

Authority: MM28.45, by Councillor John Filion, seconded by Councillor Joe Mihevc, as adopted by City of Toronto Council on April 26, 27 and 28, 2017

CITY OF TORONTO

BY-LAW 582-2017

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known as 2966 Bayview Avenue and 400 Hillcrest Avenue.

Whereas authority is given to Council pursuant to 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*; and

Whereas Council of the City of Toronto repealed and replaced By-law 760-2016 with this By-law, to effect such stylistic and technical changes to By-law 760-2016; and

Whereas Council of the City of Toronto determined that the changes in this By-law are minor, technical in nature, and reflective of By-law 760-2016 previously considered by Council of the City of Toronto and, pursuant to subsection 34(17) of the *Planning Act*, no further public notice is required in respect of the proposed zoning by-law;

The Council of the City of Toronto enacts:

1. Schedules "B" and "C" of By-law 7625 of the former City of North York are amended in accordance with Schedule 1 attached to this By-law.
2. Section 64.14-A of By-law 7625 of the former City of North York is amended by adding the following subsection:

64.14-A (25) R6 (25)

DEFINITIONS

ESTABLISHED GRADE

- (a) For the purpose of this exception, "established grade" for the purpose of establishing the permitted height shall mean the geodetic elevation 178.67 metres for a building fronting Hillcrest Avenue.

EXCEPTION REGULATIONS

BUILDING ENVELOPES

- (b) No portion of any building or structure shall be located otherwise than wholly within the Building Envelopes shown on Schedule R6 (25) and RM1 (105) with the exception of balconies, belt courses, chimney breasts, eaves, gutters, pilasters, sills, canopies, stairways, wheelchair ramps, porches, bay windows, privacy screens, railings, support structures for decks and/or canopies, and fully enclosed waste and recycling storage.

PARKING

- (c) Two parking spaces for each dwelling unit shall be provided and maintained on the lot.
- (d) Parking spaces shall have access to a street by means of a driveway.

LOT AREA

- (e) The minimum lot area shall be 324 square metres.

LOT COVERAGE

- (f) The maximum lot coverage shall be 32 percent.

BUILDING HEIGHT

- (g) The maximum height is 2 storeys and 9.1 metres above Established Grade for a dwelling with a flat roof.

GARAGE

- (h) The maximum width of the interior of the garage is 5.6 metres.

DRIVEWAY

- (i) The maximum width of the driveway is 5.8 metres.

YARD SETBACKS

- (j) The minimum front yard setback, rear yard setback and side yard setback for any building or structure are the setbacks as shown on Schedule R6 (25) and RM1 (105) of this By-law.

FRONT YARD SOFT LANDSCAPING

- (k) A minimum of 50 percent of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.
- (l) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to driveways, parking areas, decorative stonework, walkways, patios, screening, or other landscape-architectural elements.

BAY WINDOWS

- (m) Any bay, bow or other window may project up to 0.66 metres from the rear wall of the dwelling if the total width of all such windows on the rear wall does not exceed one half of the width of the dwelling measured along that rear wall.

- (n) A bay window shall be permitted to project from a side wall.

OTHER REGULATIONS

- (o) The provisions of Sections 14-A(3), 14-A(5), 14-A(6), and 14-A(7) of By-law 7625 shall not apply.

DIVISION OF LANDS

- (p) 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.

- 3. Section 64.16 of By-law 7625 of the former City of North York is amended by adding the following subsection:

64.16 (105) RM1 (105)

DEFINITIONS

- (a) For the purpose of this exception, "Established Grade" for the purpose of establishing the permitted height shall mean the geodetic elevation of 179.75 metres for a building facing Bayview Avenue.

EXCEPTION REGULATIONS

MULTIPLE ATTACHED DWELLINGS

- (b) A maximum of 5 multiple attached dwelling units are permitted.
- (c) A multiple attached dwelling unit shall front onto Bayview Avenue.
- (d) A multiple attached dwelling unit shall have a minimum width of 4.56 metres.

BUILDING ENVELOPES

- (e) No portion of any building or structure shall be located otherwise than wholly within the Building Envelopes shown on Schedule R6 (25) and RM1 (105) with the exception of balconies, belt courses, chimney breasts, eaves, gutters, pilasters, sills, canopies, stairways, wheelchair ramps, porches, bay windows, privacy screens, railings, support structures for decks and/or canopies, and fully enclosed waste and recycling storage.

PARKING

- (f) Two parking spaces for each dwelling unit shall be provided and maintained on the lot.
- (g) A minimum parking space width of 2.8 metres shall be permitted.

- (h) Parking spaces may be provided in the form of tandem parking.
- (i) Parking spaces shall have access to a street by means of a private driveway.
- (j) No visitor parking spaces will be required.

LOT AREA

- (k) The minimum lot area shall be 105 square metres per dwelling unit.

LOT COVERAGE

- (l) The maximum lot coverage for any multiple attached building shall be 53 percent.

YARD SETBACKS

- (m) The minimum front yard setback, rear yard setback and side yard setback for any building or structure are the setbacks as shown on Schedule R6 (25) and RM1 (105) of this By-law.

