

Authority: North York Community Council Item NY18.35, as adopted by City of Toronto Council on December 13, 14 and 15, 2016

CITY OF TORONTO

BY-LAW 594-2017

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2017 as 2710, 2716, 2720 and 2722 Bayview Avenue.

Whereas Council of the City of Toronto has the authority 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*;

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 of this By-law.
2. Section 64.16 of By-law 7625 is amended by adding the following subsection:

64.16 (107) RM1 (107)

PERMITTED USES

- a) As shown on Schedule 2, the only permitted uses shall be multiple attached dwellings;

EXCEPTION REGULATIONS

NUMBER OF DWELLING UNITS

- b) The permitted maximum number of dwelling units is 20;

MINIMUM LOT FRONTAGE

- c) The minimum lot frontage for each dwelling unit shall be 6 metres;

MAXIMUM GROSS FLOOR AREA

- d) The maximum permitted gross floor area shall be 5,000 square metres;

LOT COVERAGE

- e) The maximum permitted lot coverage shall be 31 percent;

BUILDING HEIGHT

- f) The permitted maximum height for a building is 11.5 metres and three-storeys;

SETBACKS

- g) The minimum yard setbacks shall be as set out in Schedule 2;

DISTANCE BETWEEN TOWNHOUSE BLOCKS

- h) The required minimum distance between townhouse blocks shall be 3 metres as set out in Schedule 2.

PARKING

- i) A minimum of two parking spaces must be provided for each dwelling unit;
- j) A maximum of one dwelling unit shall provide two small car parking spaces with a minimum length of 5.1 metres and a minimum width of 2.4 metres;

VISITOR PARKING

- k) A minimum of 4 parking spaces shall be provided, one of which must be an accessible parking space with a minimum length of 5.6 metres and a minimum width of 3.9 metres; and

OTHER PROVISIONS

- l) Despite 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 64.11 of By-law 7625 is amended by adding Schedules 1 and 2 attached to this By-law.
 4. Section 64.11 of By-law 7625 is amended by adding the following subsection:

64.11 (12) R2 (12)

PERMITTED USE

- a) The only permitted uses shall be single detached dwellings;

NUMBER OF DWELLING UNITS

- b) The maximum number of dwelling units shall be one (1);

MINIMUM LOT FRONTAGE

- c) The minimum lot frontage shall be 22 metres;

MAXIMUM GROSS FLOOR AREA

- d) The maximum permitted gross floor area shall be 1,000 square metres;

LOT COVERAGE

- e) The maximum permitted lot coverage shall be 31 percent;

BUILDING HEIGHT

- f) The permitted maximum height for a building is 10 metres and two-storeys; and

SETBACKS

- g) The minimum yard setbacks shall be as set out in Schedule 2.

PARKING

A minimum of 2 parking spaces shall be provided.

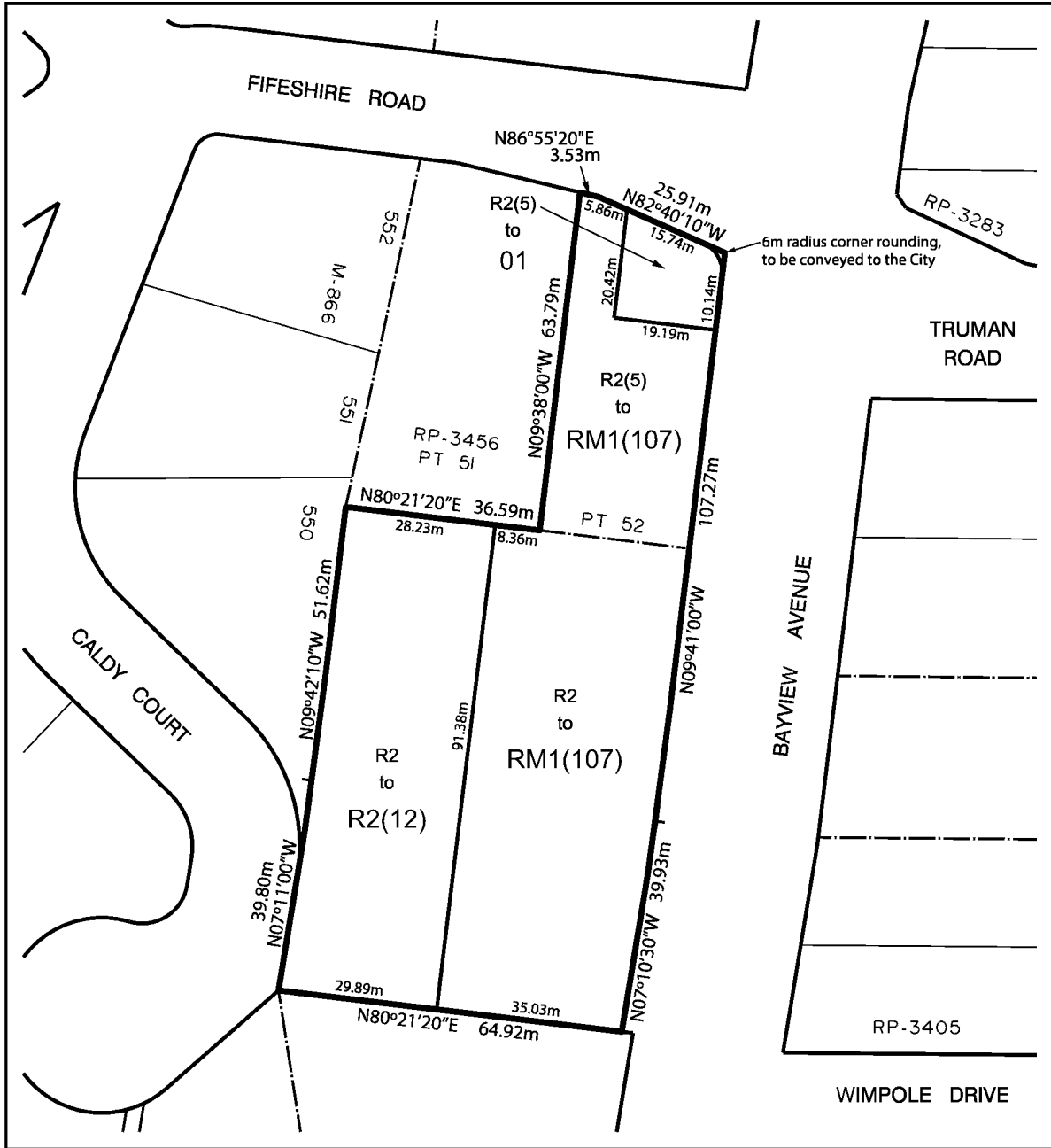
5. Within the lands shown on Schedule 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- a) all new public roads have been constructed 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 on May 26, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



