

Authority: Ontario Municipal Board Decisions/Orders issued on October 30, 2015, May 3, 2016, May 26, 2016 and May 2, 2017 in Board File PL150625

CITY OF TORONTO

BY-LAW 545-2017(OMB)

To amend former City of North York Zoning By-law 7625, as amended, with respect to lands municipally known as 3237 Bayview Avenue.

Whereas the Ontario Municipal Board, pursuant to its Decisions/Orders issued on October 30, 2015, May 3, 2016, May 26, 2016 and May 2, 2017 in Board File PL150625 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 7625 as amended;

The Ontario Municipal Board Orders:

1. Schedules "B" and "C" of By-law 7625 of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.20-A of By-law 7625 is amended by adding the following subsection:

"64.20-A(245) RM6(245)

DEFINITIONS

APARTMENT HOUSE DWELLING

- (a) For the purpose of this exception, "apartment house dwelling" shall mean a building containing more than four (4) dwelling units each having access from an internal corridor system, direct access from grade, or any combination thereof;

BUILDING HEIGHT

- (b) For the purpose of this exception, "building height" shall mean the vertical distance between the established grade and the highest point of the roof surface, excluding the following:
 - (i) a penthouse, tower, cupola, steeple or other roof structure which is used only as an ornament upon or to house the mechanical equipment of the building;
 - (ii) chimneys or vents located on the roof of a mechanical penthouse;
 - (iii) parapets; and
 - (iv) green roof elements;

ESTABLISHED GRADE

- (c) For the purpose of this exception, "established grade" for the purpose of establishing the permitted height shall mean the geodetic elevation of 182.80 metres;

PERMITTED USES

- (d) The permitted uses shall include:
- (i) Apartment house dwellings and uses accessory thereto;

EXCEPTION REGULATIONS**LOT COVERAGE**

- (e) Maximum all buildings 73 percent;
- (f) Any building or structure or portion thereof as identified in subsection (m) hereto which is permitted to be located outside the Building Envelopes shown on Schedule RM6(245) shall not be included in the calculation of lot coverage for the purpose of this exception;

YARD SETBACKS

- (g) The minimum yard setbacks shall be as shown on Schedule RM6(245);

GROSS FLOOR AREA

- (h) The gross floor area of the building on the lot shall not exceed 12,400 square metres;

MAXIMUM UNITS

- (i) The maximum number of units on the lot shall not exceed 153;

BUILDING HEIGHT

- (j) The building height shall not exceed the maximum heights in metres specified on Schedule RM6(245);

AMENITY AREA

- (k) A minimum of 380 square metres of indoor recreational amenity area shall be provided;
- (l) A minimum of 125 square metres of outdoor recreational amenity area shall be provided;

LANDSCAPING

- (m) A minimum landscaped area of 500 square metres shall be provided on the lot;
- (n) For the purpose of this exception, a landscaped area may include walkways, lawns, ornamental shrubs, treed areas, paths, outdoor amenity areas at grade, patios and terraces, but shall not include driveways, ramps, or any parking space or any space within or on top of a building;

BUILDING ENVELOPES

- (o) No portion of any building or structure shall be located otherwise than wholly within the Building Envelopes shown on Schedule RM6(245) with the exception of:
 - (i) guardrails, railings, stair enclosures, stairways, wheelchair ramps, porches, patios, privacy screens, lighting fixtures, underground garage ramps, bicycle parking infrastructure, landscape elements and public art which may project beyond the Building Envelopes shown on Schedule RM6(245) without limitation;
 - (ii) balconies, belt courses, cornices, eaves, gutters, pilasters, sills, awnings, bay windows, and trellises which may project a maximum of 1.8 metres beyond the Building Envelopes shown on Schedule RM6(245); and
 - (iii) canopies which may project a maximum of 2.0 metres beyond the Building Envelopes shown on Schedule RM6(245);

PARKING

- (p) A minimum of 147 parking spaces shall be provided for residential use;
- (q) A minimum of 31 parking spaces shall be provided for visitors;
- (r) Notwithstanding the provisions of Section 6A(3)(a)(i) of By-law 7625, a maximum of 3 parking spaces may have a minimum width of 2.6 metres despite being obstructed on one side;
- (s) Notwithstanding the provisions of Section 6A(3)(b) of By-law 7625, a parallel parking space, including a space which is obstructed on one side, shall have a minimum width and clear access to a drive aisle of 2.6 metres and a minimum length of 7.0 metres;