FLOOR AREA

- (n) The minimum floor area for each dwelling unit shall be 164 square metres.

BUILDING HEIGHT

- (o) The building height shall not exceed 3 storeys and 11.5 metres above Established Grade.

LANDSCAPING

- (p) For the purpose of this exception, a landscaped area may include walkways, lawns, ornamental shrubs, treed areas, paths, patios, but shall not include driveways, ramps, or any parking space or any space within or on top of a building.

BAY WINDOWS

- (q) A bay window shall be permitted to project from a flankage side wall.

OTHER REGULATIONS

- (r) The provisions of Sections 6A(8)(e), 15.8, 16.2 and 16.3 of By-law 7625 shall not apply.

DIVISION OF LANDS

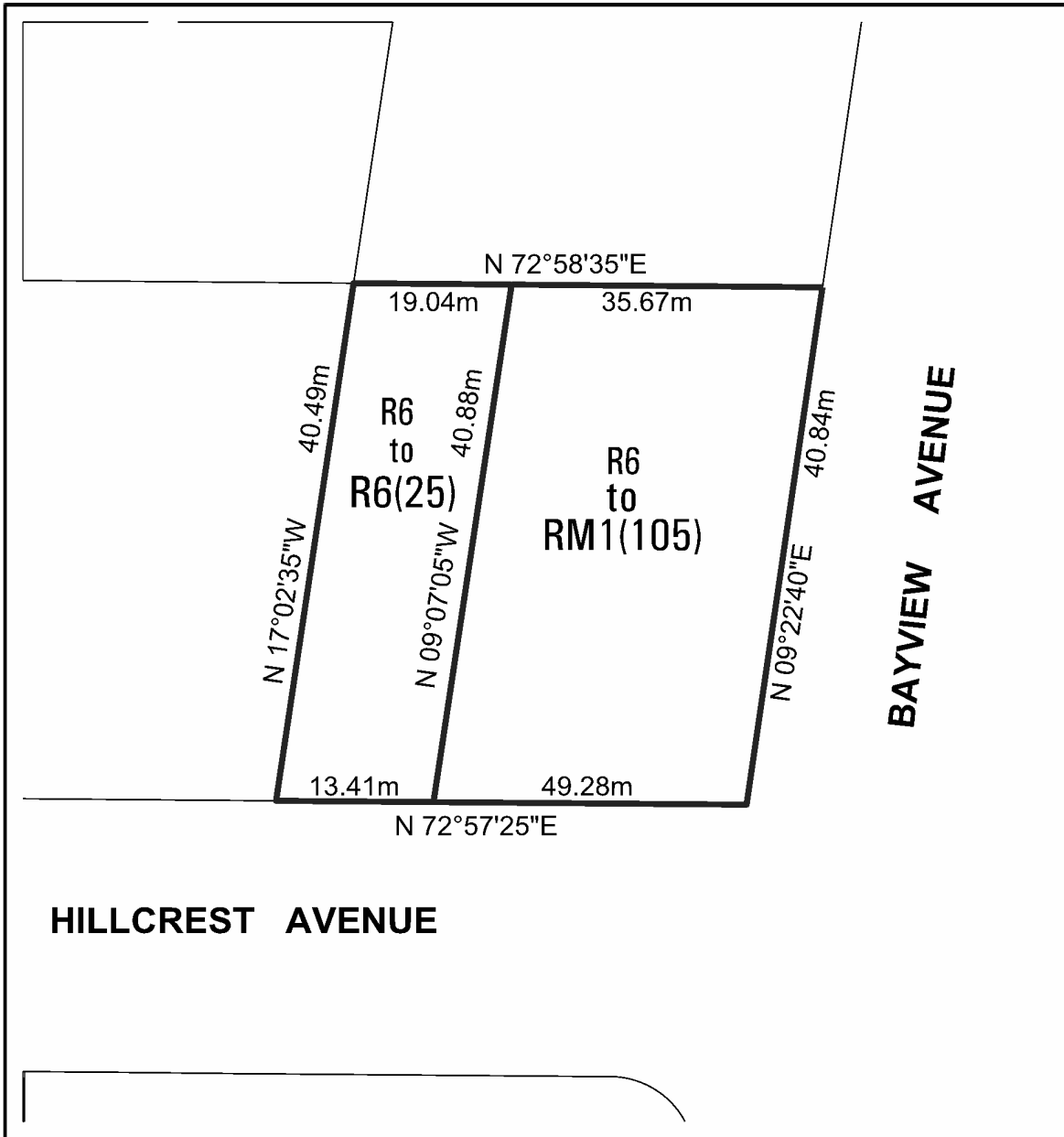
- (s) Notwithstanding any future severance, partition or division of the lands shown on Schedule 1, the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.
4. Within the lands shown on Schedule 1 attached to this By-law, no person shall 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.
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
5. By-law 760-2016 is repealed.

Enacted and passed on May 26, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



Schedule 1

Lot 345 & Part of Lots 344, 347 & 348 Registered Plan 1609 City of Toronto
KRCMAR Ltd. Ontario Land Surveyor

File # 15 139695 NNY 23 0Z

Date: 05/26/2016
Approved by: J.B.

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Not to Scale