

## 25 Wingrove Hill, Toronto, Ontario

This document is a zoning analysis for 25 Wingrove Hill, Toronto, Ontario. The subject property is located in a Second Density Residential zone, otherwise known as R2. The precise wording of the bylaw has been clipped from the Toronto web site and appended to the end of this document.

Maximum height : 9.5 m (31.17 ft)  
Maximum Coverage: 33.0 %  
Sideyard Setbacks<sup>1</sup> : 0.9 m ( 2.95 ft)  
Maximum Dwelling Depth: 16.5 m (54.13 ft)

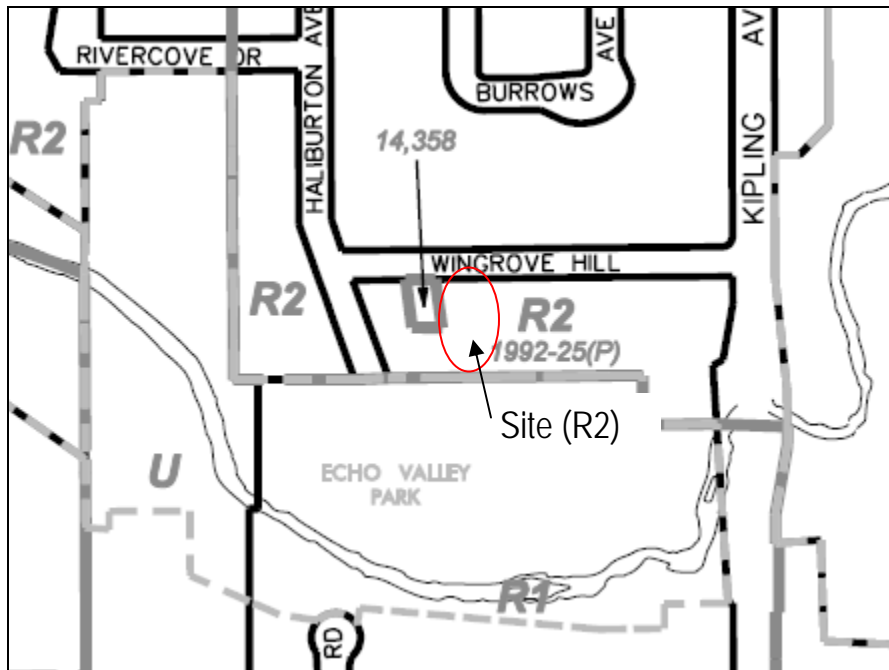


Figure 1 Zoning Map

Image above is clipped from City of Toronto website. The subject site is located in an R2 zone. There is a site specific bylaw that amends some of the normal requirements for an R2 zone. The site specific bylaw is titled '1992-25(P)'.

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<sup>1</sup> The side yard setback for lots with a frontage of 15.3 metres (50.19 ft) or greater is 1.2 m (3.94'). The current site plan in hand for the project indicates a frontage of 50 ft so the setback is 0.9 m (3 ft)

**§ 320-40. Front yards.**

- A. A front yard shall be provided in the front of the main building. Subject to Subsections B, C, D and E, and except as hereafter provided in §§ 320-67E and 320-77A, the minimum distance of a building from the centre line of a street in front thereof shall be seventeen and five-tenths (17.5) metres, and in no case shall be less than seven and five-tenths (7.5) metres from the street line. [Amended 1968-10-07 by By-Law No. 932]
- C. [Amended 1966-11-07 by By-Law No. 15,696] Notwithstanding the provisions of Subsections A, B and E, the distance from the front lot line of any building erected between lots with existing buildings on the same street frontage of the same block shall conform to the following regulations:
- (1) Where one (1) or two (2) lots remain between existing buildings, the minimum distance from the front lot line shall be the average of the distances between the front wall and the front lot line of the existing dwellings on either side of said vacant lots, measured from the front lot line to the front wall of the buildings at the closest point.

**§ 320-41. Side yards.**

- A. Subject to Subsections B, C, D, E, F and G below and §§ 320-67E and 320-77A, the distance from the main building to each side lot line shall not be less than nine-tenths (0.9) metre, except that where the lot has fifteen and three-tenths (15.3) metres or greater frontage, the said distance shall not be less than one and two-tenths (1.2) metres. [Amended 1960-01-18 by By-Law No. 12,100; 1963-09-03 by By-Law No. 14,104; 1964-03-16 by By-Law No. 14,360; 1968-10-07 by By-Law No. 932; 1970-10-13 by By-Law No. 1799; 1984-06-28 by By-Law No. 1985-164]

**D. Dwelling depth.**

- (1) Subject to § 320-42 of the Zoning Code, the maximum depth of one-family detached dwellings which exceed a height of one storey, permitted on lots whose frontage is less than 18 metres, shall be limited to 16.5 metres. One-storey extensions beyond this limit may be permitted up to a maximum depth of 1.8 metres, provided that the width of the extension is no more than 50% of the width of the dwelling and provided further that the extension maintains the minimum setbacks as required under Subsection C above and § 320-41B to H of the Zoning Code, or three metres, whichever is greater.

**ARTICLE XIII  
R2 Second Density Residential Zone**

**§ 320-57. Applicability.**

Subject to compliance with the regulations under Articles II through V, the following regulations shall apply in an R2 Zone.

**§ 320-59. Area requirements.**

No building or structure shall be hereafter erected, structurally altered, enlarged or maintained, except in accordance with the area regulations provided in Article XI and the following regulations:

- C. Lot coverage, maximum, main building: thirty-three per cent (33%).

b) Gross Floor Area.

- (1) The maximum permitted gross floor area (including an attached or detached garage) shall be 150 m<sup>2</sup> plus 25% of the lot area provided that the maximum Floor Space

Index for the dwelling does not otherwise exceed 0.5.

Map no. \_\_\_\_\_

Recorded by *[Signature]* Date *12/1/92*  
Checked by *[Signature]* Date *12/1/92*

2-4-D12-2  
3-4-D14-1

1992-25