

Authority: Ontario Municipal Board Orders/Decisions issued on February 4, 2015 and December 2, 2015 in Board File No. PL131369

CITY OF TORONTO

BY-LAW No. 389-2016(OMB)

To amend Zoning By-law No. 7625 of the former City of North York, as amended, with respect to the lands municipally known as, 108 Bayview Ridge.

Whereas the Ontario Municipal Board, pursuant to its Orders/Decisions issued February 4, 2015 and December 2, 2015 in Board File No. PL131369 upon hearing the appeal of the owner, under Section 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, deems it advisable to amend former City of North York Zoning By-law No. 7625 as amended;

The Ontario Municipal Board Orders:

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are hereby amended in accordance with Schedule 1 of this By-law.
2. Notwithstanding By-law No. 26098, the provisions of this By-law shall prevail for the lands shown in a heavy black line on Schedule 1 and Schedule RM1(101) & R3(22) of this By-law.
3. Section 64.12 of By-law No. 7625 of the former City of North York is amended by adding the following subsections:

Section 64.12(22) R3(22)

DEFINITIONS

- a) For the purposes of this exception, "*established grade*" for the purpose of establishing the permitted height shall mean the geodetic elevation of:

162.58 for House A
162.04 for House B
- b) For the purposes of this exception, "*gross floor area*" shall exclude anything below grade.

GENERAL PROVISIONS

- c) **Permitted Projections into Minimum Yard Setbacks**
 - (i) Exterior stairways, porches, terraces and decks shall be permitted to project into the minimum front yard setback or minimum rear yard setback not more than 4.3 metres.
- d) **Unexcavated Porches and Decks in R and RM Zones**
 - (i) Notwithstanding Section 6(24) of By-law No. 7625, unexcavated porches and decks shall not occupy more than 6 percent, or 35 square metres, whichever is the lesser.

EXCEPTION REGULATIONS

- e) The minimum lot area shall be 614 square metres.
- f) The minimum lot frontage shall be as 18 metres.
- g) The minimum front yard setback shall be as shown on Schedule RM1(101) & R3(22), attached to this By-law.
- h) The minimum side yard setbacks shall be as shown on Schedule RM1(101) & R3(22), attached to this By-law.
- i) The minimum rear yard setback shall be as shown on Schedule RM1(101) & R3(22), attached to this By-law.
- j) The maximum lot coverage shall be 35 percent.
- k) The maximum height shall not exceed the maximum building heights in metres and the number of storeys specified on Schedule RM1(101) & R3(22) of this By-law.
- l) The maximum gross floor area shall be 393 square metres per dwelling, single family.
- m) Unless otherwise noted in this By-law, the provisions of Section 6(9) of By-law No. 7625 shall not apply.

DIVISION OF LANDS

- n) Notwithstanding any future severance, partition or division of the lands shown on Schedule 1, the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred."
4. Section 64.16 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

64.16 (101) RM1 (101)**DEFINITIONS**

- a) For the purposes of this exception, "Established Grade" shall mean the geodetic elevation of:

160.33 for Townhouse 2
- b) For the purposes of this exception, "Building Height" shall mean the vertical distance between the established grade and the highest point of the top of roof, excluding a mechanical penthouse.
- c) For the purposes of this exception, the maximum height of the mechanical penthouse including any roof parapets shall be 2.6 metres.

- d) For the purposes of this section, "Coverage" shall exclude outdoor garbage enclosures from building footprint.

GENERAL PROVISIONS

- e) Permitted Encroachments

Outdoor garbage enclosures shall be permitted to encroach into the required front yard setback by a maximum of 6.25 metres.

PARKING AND LOADING REGULATIONS

- f) Parking Requirements:

A minimum of 2 parking spaces per unit for multiple attached dwellings.

- g) Size of a Parking Space

The size of parking spaces, regardless of any obstructions shall be a minimum:
5.6 metres by 2.6 metres.

- h) Access to a Parking Space

Parking shall be accessed by means of a private laneway.

- i) Visitor Parking

A minimum of 1 visitor parking space shall be provided along the shared driveway.

GENERAL PROVISIONS FOR RM ZONES

- j) A minimum 2.6 metres wide landscape strip shall be provided along the west property line of the multiple attached dwellings upon creation of all lots.

EXCEPTION REGULATIONS

MULTIPLE ATTACHED DWELLINGS

- k) A maximum of 5 multiple attached dwelling units are permitted
- l) A multiple attached dwelling shall front onto Bayview Avenue
- m) A multiple attached dwelling shall have a minimum width of 5.64 metres

LOT AREA

- n) The lot area shall be a minimum of 128 square metres per dwelling unit.

LOT COVERAGE

- o) Maximum shall be 43 percent.
- p) Any building or structure as identified in subsection (t) hereto permitted outside the Building Envelopes shown on Schedule RM1(101) & R3(22) of this By-law shall not be included in the calculation of lot coverage for the purpose of this exception.

