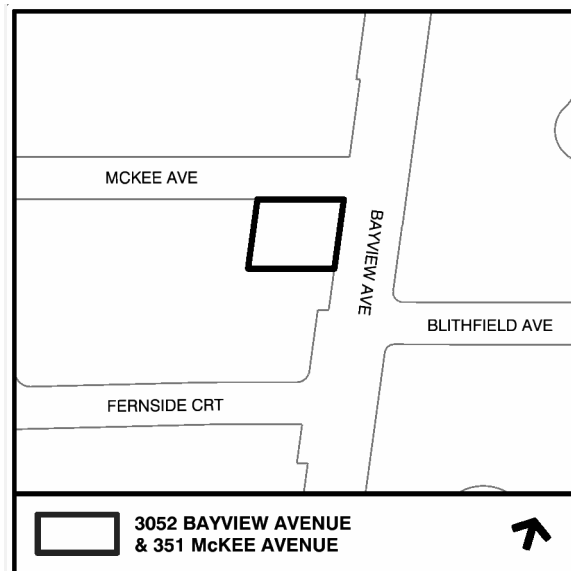
This application proposes six 3-storey townhouses facing Bayview Avenue and one single detached dwelling fronting on McKee Avenue, with vehicular access from McKee Avenue, at 3052 Bayview Avenue and 351 McKee Avenue.

This report reviews and recommends approval of the application to amend the Zoning By-law.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend Zoning By-law 7625, for the lands at 3052 Bayview Avenue and 351 McKee Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to report dated July 22, 2014.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to draft Zoning By-law Amendment as may be required.



## **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant is proposing a 6-unit, 3-storey (11.95m) townhouse project fronting onto Bayview Avenue and a 2-storey (8.8m) single detached dwelling (transition house) fronting onto McKee Avenue. The transition house will be situated between the proposed townhouses and the existing single detached dwelling at 349 McKee Avenue.

The townhouses range in gross floor area from 245m<sup>2</sup> (2,600ft<sup>2</sup>) to 260m<sup>2</sup> (2,800ft<sup>2</sup>). The single detached dwelling is proposed at 353.0m<sup>2</sup> (3,800ft<sup>2</sup>) in gross floor area. The total overall gross floor area for the site would be 1,868.0m<sup>2</sup>, which results in a proposed density of 1.37 times the area of the entire site. Vehicular access to the townhouses would be from a common driveway from McKee Avenue. Each townhouse unit would have one parking space in an integral single-car garage and a second parking space in an exclusive-use driveway, for a total of 12 parking spaces. Vehicular access to the single detached dwelling would also be from McKee Avenue. The applicant is proposing a two-car garage with a driveway that tapers to approximately 3.1m in width at the front lot line. Additional site statistics can be found in Attachment 4: Application Data Sheet.

### **Site and Surrounding Area**

The subject property is composed of two individual properties, both with an existing single detached dwelling. The development parcel has a net area of approximately 1,362m<sup>2</sup>. It is located on the southwest corner of Bayview Avenue and McKee Avenue. The property has frontage of approximately 33.5 metres on Bayview Avenue and 41.0 metres on McKee Avenue. The site slopes downward slightly toward Bayview Avenue.

Land uses surrounding the site are as follows:

*North:* Single detached dwellings and a synagogue on Bayview Avenue.

*South:* Single detached dwellings and townhouses on Bayview Avenue.

*East:* Single detached dwellings on Bayview Avenue.

*West:* Single detached dwellings on McKee Avenue.

### **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision

of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

City Council's planning decisions are required by the *Planning Act*, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The subject lands are designated *Neighbourhoods* in the Official Plan (Map 16). According to Policy, 4.1.1 *Neighbourhoods* are considered physically stable areas made of broad residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys.

The Official Plan establishes development criteria which, among other matters, require development to: provide an attractive, comfortable and safe pedestrian environment; have access to schools, parks, community centres, libraries and childcare; take advantage of nearby transit services; and provide good site access and circulation and an adequate supply of parking for residents and visitors.

Other relevant policies of the Official Plan include Policy 4.1.5 which states:

Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes.

Policy 4.1.7 is also relevant. It states:

Proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged by the policies of this Plan. Where a more intense form of residential development than that permitted by existing zoning on a major street in a *Neighbourhood* is proposed, the application will be reviewed in accordance with Policy 5, having regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*.