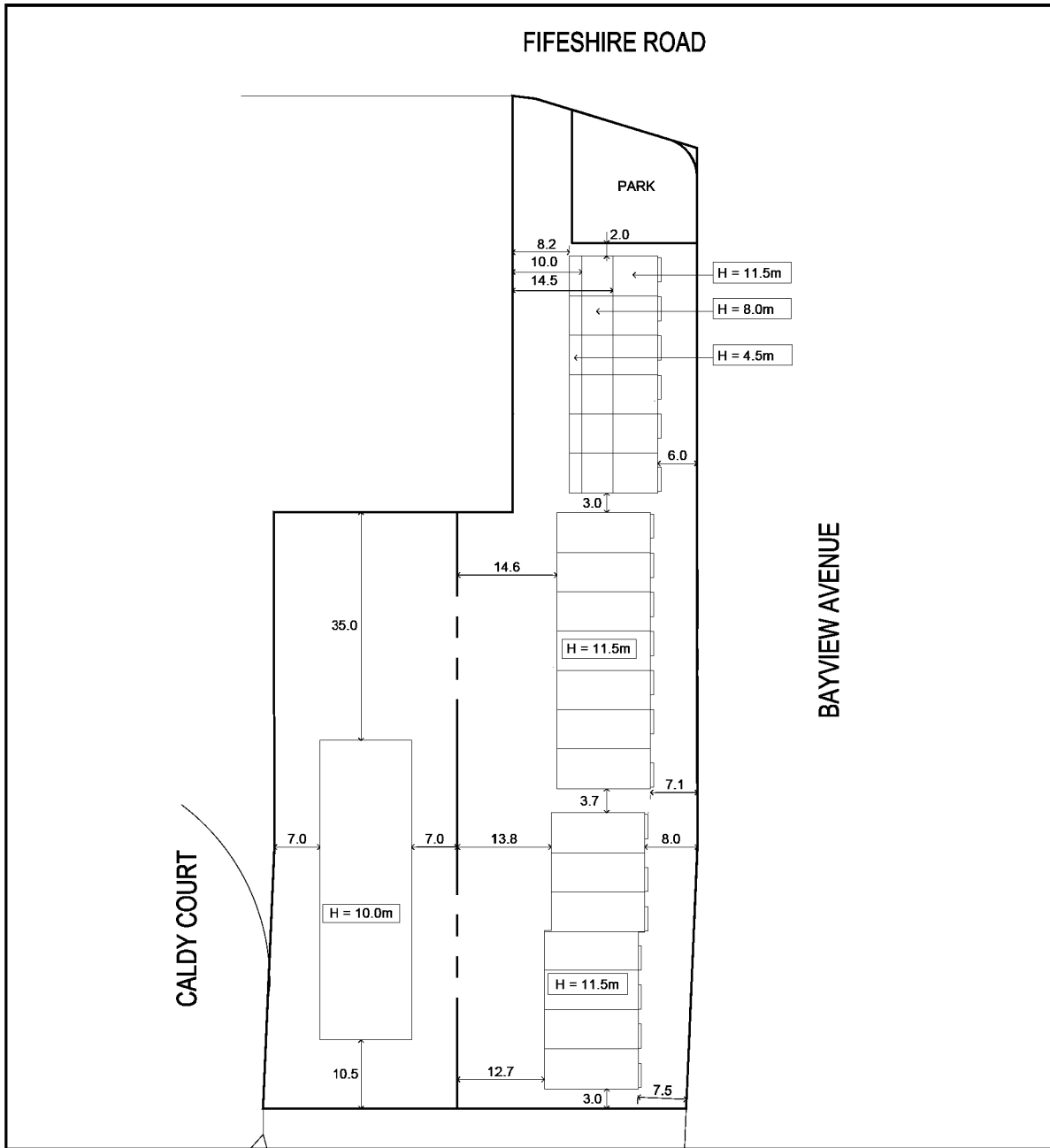
Schedule 1

Part of Lot 14, Con. 1, E.Y.S.
 MMM Geomatics Ontario Ltd.
 Date: 12/07/2016
 Approved by: K.M.

File # 15 267780 NNY 25 0Z



Not to Scale



Schedule 2

Part of Lot 14, Con. 1, E.Y.S.
MMM Geomatics Ontario Ltd.

File # 15 267780 NNY 25 0Z

Date: 12/07/2016
Approved by: K.M.



Not to Scale