

CITY OF TORONTO

BY-LAW No. 476-2012(OMB)

To amend the former City of North York Zoning By-law No. 7625 in respect of lands municipally known as 2130 Bayview Avenue.

WHEREAS authority is given to the Ontario Municipal Board by Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

WHEREAS the Ontario Municipal Board, pursuant to its Decision/Order dated December 20, 2011 (OMB File No. PL060541) has determined to amend By-law No. 7625 of the former City of North York;

THEREFORE, By-law No. 7625 of the former City of North York is further amended by the Ontario Municipal Board 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 EXCEPTIONS TO RM1 ZONE (MULTIPLE FAMILY DWELLINGS FIRST DENSITY ZONE) of By-law No. 7625 is amended by adding the following subsection:

"64.16(90) RM1(90)

DEFINITIONS

- (a) For the purpose of this exception, "established grade" shall mean the elevation of the centre line of Bayview Avenue at the mid-point of the abutting lot line on the west side of the road allowance, being the geodetic elevation of 144.6 metres.
- (b) For the purposes of this exception, "adjacent grade" shall mean the average elevation of the finished ground adjoining a building at all exterior walls.
- (c) For the purpose of this exception, "gross site" shall mean Parts 1, 2 and 3 on Plan 66R-23064 comprising an area of 20,337.1 m².
- (d) For the purpose of this exception, "net site" shall mean the gross site minus Parts 2 and 3 on Plan 66R-23064, of area 1,013.0 m², conveyed for road widening purposes to the City of Toronto.
- (e) For the purpose of this exception, "soft landscaping" shall mean trees, shrubs, grass, flowers, vegetables and other vegetation, but will not include hard surfaced areas such as but not limited to driveways, parking areas, decorative stonework, patios, screening or other landscape-architectural elements.

PERMITTED USES

- (f) The only permitted uses shall be multiple attached dwellings and accessory uses.

EXCEPTION REGULATIONS**GROSS FLOOR AREA**

- (g) The maximum gross floor area shall be 33,730 m².

NUMBER OF DWELLING UNITS

- (h) The maximum number of dwelling units shall be 174.

BUILDING HEIGHT

- (i) The building height shall not exceed the maximum heights in metres shown on Schedule RM1(90), measured from established grade, excluding chimneys, parapets, skylights, balusters, finials, and privacy screens no more than 2.0 metres high located on the third floor roof deck. In addition:
- (i) The height of any building shall not exceed 12.5 metres measured from adjacent grade, except for chimneys which may extend upward a maximum of an additional 1.5 metres and firewall parapets which may extend upward a maximum of an additional 0.5 metres.
 - (ii) Except for chimneys, which may project a maximum of 0.5 metres, the height of any part of any building located on the net site shall not exceed 100 per cent of the horizontal distance separating that part of the building from the rear lot line of the nearest abutting residential lot containing a single detached dwelling. The horizontal distance shall be measured perpendicularly from that lot line, at its average elevation, to the exterior of the building.
 - (iii) The horizontal area of the fourth storey relative to the horizontal area of the third storey of any four storey building shall not exceed 36 per cent.

NUMBER OF STOREYS

- (j) The number of storeys shall not exceed the maximums shown on Schedule RM1(90).

BUILDING ENVELOPES

- (k) No portion of any building or structure shall be located otherwise than wholly within the Building Envelopes shown on Schedule RM1(90) subject to the following projections:
- (i) belt courses, chimney breasts, cornices, eaves or gutters, pilasters and sills may project a maximum of 0.5 metres;
 - (ii) canopies may project a maximum of 1.0 metres;

- (iii) ground floor stair enclosures to the underground garage no more than 4.0 metres in height measured from adjacent grade, except for the stair enclosure abutting the north face of the waste storage building which may be up to 5.0 metres in height measured from adjacent grade, may project a maximum of 1.5 metres;
- (iv) ground floor porches and stairways may project outward a maximum of 1.8 metres, except for the north face of Building B where they may project a maximum of 5.0 metres;
- (v) privacy screens no more than 3.0 metres in height measured from adjacent grade, and 2.0 metres high measured from the base of the privacy screen, may project northward a maximum of 5.0 metres from the north face of Building B.

ROOFTOP DECKS

- (l) Rooftop decks shall not be allowed on Building B and the two northwest units of Building A, shown on Schedule RM1(90). Rooftop decks shall be allowed on the remainder of Building A and on Buildings C, D, E, F, G, H, J, K and L, shown on Schedule RM1(90). The westernmost rooftop decks on Buildings C, D, E, F and G shall include 2.0 metre high privacy screens along the full extent of their western sides. Other than the rooftop decks on Buildings A, C, D, E, F, G, H, J, K and L, no balconies, porches or decks located above the first storey shall be allowed on any building.