## **Infill Townhouse Guidelines**

The Infill Townhouse Guidelines, adopted by Council in 2003, include criteria to ensure that low-rise infill townhouse developments are accessible from the public street and are designed to provide a suitable transition in scale, mass and setbacks to adjacent lower scale buildings.

## **Bayview Avenue Area Study**

The Bayview Avenue Area Study, adopted by Council in 2007, provides a framework for the development of townhouses along Bayview Avenue and is to be read in conjunction with the Staff report for action – Final Report – 3052 Bayview Avenue and 351 McKee Avenue

relevant policies contained within the Official Plan and the Council approved Infill Townhouse Guidelines. The resulting guidelines are applicable to the west side of Bayview Avenue, from Hollywood Avenue to the south to Finch Avenue East to the north, including this site. The general objective of the Bayview Avenue Area Study is to provide development guidelines for appropriate lots fronting Bayview Avenue while minimizing the potential for adverse impact on the land use characteristics of the adjacent low density residential lands. The guidelines provide two scenarios for transition to the existing single detached houses fronting onto local streets in the interior of the neighbourhood. Transition Scenario 'A' requires a minimum 4.5 metre landscape strip at the rear of the property so that the adjacent neighbourhood is appropriately buffered from redevelopment along Bayview Avenue. In addition, a 33-degree angular plane, measured from the rear lot line, restricts the height of the townhouses to ensure compatibility. Transition Scenario 'B' Scenario 'B' introduces single family dwellings on separate lots, to provide a transition between the townhouse development on Bayview Avenue and the adjacent stable residential neighbourhood. The transitional houses will help to screen the adjacent low density dwellings from redevelopment, and reinforce the existing building patterns within the neighbourhood.

## **Zoning**

On May 9<sup>th</sup>, 2013, City Council enacted the new City-wide Zoning By-law No. 569-2013. This site is not subject to the new Zoning By-law.

Former City of North York Zoning By-law No. 7625 zones the property One-Family Detached Dwelling Third Density Zone (R3). This zoning permits single detached dwellings and accessory buildings incidental thereto.

## **Site Plan Control**

The proposal is subject to site plan control and an application in this regard has been submitted and is currently under review (File No. 13 163745 NNY 23 SA).

## **Reasons for Application**

An amendment to the Zoning By-law is required as the current zoning does not permit townhouse dwellings. A rezoning application is required to permit the proposed use and to develop the appropriate development standards for the proposal.

## **Community Consultation**

A Community Consultation meeting was held on September 17, 2013 to present the proposed development and obtain community feedback. Approximately 17 members of the community were in attendance. Following presentations from City staff and the applicant, a number of comments and issues were raised:

- Compliance with The Bayview Avenue Area Study, particularly with respect to height;
- The modern design of the dwellings is out of character with the area (flat roofs);
- The lack of dedicated visitor parking;
- The increase in density;
- The increase in traffic; and
- Concern with tree preservation.

Further correspondence during the review of this application raised additional issues including:

- The number of storeys;
- Pairing of units;
- The number of parking spaces;
- The amount of landscape open space;
- The windows are too large; and
- The location of the transformer.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement 2014 (PPS) includes policies to manage and direct land use to achieve efficient development and land use patterns. Municipal planning decisions are required to be “consistent with” the PPS. The PPS requires that a range of land uses be provided and that intensification and redevelopment opportunities are identified and promoted.

The PPS promotes intensification and redevelopment opportunities through a more compact building form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. The proposal is consistent with the PPS in this regard. The proposed land use and density provides a compact built form that supports an efficient use of land and existing transit infrastructure.

The proposal also conforms to the Growth Plan for the Greater Golden Horseshoe which states that population growth will be accommodated by directing new growth to the built up areas of the community through intensification. As this site is located in a built up area designated for growth in the City’s Official Plan, and the proposal is intensifying the use of land for housing, the proposal conforms to the Growth Plan.

### **Land Use**

The proposed project reflects the Official Plan’s objective to provide residential development that is compatible with adjacent uses while maximizing existing infrastructure, providing for an attractive, comfortable and safe pedestrian environment, and taking advantage of nearby transit and other public services.

### **Density, Height, Massing**

The building form of this proposal is guided by the Bayview Avenue Area Study and this development has regard for the study.

