

SECTION 13 ONE-FAMILY DETACHED DWELLING FOURTH DENSITY ZONE (R4)

No person shall use, or cause or permit the use of any land, building or structure, or cause or permit a building or structure to be erected in a One-Family Detached Dwelling Fourth Density Zone (R4), except in accordance with the following provisions: *(By-law 31736)*

13.1 Uses Permitted**13.1.1 Residential**

One-family detached dwellings and accessory buildings incidental thereto.

13.1.2 Home Occupation

Private instruction in music and related music subjects by a teacher is permitted in a one-family detached dwelling used by the teacher as his residence provided that only one student is taught at a time.

The teaching of academic subjects of a liberal fine arts nature, including mathematics, art, languages and other similar subjects, is permitted in a one-family detached dwelling used by the teacher as his residence provided that:

- (a) only one student is taught at a time;
- (b) that such teaching is not offensive by reason of the use of mechanical or manually operated equipment; and
- (c) that no goods or products made or produced in connection with the teaching of such subjects are sold on the premises.

(By-law 32840)

13.1.3 Recreational

Parks, playgrounds, clubs and community centres, provided that such parks, playgrounds, clubs and community centres are owned and operated by the City of North York, the Municipality of Metropolitan Toronto, the Metropolitan Toronto and Region Conservation Authority, the Province of Ontario, the Government of Canada, the Canada Mortgage and Housing Corporation or other similar governmental agency, and golf courses (but not driving tees or ranges, miniature courses and similar uses operated for commercial purposes). *(By-law 30964)*

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Schools, places of worship and accessory uses such as a community hall and a residence for a caretaker or heads of the congregation, day nurseries, provided that such day nurseries are located in places of worship or in buildings owned by the City of North York, or in schools owned by the North York Board of Education or the Metropolitan Separate School Board, public libraries, museums and art galleries, provided that such museums and art galleries are owned and operated by the City of North York, the Municipality of Metropolitan Toronto, the Metropolitan Toronto and Region Conservation Authority, the Province of Ontario, the Government of Canada, the Canada Mortgage and Housing Corporation, or other similar governmental agency, and subject also to the provisions of Subsection 6(26). (*By-law 32343, 32474, 32738*)

13.1.5 Accessory

Private garages. (*By-law 32696*)

13.2 Area Requirements**13.2.1 Lot Frontage**

1. Minimum if served by municipal water supply and sanitary sewer system -- 15 metres.
2. Minimum if served by municipal water supply only -- 15 metres.
3. Minimum if served by neither municipal water supply nor sanitary sewer system -- 60 metres.

13.2.2 Lot Area

1. Minimum if served by municipal water supply and sanitary sewer system -- 550 square metres.
2. Minimum if served by municipal water supply only -- 690 square metres.
3. Minimum if served by neither municipal water supply nor sanitary sewer system -- 0.8 hectares.

13.2.3**Yard Setbacks****(a) Front Yard Setback**

- (i) The minimum front yard setback shall be 7.5 metres.
- (ii) Despite (i) above, the minimum front yard setback may be increased or decreased by up to 1.0 metre.
- (iii) For a key lot, the minimum front yard setback shall be 5.25 metres.

(b) Side Yard Setbacks

- (i) The minimum side yard setback shall be 1.8 metres on each side.
- (ii) Notwithstanding subsection (i), for an attached one storey garage, which has no habitable space above it, and which has a maximum building height of 5 metres, the minimum side yard setback shall be 1.2 metres.
- (iii) For a reversed corner lot, the minimum side yard setback abutting the street shall be 3.0 metres.

(c) Rear Yard Setback

The minimum rear yard setback shall be 9.5 metres.

(d) Notwithstanding subsection (b), for the lands described as Lots 1 to 19 inclusive, and Lots 25 to 32 inclusive, all according to Registered Plan M-1825, the minimum side yard setback shall be as follows:

- (i) 1.2 metres on each side, for a one storey building; and
- (ii) 1.2 metres on one side and 1.8 metres the other side, for a two storey building.

(By-law 31181, 31733, 32737, 32892)

13.2.3A**Side Yard Setback Reductions For Lots Having Less Than 15 M. Frontage**

For lots having less than 15 metres lot frontage, the minimum side yard setback otherwise required by this by-law shall be proportionately reduced at the rate of

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0.1 metres each side for each 1 metre of lot frontage less than 15 metres but in no case shall any side yard setback be less than 1.5 metres. (*By-law 31181, 32737*)

13.2.4

Lot Coverage

(a) Subject to Subsections (b), (c), (d), and (e) the maximum lot coverage shall be 30%.