BICYCLE PARKING

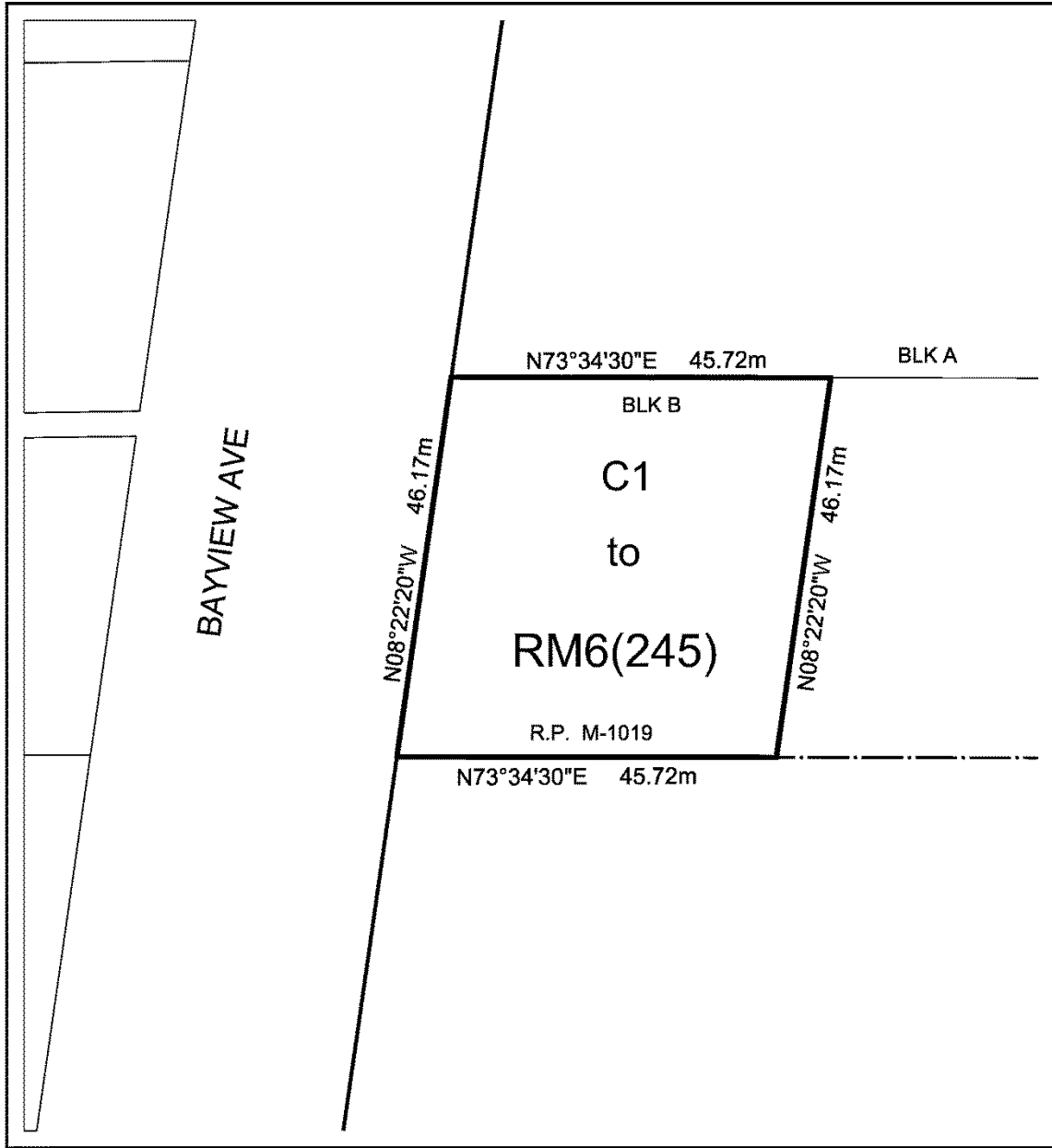
- (t) A minimum of 105 bicycle parking spaces must be provided and maintained of which 11 parking spaces must be for visitors;

OTHER REGULATIONS

- (u) The provisions of Sections 6(9), 6(13), 6A(2), 6A(5)(b)(ii), 6A(5)(b)(iii), 6A(5)(b)(v), 6A(8)(b), 6A(8)(c), 6A(8)(d), 6A(16)(d)(iv), 15.8 and 20-A of By-law 7625 shall not apply; and
- (v) Notwithstanding any future severance, partition or division of the lands shown on Schedule RM6(245), the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)