The study requires the height of any part of a residential building fronting Bayview Avenue (townhouses) will not exceed 3 storeys or 11 metres to the midpoint of the roof, whichever is the lesser. The height of the townhouses is 3 storeys and 11.95m, measured from the centreline of the street on Bayview Avenue to the top of the parapet. The centreline of the street is at a lower

elevation than the base of the building. If height is measured from the base of the building to the top of the parapet, it is 11.0 metres. The setback to the Bayview Avenue lot line is 3.0 metres and the setback to the McKee Avenue lot line is 2.7 metres, providing an appropriate relationship to the public realm. The interior units are paired to appear larger and to more closely resemble the pattern of Willowdale street frontages. All building elevations that are visible from the street are articulated by windows at an appropriate scale and a variety of durable materials. The townhouses are designed in a modern style similar to the Linea Bayview Townhomes to the south at the corner of Bayview Avenue and Hillcrest Avenue, which received an Award of Merit from the 2013 Toronto Urban Design Awards.

The Bayview Area Study presents two separate scenarios to buffer proposed townhouses on Bayview Avenue from existing single detached dwellings along the local streets. The applicant has chosen to use Transition Scenario 'B', which introduces a single detached dwelling on a separate lot, to provide as a physical transition between the townhouse development on Bayview Avenue and the adjacent stable residential neighbourhood. The transitional house will help to screen the existing adjacent low density dwellings from townhouses, and reinforce the existing setback patterns within the neighbourhood.

Pursuant to the study, the proposed single detached dwelling has a 12-metre frontage. The front yard setback is in line with the existing single detached dwelling to the west, which helps to maintain the existing front yard setback along the street and also preserves an existing tree in the front yard. The side yard setbacks vary, in order to align the house with the street on an angled lot. As a result, the west side yard (abutting the existing single detached dwelling) ranges from 1.1 metres to 2.7 metres. The rear setback is consistent with existing single detached dwellings in the neighbourhood. The detached dwelling is 2 storeys and 8.8 metres in height, measured from the centreline of the street on McKee Avenue to the midpoint of the peaked roof. Similarly, the existing single detached dwellings in the neighbourhood are subject to the same height restriction by By-law 7625. The proposed lot coverage is 32%.

The study illustrates the transition unit (single detached dwelling) to have a single, at-grade, integral garage to maximize the amount of soft landscaping on a narrower (12-metre) lot, providing for better integration with the adjacent neighbourhood. Since the transitional lot is reduced in scale, the resulting house, garage and driveway should also be reduced in scale, to lessen the impact on the streetscape. The applicant has proposed a double garage approximately 6.1 metres in width, which occupies over two-thirds of the front elevation. This report recommends a maximum width of 3.1 metres for both the driveway and garage, with the intent to permit a garage the width of a single-car garage.

The townhouses will require 220 square metres of landscaped area, 75% of which will be maintained as soft landscaping. The single detached dwelling will require 230 square metres of landscaped area, 72% of which will be maintained as soft landscaping. A dwelling with a single garage and a single driveway as recommended, will maximize landscaping on the narrower 12-metre lot, as compared to existing single detached dwellings in the area.

The single detached dwelling was originally designed with a flat roof to match the townhouses, but it was revised to have a peaked roof to address concerns from neighbours.

## **Access and Parking**

Vehicular access to the townhouses is proposed via a common driveway accessed from McKee Avenue that provides access to the individual attached garages. As Bayview Avenue continues to re-develop, Transportation staff will require the consolidation and elimination of existing driveways on Bayview Avenue, in favour of re-locating them to side streets. The single detached dwelling will also have a driveway on McKee Avenue.

Each dwelling unit will have 2 parking spaces. One space will be located in an integral garage and the second space will be located in a driveway in front of the garage. All spaces will comply with the minimum dimensions of a parking space. Dedicated visitor parking is not required for townhouses or single detached dwellings. The proposed parking supply is acceptable to Transportation Services staff.

## **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0 – 0.42 hectares of parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per the Harmonized Parkland Dedication By-law 1020-2010.

The applicant proposes to construct a townhouse development containing 6 units and 1 single family unit of 1,868m<sup>2</sup> GFA on a site of 1,362m<sup>2</sup>/0.1362ha. At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication would be 0.0093ha/93m<sup>2</sup> which equates to 7% of the site.

The applicant is required to satisfy the parkland dedication through a cash-in-lieu payment. The parkland dedication for the subject site is too small to be functional and is in close proximity to City owned Parkland. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit. This parkland payment is required under Section 42 of the Planning Act, and is required as a condition of the building permit application process.

## **Streetscape**

The applicant will be responsible for installing a new 1.7-metre wide side sidewalk along the Bayview Avenue frontage and a new sidewalk along the McKee Avenue frontage. The sidewalk on Bayview Avenue will be in the same location as the current sidewalk. Three new trees will be required to be planted along the Bayview Avenue frontage.