YARD SETBACKS

- q) The minimum yard setbacks and distances shall be as shown on Schedule RM1(101) & R3(22) of this By-law.

BUILDING HEIGHT

- r) The building height shall not exceed the maximum heights in metres and the number of storeys specified on Schedule RM1(101) & R3(22) of this By-law.

GROSS FLOOR AREA

- s) A maximum gross floor area of 1,822 square metres shall be permitted.

BUILDING ENVELOPES

- t) No portion of any building or structure shall be located otherwise than wholly within the Building Envelopes shown on Schedule RM1(101) & R3(22) with the exception of balconies, chimney breasts, eaves, gutters, pilasters, sills, canopies, stairways, wheelchair ramps, porches, patios, bay windows, privacy screens, railings, and support structures for decks and/or canopies.

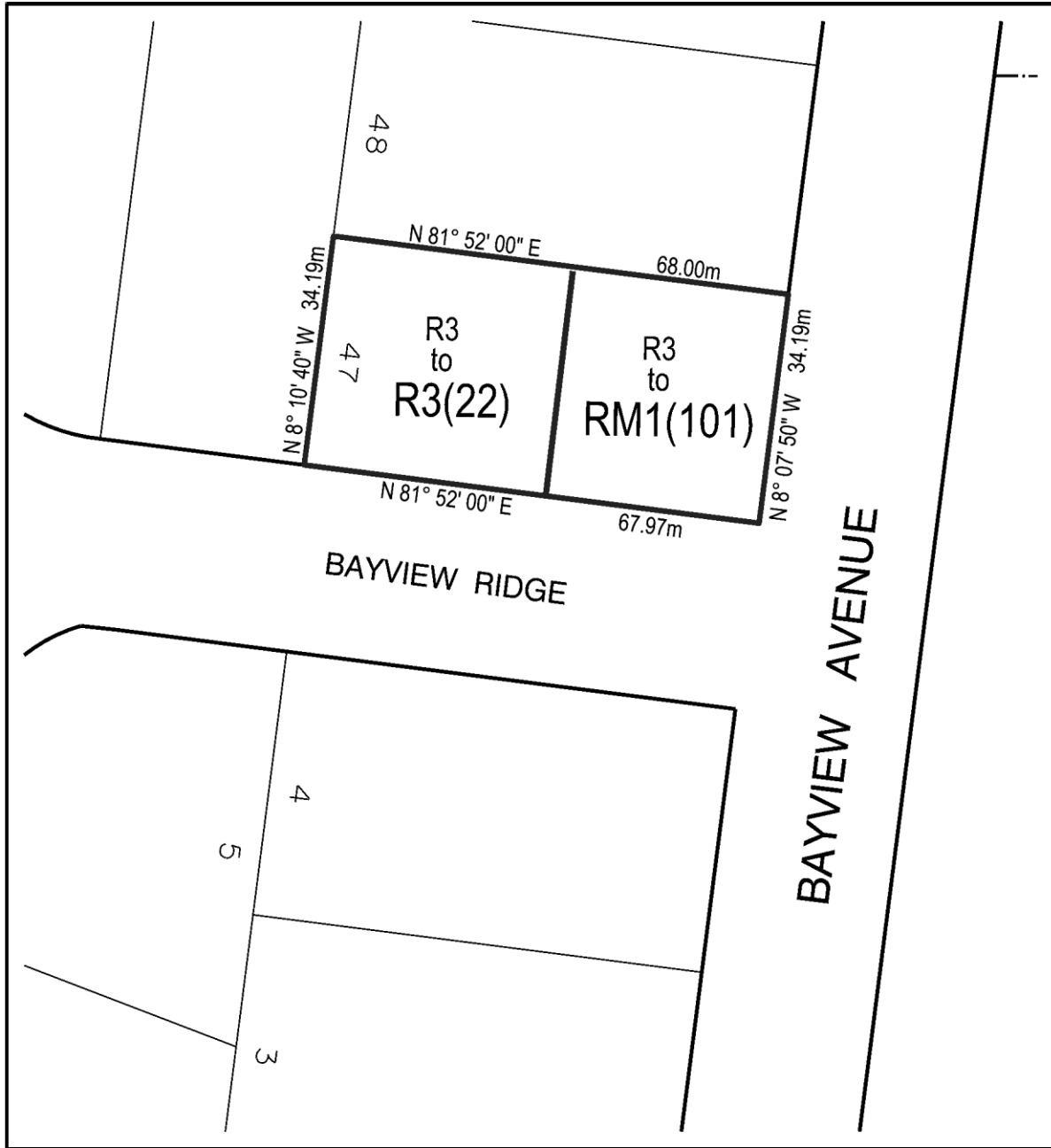
OTHER REGULATIONS

- u) The provisions of Sections 6(9), 6(23)(a), 6(24), 6(A), 15, 16.2 and 16.3 of By-law No. 7625 shall not apply.