PARKING

- (m) The minimum number of parking spaces shall be 1.00 tenant parking spaces per dwelling unit and 0.20 visitor parking spaces per dwelling unit. The maximum number of parking spaces shall be 1.50 tenant parking spaces per dwelling unit and 0.25 visitor parking spaces per dwelling unit. All parking spaces shall be contained in an underground parking garage, except for 6 visitor parking spaces located in designated areas along the west side of the two-way shared private driveway shown on Schedule RM1(90).

LOADING

- (n) One loading space shall be provided, in the Waste Storage Building shown on Schedule RM1(90).

LOT COVERAGE

- (o) The maximum lot coverage shall be 42 per cent of the net site.

LANDSCAPING

- (p) A minimum of 9,500 m² of landscaping shall be provided, of which at least 6,500 m² shall be soft landscaping.

YARD SETBACKS AND DISTANCE BETWEEN BUILDINGS

- (q) The minimum yard setbacks and distances between buildings shall be as shown on Schedule RM1(90).

OTHER REGULATIONS

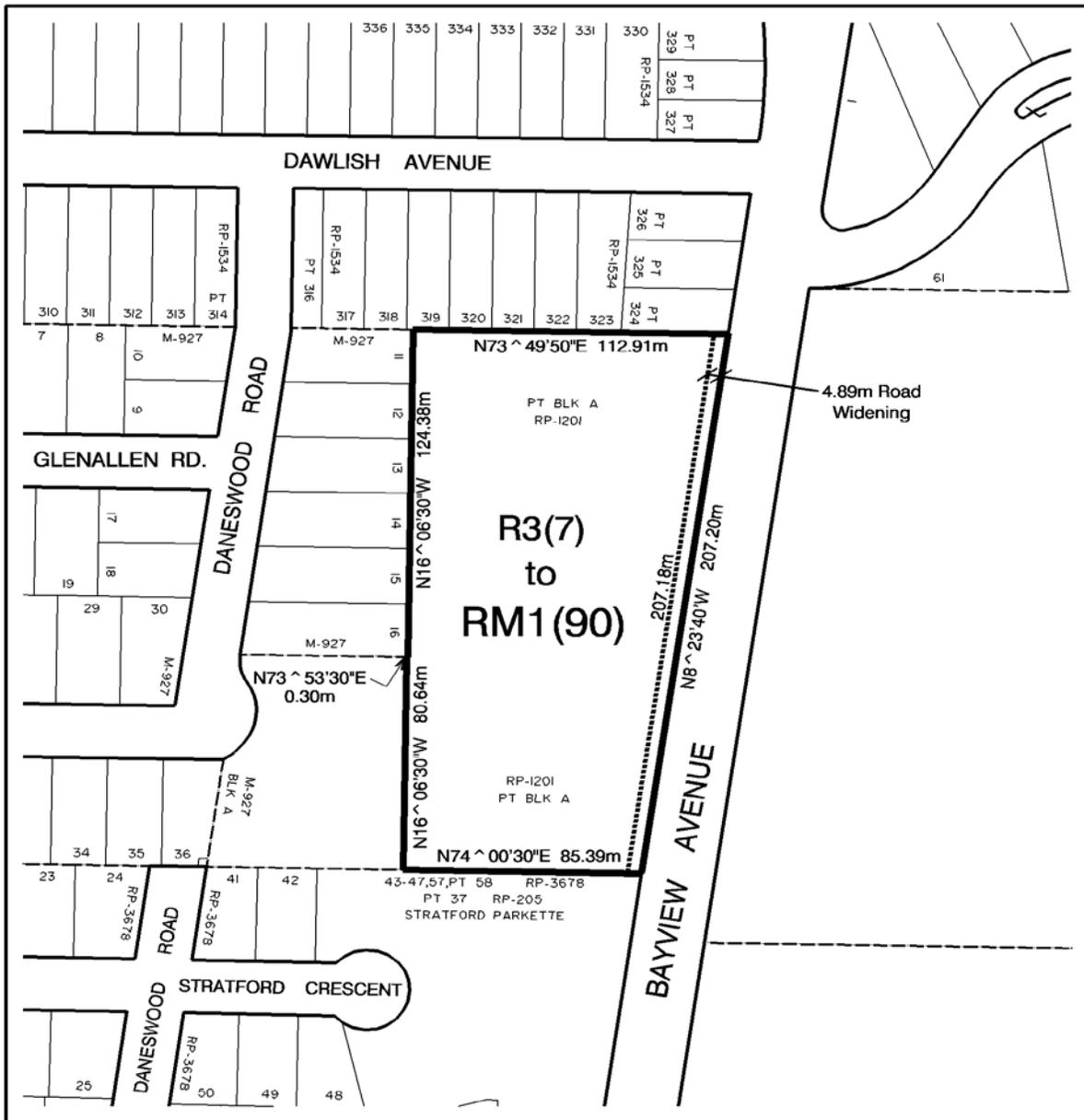
- (r) The provisions of Sections 6(7), 6A(4), 15.8, and 16 of By-law No. 7625 shall not apply.