## **Site Plan Control**

The site plan will address streetscaping, landscaping, fencing and the articulation of the facade with high quality materials. The issues of the location of the transformer and garbage storage / collection will be addressed during the site plan process. A condition of site plan approval would require that if the transformer is located near the street, it would be appropriately screened by landscaping.

## **Environment**

A Tree Preservation Plan & Arborist Report was submitted with the application. The report identified 3 private trees that will need to be removed. Where tree planting of large growing

shade trees to replace trees on site at a replacement ratio of 3:1 is not possible, a cash-in-lieu payment in an amount equal to 120% of the cost of replanting and maintaining the trees for 2 years. Three new trees are proposed on the townhouse site. Two new trees are proposed on the site of the single detached dwelling. One tree is proposed to be removed from the City Road Allowance on Bayview Avenue. As previously noted, three new trees will be planted along Bayview Avenue.

### **Toronto Green Standard**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS.

Applicable TGS performance measures will be secured through the Site Plan Approval process including green roofing techniques to reduce the urban heat island effect; open-grid pavement; and, the incorporation of landscaped areas planted with native plants and/or water-efficient plants.

### **Conclusion**

The Draft Zoning By-law Amendment allows the proposed residential uses and implements development standards, such as heights, setbacks and coverage to regulate the proposed development. The proposal allows for appropriate and desirable residential development and has regard for the Bayview Avenue Area Study.

### **CONTACT**

Doug Stiles, Planner  
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Fax No. 416-395-7155  
E-mail: dstiles@toronto.ca

### **SIGNATURE**

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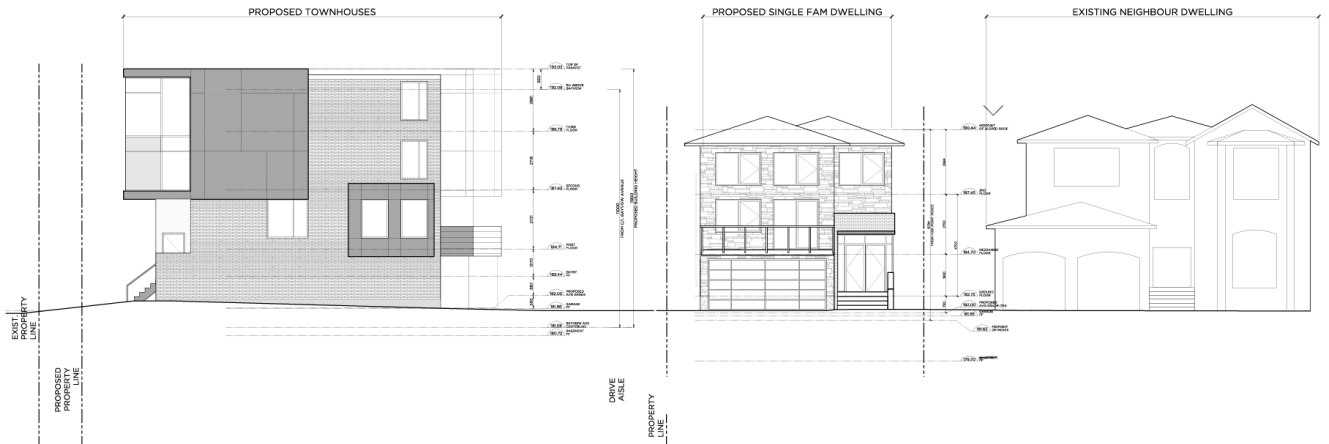
Allen Appleby, Director  
Community Planning, North York District

### **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet  
Attachment 5: Draft Zoning By-law Amendment



## Attachment 2: Elevations



North Elevations (McKee Avenue)



East Elevation (Bayview Avenue)