(b) The maximum lot coverage shall be 25% in the following neighbourhoods that are shown on Schedule Q:

Bond	Greenland
Chipping	Mallow
Duncairn	Overland

(c) *Deleted by OMB Order.*

(d) The maximum lot coverage for

- (i) two storey dwellings shall be 27%; and
- (ii) one storey dwellings shall be 35%

in the following neighbourhoods that are shown on Schedule Q:

Brookbank	O'Connor
Donview Heights	Sloane
Milneford	

(e) The maximum lot coverage shall be 35% in the following neighbourhoods that are shown on Schedule Q:

Ancaster	Fifeshire	Ridley
Beechmount	Glen Long	Rockford
Beverly Hills	Glenwood	Saranac
Blythwood	Greenwin Garden	Spenny Valley
Branson	Keele Gate	Steeles View
Broadway	Mildenhall	Sunfield
Cartwright	Mulholland	Viewmount
Cedarwood	Northover	Winston Park
Fairglen	Northview Heights	Yorkminster
Fairlawn	Old Yonge	

(*By-law 32190*)

13.2.5 Floor Area**13.2.5.1 In All Districts other than Districts Nos. 3 and 4**

1 storey:	minimum 85 square metres
1 1/2 storey:	minimum 100 square metres
2 storey:	minimum 115 square metres

13.2.5.2 In District No. 4

1 storey:	minimum 74 square metres
1 1/2 storey:	minimum 85 square metres
2 storey:	minimum 100 square metres

13.2.5.3 In District No. 3

1 storey:	minimum 78 square metres
1 1/2 storey:	minimum 90 square metres
2 storey:	minimum 105 square metres

13.2.5A Length of Dwelling

1.1 The maximum length of dwelling is 16.8 metres, and

- (a) is measured from the front wall of the dwelling if the dwelling existed on February 8, 1988, or
- (b) is measured from the minimum front yard setback in all other cases,

to the exterior of the rear-most wall of the building, and is measured at right angles from the minimum front yard setback.

2. Exclusions

2.1 The following shall be excluded in determining the length of a dwelling:

- (a) any sills, belt courses, cornices, eaves, gutters, chimney breasts and pilasters projecting 0.5 m or less beyond the front or rear wall of the building;
- (b) any exterior stairways or wheelchair ramps projecting 2.1 m or less beyond the front or rear wall of the building;

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- (c) any balconies projecting 1.6 m or less beyond the front or rear wall of the building;
- (d) any patios, or any porches or decks,
- (e) any canopies projecting 2.1 m or less beyond the front wall of the building;
- (f) any canopies projecting 1.8 m or less beyond the rear wall of the building;
- (g) any bay, bow, or other window projecting 0.6 m or less beyond the front or rear wall of the building if the total width of all such windows on the front or rear wall does not exceed one half of the width of the dwelling measured along that front or rear wall; and
- (h) any re-cladding or other renewal or replacement exterior finish projecting 0.15 m or less beyond the original front or rear wall of the building.

3. One-Storey Extension

The maximum length of dwelling may be increased from 16.8 metres to a maximum of 18.9 metres by a one-storey extension to the rear of the dwelling if the extension

- (a) is no wider than one-half the width of the dwelling at the dwelling's widest point,
- (b) has a minimum 3 metre side yard setback on each side, and
- (c) has a maximum height of not more than 5.0 metres.

(By-law 31181, 31733, 32006, 32007, 32343, 32892)

13.2.6**Building Height**

- (i) For a dwelling with a "flat roof", maximum 8.0 metres and maximum 2 storeys.
- (ii) For a dwelling with any other type of roof, maximum 8.8 metres and maximum 2 storeys.

(By-law 30964, 31181, 32892)

13.2.6A Overview

- (a) Notwithstanding any other provision of this by-law, no balcony, sundeck or porch located at or above the second storey, or gaining access from the second storey of the dwelling, shall exceed 3.8 square metres in area.
- (b) No more than a total of four such separate balconies, sun decks or porches shall be permitted, one each at the front, rear and each side of the building.

(By-law 32007)

13.3 *Repealed by By-law 31871.*

13.4 *Repealed by By-law 31871.*

13.5 Exception Reg. Plans 1880, 2366, and 3788

Notwithstanding anything herein contained, any registered lots according to Registered Plans 1880, 2366 and 3788 which have a lot area of not less than 610 square metres may be used for the erection of a single-family dwelling, provided, however, that all other requirements of By-law 7625, as amended, shall remain in full force and effect.