DIVISION OF LANDS

- v) Notwithstanding any future severance, partition or division of the lands shown on Schedule 1, the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.

PURSUANT TO THE ORDERS/DECISIONS OF THE ONTARIO MUNICIPAL BOARD ISSUED ON FEBRUARY 4, 2015 AND DECEMBER 2, 2015 UNDER BOARD FILE NO. PL131369.



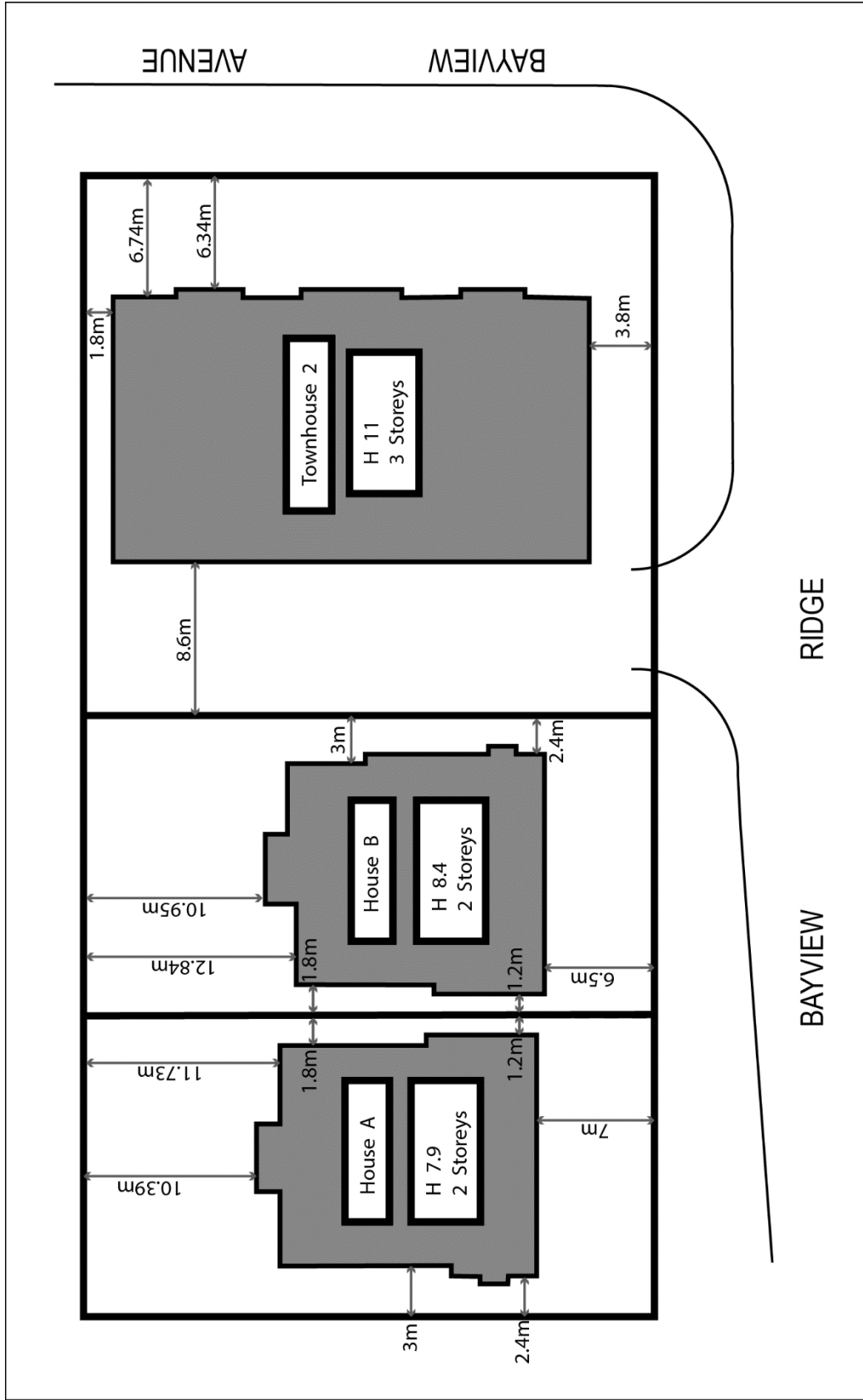
Schedule 1

Lots 4 & 47, R.P. 3681, City of Toronto
ERTL Surveyors, O.L.S.
Date: 02/25/2015
Approved by: G.M.

File # 13 220414 NNY 25 0Z



Not to Scale



Schedule RM1(101) & R3(22)

From Applicant's Drawing

File # 13 220414 NNY 25 0Z

Date: 08/05/2015

Approved by: Guy Matthew



Not to Scale