## Elevations

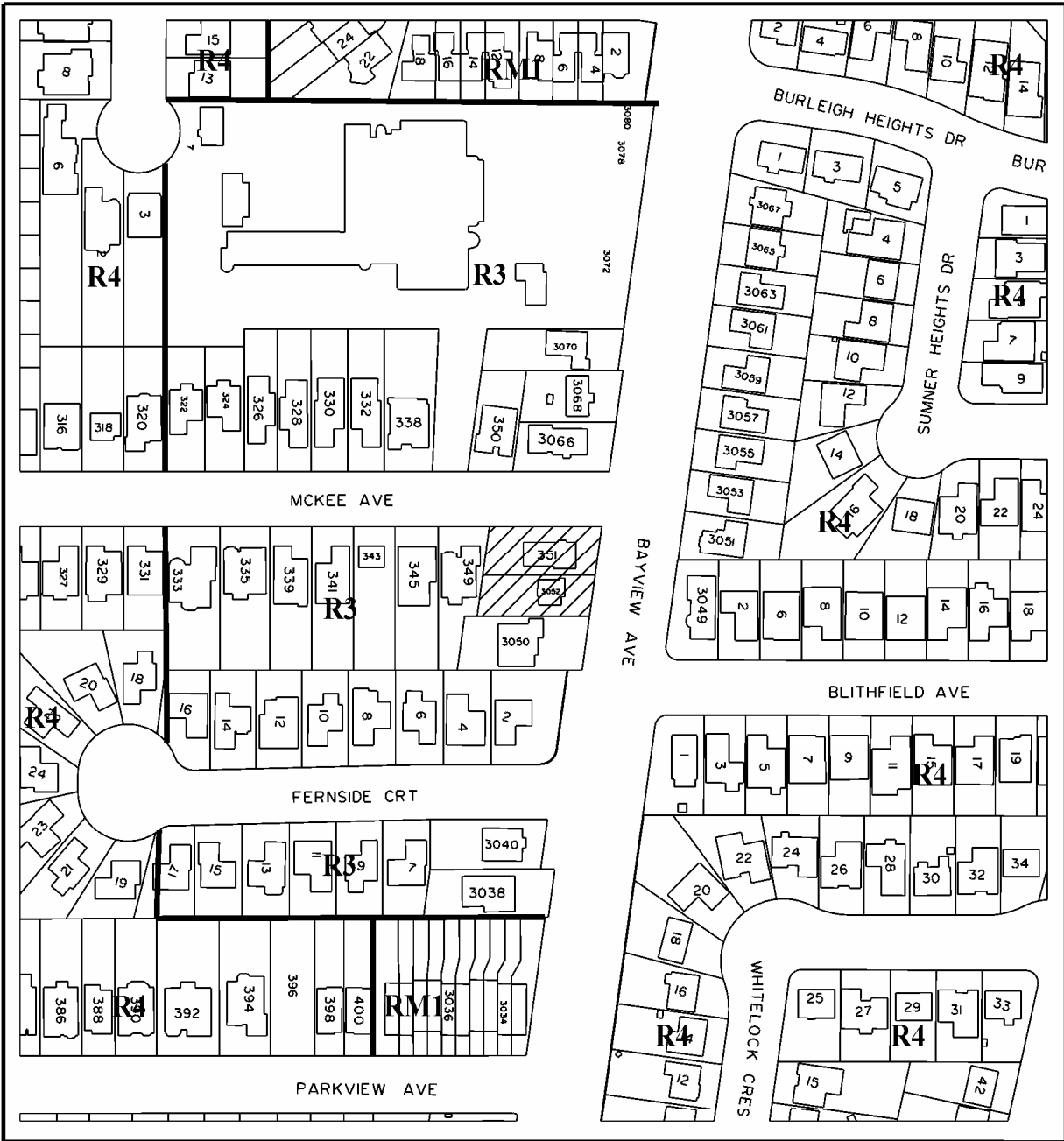
## 3052 Bayview Avenue & 351 McKee Avenue

Applicant's Submitted Drawing

Not to Scale  
07/08/2013

File # 13 163706 NNY 23 0Z

### Attachment 3: Zoning



3052 Bayview Avenue & 351 McKee Avenue

File # 13 163705 NNY 23 0Z

- R3 One-Family Detached Dwelling Third Density Zone
- R4 One-Family Detached Dwelling Fourth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale  
Zoning By-law 7625  
Extracted 05/28/2013

## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	13 163706 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	May 7, 2013

Municipal Address: 3052 BAYVIEW AVENUE AND 351 MCKEE AVENUE

Location Description: PLAN 3141 PT LOT 35

Project Description: An application to facilitate the development of six 3-storey townhouses fronting on Bayview Avenue and one single detached dwelling fronting on McKee Avenue. Submitted in conjunction with Site Plan Control Application 13 163745 NNY 23 SA.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
RE MILLWARD & ASSOCIATES LTD	MELANIE MELNYK	RAW DESIGN	GARY TSANG