Pursuant to Ontario Municipal Board Decisions/Orders issued on October 30, 2015, May 3, 2016, May 26, 2016 and May 2, 2017 in Board File PL150625

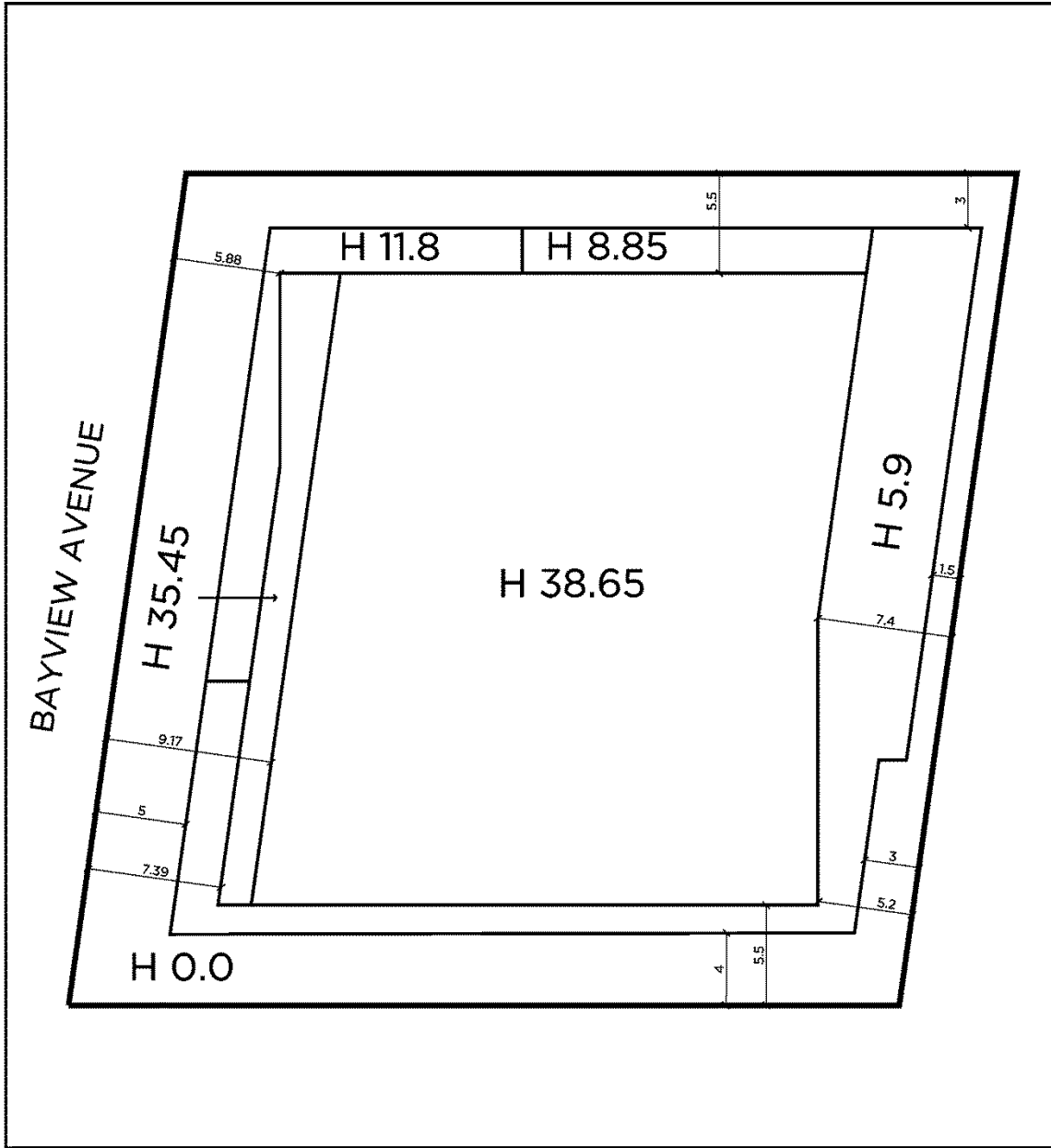


Schedule 1

Block B, R.P. M-1019, City of Toronto
Clarke & Wilkinson Surveying Ltd.
Date: 03/20/2017
Approved by: G.M.

File # 15 112180 NNY 24 02





Schedule RM6(245)

From Applicant's Drawing

File # 15 112180 NNY 24 02

Date: 03/22/2017
Approved by: G.M.

↑
Not to Scale