SEVERANCE

- (s) Notwithstanding any future severance, partition or division of the lands shown on Schedule RM1(90), the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred."

- 3.** Section 64.12(7) of By-law No. 7625 is deleted.

PURSUANT TO DECISION/ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED
DECEMBER 20, 2011 IN BOARD FILE NO. PL060541.

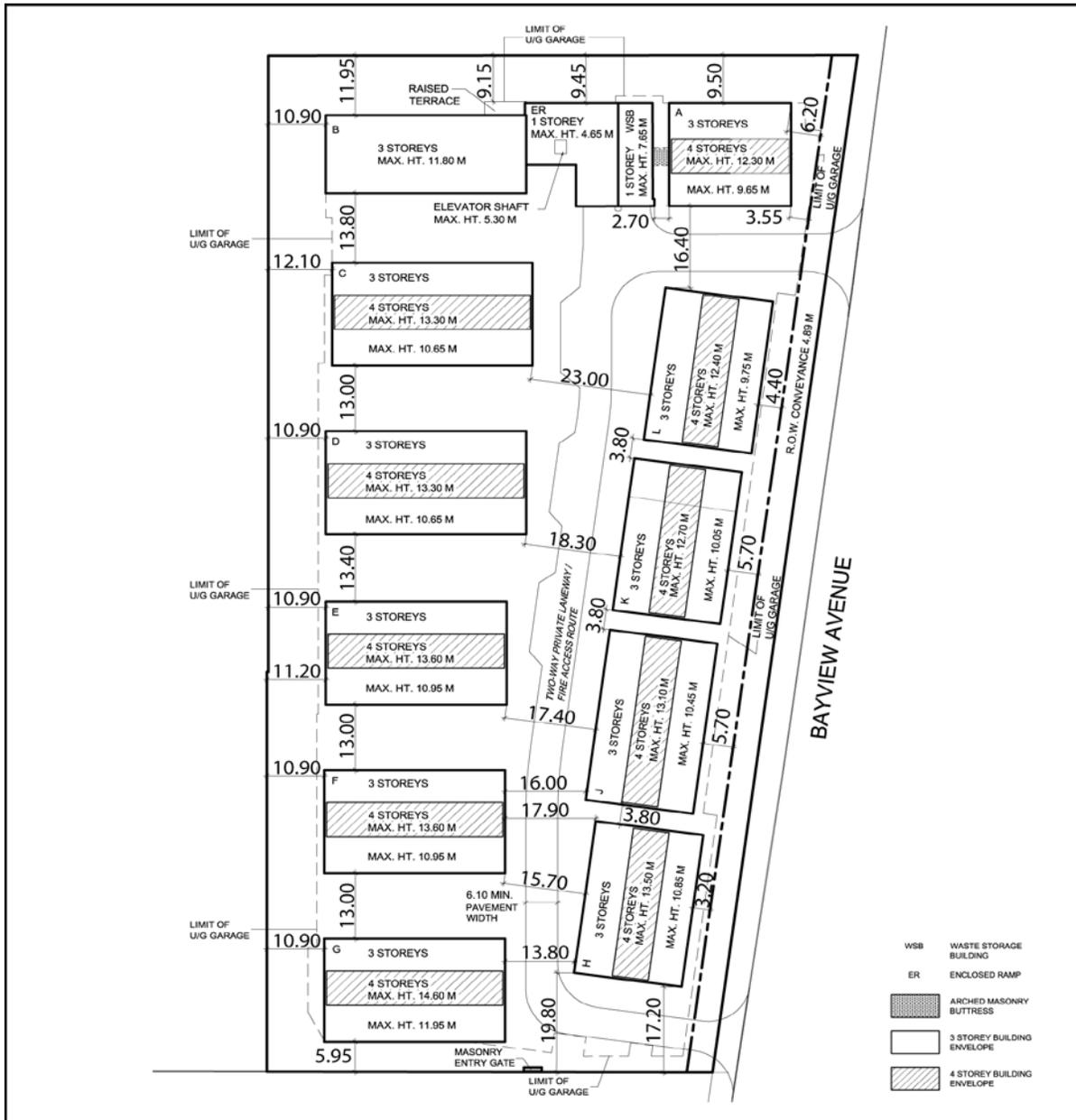


Schedule 1

Part of Block A, R.P. 1201, City of Toronto
 Speight, Van Nostrand & Gibson Limited, Ontario Land Surveyors
 Date: 11/30/2011
 Approved by: J.A.

File # 06_104568 NNY 25 OZ





Schedule RM1(90)

From Applicant's Drawing.

File # 06 104568 NNY 25 0Z

Date: 11/30/2011
Approved by: J.A.

↑
Not to Scale