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	R3	Historical Status:	N
Height Limit (m):	8.8	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	1362.1	Height:	Storeys:	3
Frontage (m):	33.41		Metres:	11.95
Depth (m):	41.18			
Total Ground Floor Area (sq. m):	521.4			<b>Total</b>
Total Residential GFA (sq. m):	1868.0		Parking Spaces:	14
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1868.0			
Lot Coverage Ratio (%):	38.28			
Floor Space Index:	1.37			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo, Freehold		
Rooms:	0	Residential GFA (sq. m):	1868.0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	7	Institutional/Other GFA (sq. m):	0
Total Units:	7		

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Doug Stiles, Planner</b>
	<b>TELEPHONE:</b>	<b>416-395-7145</b>
	<b>EMAIL:</b>	<b>dstiles@toronto.ca</b>

## Attachment 5: Draft Zoning By-law Amendment

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on  
~, 20~

Enacted by Council: ~, 20~

### CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend ~ Zoning By-law No. ~, as amended,  
With respect to the lands municipally known as,  
3052 Bayview Avenue and 351 McKee Avenue**

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 HEREBY ENACTS as follows:

1. Schedules “B” and “C” of Bylaw No. 7625 are amended in accordance with Schedule “1” of this by-law.
2. Section 64.16 of By-law No. 7625 is amended by adding the following subsection:

#### **64.16(99) RM1(99)**

#### DEFINITIONS

- (a) For the purpose of this exception, “Established Grade” for the purpose of establishing the permitted height shall mean the geodetic elevation of 181.08 metres for a building facing Bayview Avenue.

#### **EXCEPTION REGULATIONS**

#### PERMITTED USES

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

#### BUILDING ENVELOPES

- (c) No portion of any building or structure shall be located otherwise than wholly within the Building Envelopes shown on Schedule “RM1(99)” with the exception of balconies, belt courses, chimney breasts, eaves, gutters, pilasters, sills, canopies, stairways, wheelchair ramps, porches, bay windows, a cantilevered portion of the main wall, privacy

screens, railings, support structures for decks and/or canopies, and fully enclosed waste and recycling storage.

#### PARKING

- (d) Two parking spaces for each dwelling unit shall be provided and maintained on the lot.
- (e) Parking spaces may be provided in the form of tandem parking.
- (f) Parking spaces shall have access to a street by means of a driveway.

#### LOT AREA

- (g) The minimum lot area shall be 135 square metres per dwelling unit.

#### LOT COVERAGE

- (h) The maximum lot coverage for any multiple attached dwelling shall be 40%.

#### FLOOR AREA

- (i) The minimum floor area for each dwelling unit shall be 190 square metres.

#### BUILDING HEIGHT

- (j) The building height shall not exceed 12.0 metres above Established Grade.

#### LANDSCAPING

- (k) A minimum landscaped area of 220.0 square metres shall be provided on the lot.
- (l) A minimum of 75% of landscaped area shall be maintained as soft landscaping.
- (m) For the purpose of this exception, a landscaped area may include walkways, lawns, ornamental shrubs, treed areas, paths, patios, but shall not include driveways, ramps, or any parking space or any space within or on top of a building.

#### OTHER REGULATIONS

- (n) The provisions of Sections 15.8, 16.1, 16.2, and 16.3 of By-law No. 7625 shall not apply.

3. Section 64.12 of By-law No. 7625 is amended by adding the following subsection:

**64.12(20) R3(20)**

DEFINITIONS

- (a) For the purpose of this exception, “Established Grade” for the purpose of establishing the permitted height shall mean the geodetic elevation 181.65 metres for a building fronting McKee Avenue.

**EXCEPTION REGULATIONS**

PERMITTED USES

- (b) The permitted uses shall include single detached dwellings and accessory uses thereto.

BUILDING ENVELOPES

- (c) No portion of any building or structure shall be located otherwise than wholly within the Building Envelopes shown on Schedule “R3(20)” with the exception of balconies, belt courses, chimney breasts, eaves, gutters, pilasters, sills, canopies, stairways, wheelchair ramps, porches, bay windows, a cantilevered portion of the main wall, privacy screens, railings, support structures for decks and/or canopies, and fully enclosed waste and recycling storage.

PARKING

- (d) Two parking spaces for each dwelling unit shall be provided and maintained on the lot.
- (e) Parking spaces may be provided in the form of tandem parking.
- (f) Parking spaces shall have access to a street by means of a driveway.

LOT FRONTAGE

- (g) The minimum lot frontage shall be 12 metres.

LOT AREA

- (h) The minimum lot area shall be 395 square metres.

LOT COVERAGE

- (i) The maximum lot coverage shall be 32%.

