

Authority: North York Community Council Item 16.32,
as adopted by City of Toronto Council on June 23 and 24, 2008
Enacted by Council: June 24, 2008

CITY OF TORONTO

BY-LAW No. 592-2008

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 17 Hycrest 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 By-law No. 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 No. 7625, as amended, is amended by adding the following subsection:

“64.16(76) RM1(76)

PERMITTED USES

- (a) The only permitted uses shall be Multiple Attached Dwellings, Single Family Dwellings and uses accessory thereto.

EXCEPTION REGULATIONS

MAXIMUM NUMBER OF DWELLING UNITS

- (b) The maximum number of dwelling units shall be 3.

MAXIMUM GROSS FLOOR AREA

- (c) The maximum gross floor area shall be 847.2 square metres.
- (d) For purposes of this exception, the Basement shall not be included in the maximum gross floor area calculation.

LOT COVERAGE

- (e) The maximum lot coverage shall be 41%.

BUILDING HEIGHT

- (f) The building shall not exceed 9.45 metres or 3 storeys in height. For the purpose of this exception, “Established Grade” shall be considered to be the geodetic elevation of the centre line of Hycrest Avenue. The stairwell dormers on the north and south sides of the roof will be excluded from any height calculation.
- (g) For purposes of this exception, the Basement shall be deemed not to be a Storey, provided that any basement has not more than 65% of the height between the floor and the ceiling above the Established Grade.

BUILDING ENVELOPE

- (h) No portion of any building or structure erected and used above established grade shall be located otherwise than wholly within the building envelope identified on Schedule RM1(76).

PARKING

- (i) Two parking spaces per unit shall be provided on the site.
- (j) A Parking space size shall have a minimum width of 2.6 metres, a minimum length of 5.6 metres, and a minimum vertical clearance of 2.0 metres.
- (k) The driveways shall not exceed 3 metres in width.

YARD SETBACKS AND DISTANCES BETWEEN BUILDINGS

- (l) The minimum yard setbacks and distances between buildings shall be as shown on Schedule RM1(76).

PERMITTED PROJECTIONS

- (m) For the purpose of establishing permitted projections into required yard setbacks, the front yards shall be considered to be the yards adjacent to the west sides of the building and the rear yards shall be considered the yards adjacent to the east sides of the building.
- (n) Exterior stairways and wheelchair ramps shall be permitted to project into the minimum front yard setback by not more than 2.2 metres.
- (o) Each dwelling unit is permitted a maximum of 1 deck, which is located at the rear yard first floor level.
- (p) Each dwelling unit is permitted a maximum of 1 balcony, which is located at the rear yard second floor level.

- (q) Notwithstanding Section 6(9)(l) of Zoning By-law No. 7625, balconies shall be permitted to project not more than 1.52 metres beyond the rear wall of the building, shall be permitted a maximum width of 3.27 metres and a maximum area of 5.0 square metres.

OTHER REGULATIONS

- (r) Sections 15.8(a), 16.2.1, 16.2.2, 16.2.3, 16.2.4 and 16.2.6 shall not apply.
- (s) Notwithstanding any severance, partition or division of the site, as shown on Schedule RM1(76), the provisions of this by-law shall apply to the whole of the site 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.”

ENACTED AND PASSED this 24th day of June, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)