LENGTH OF DWELLING

- (j) The maximum length of dwelling is 15.0 metres, measured from the front yard setback (8.24m as shown on Schedule R3(20)).

## HEIGHT

- (k) The maximum height is 2 storeys and 8.8 metres above Established Grade.

## GARAGE

- (l) The maximum width of the interior of the garage shall be 3.1 metres.

## DRIVEWAY

- (m) The maximum width of the driveway shall be 3.1 metres.

## LANDSCAPING

- (n) A minimum landscaped area of 230.0 square metres shall be provided on the lot.
- (o) A minimum of 72% of landscaped area shall be maintained as soft landscaping.
- (p) For the purpose of this exception, a landscaped area may include walkways, lawns, ornamental shrubs, treed areas, paths, patios, but shall not include driveways, ramps, or any parking space or any space within or on top of a building.

## OTHER REGULATIONS

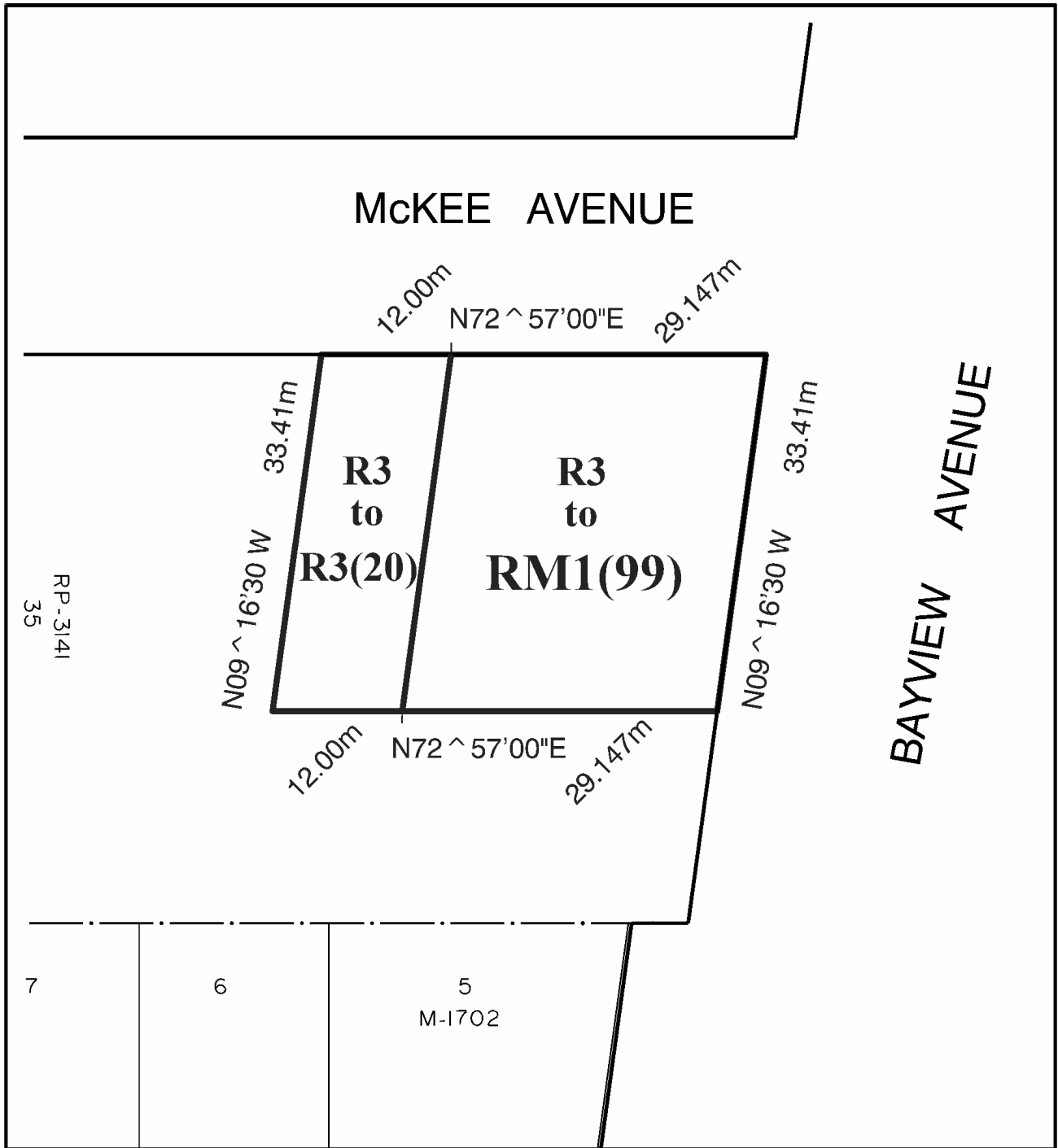
- (q) The provisions of Sections 7.4A and 7.4B of By-law No. 7625 shall not apply.
4. Notwithstanding any future severance, partition or division of the lands shown on Schedule "RM1(99)", the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.
5. 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.

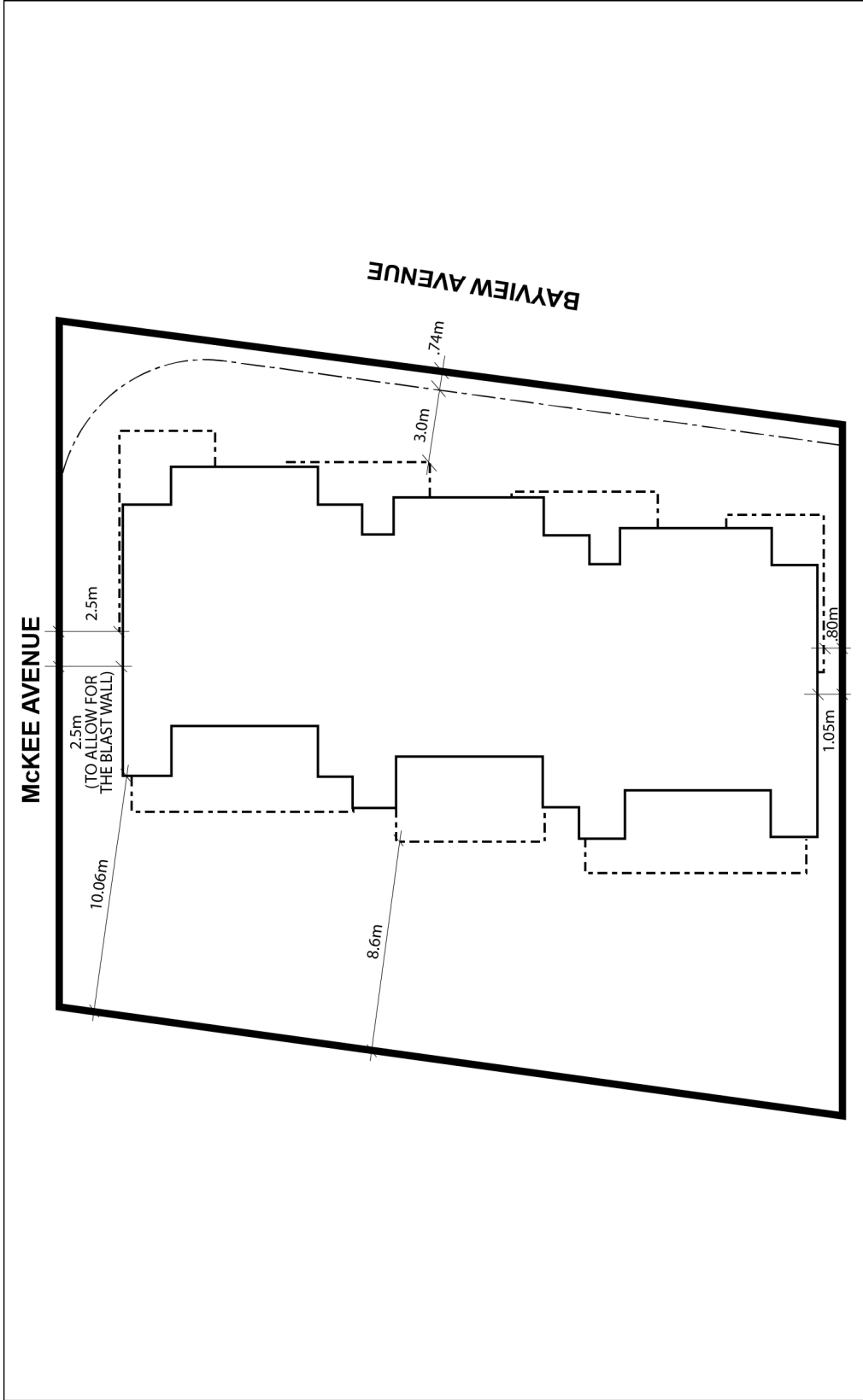
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)





**McKEE AVENUE**

