

Authority: North York Community Council Item NY25.1, as adopted by City of Toronto Council on November 7, 8 and 9, 2017

CITY OF TORONTO

BY-LAW 1245-2017

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known as 3390, 3392, 3394, 3396 and 3398 Bayview Avenue.

Whereas authority is given to Council by 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, as amended, are further amended in accordance with Schedule 1 and Schedule RM1(109) of this By-law.
2. Section 64.16 of By-law 7625 is amended by adding the following subsection:

"64.16 (109) RM1(109)

PERMITTED USES

- (a) The only permitted uses shall be multiple attached dwellings;

EXCEPTION REGULATIONS

MINIMUM LOT AREA

- (b) The minimum lot area shall be 4,700 square metres;

MAXIMUM NUMBER OF DWELLING UNITS

- (c) The maximum number of dwelling units shall be twenty-four (24);

MAXIMUM GROSS FLOOR AREA

- (d) The maximum permitted gross floor area shall be 6,600 square metres;

LOT COVERAGE

- (e) The maximum permitted lot coverage shall be 37 percent;

BUILDING HEIGHT

- (f) The building height shall not exceed the maximum height in metres and storeys shown on Schedule RM1(109), exclusive of mechanical penthouses and parapets;

SETBACKS

- (g) The minimum yard setbacks shall be as set out in Schedule RM1(109);
- (h) Exterior stairways, retaining walls, patios, exhaust vents, uncovered and enclosed ramps, loading spaces, canopies, monitor wells, airshafts, bicycle parking areas, driveways, surfaced walks, walkways, window wells, balconies, balcony roof or canopies, landscape open space, cornices, lighting fixtures, awnings, architectural features, ornamental elements, parapets, trellises, privacy and mechanical screening, columns, eaves, window sills, chimneys, stacks, mechanical fans, guardrails, balustrades, railings, stairs, covered stairs or stair enclosures, fences and safety railings, planters, balustrades,, wheelchair ramps, underground garage ramps and their associated structures and landscape features, may extend into the minimum yard setbacks shown on the attached Schedule RM1(109);

PARKING

- (i) A minimum of 1.0 parking space per dwelling unit shall be provided;
- (j) A minimum of 0.2 parking spaces for visitors shall be provided;
- (k) A parking space must have the following minimum dimensions:
- (i) length of 5.6 metres;
 - (ii) width of 2.6 metres; and
 - (iii) vertical distance of 2.0 metres;

LANDSCAPING

- (l) A minimum of 1,310 square metres of landscaping shall be provided inclusive of sidewalks, walkways and porches;

OTHER REGULATIONS

- (m) The provisions of Section 6(7)(a), 6(8), 6A(2)(a), 6A(8)(b) and (e), 15.8, 16.2.1, 16.2.2, 16.2.3, 16.2.4, 16.2.6 of By-law 7625 shall not apply;
- (n) For the purposes of this By-law, the terms set forth in italics shall have the same meaning as such terms have for the purposes of By-law 7625, as amended, except that the following definitions shall apply:

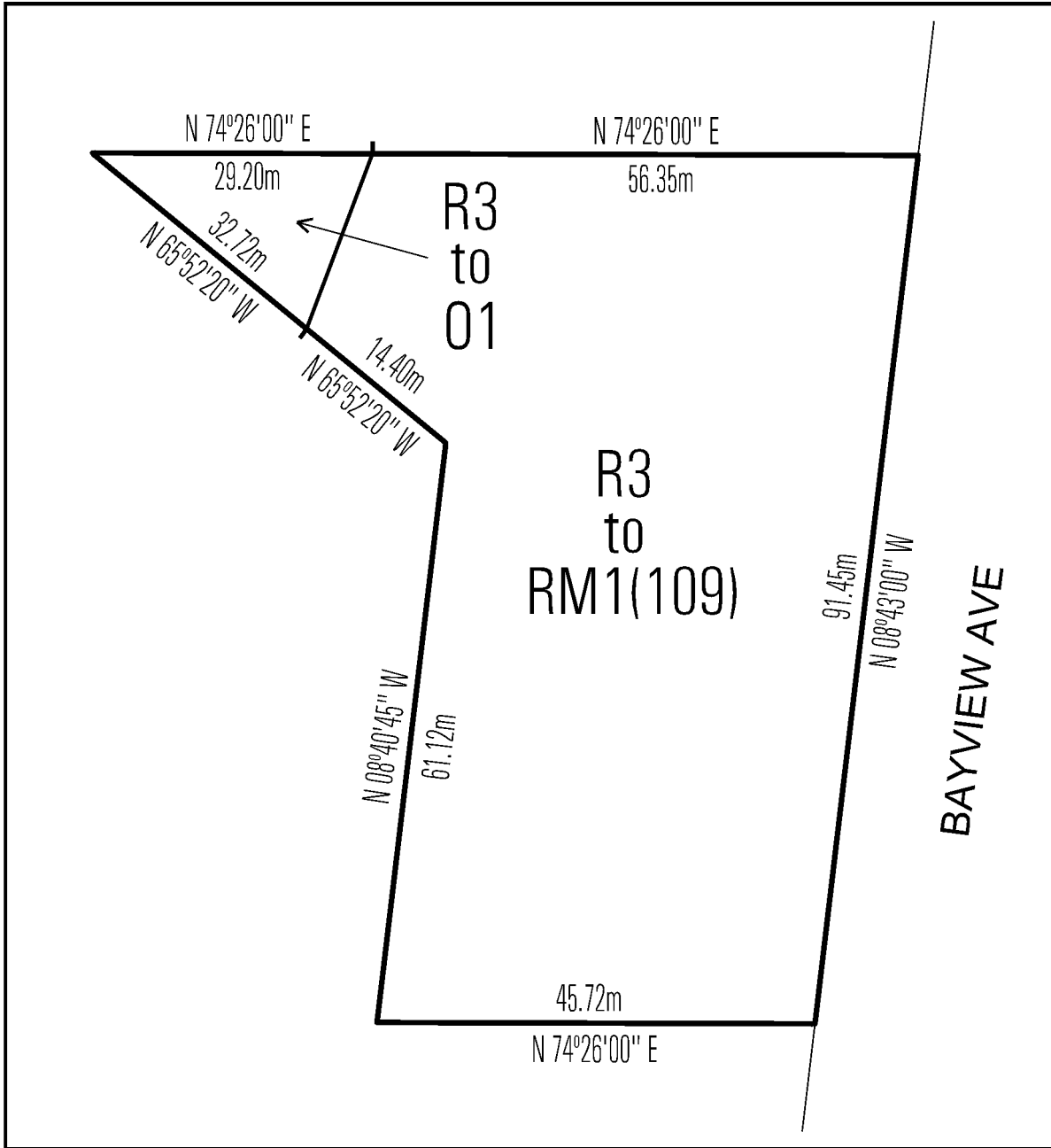
- (i) *Established Grade* means 167.85 metres Canadian Geodetic Datum; and
 - (ii) *Lot* means those lands outlined on Schedule 1 attached; and
 - (o) Notwithstanding any severance, partition, or division of the net site, as shown on Schedule 1, the provisions of this by-law shall apply to the whole of the net site as if no severance, partition or division occurred.
- 3.** 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 November 9, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



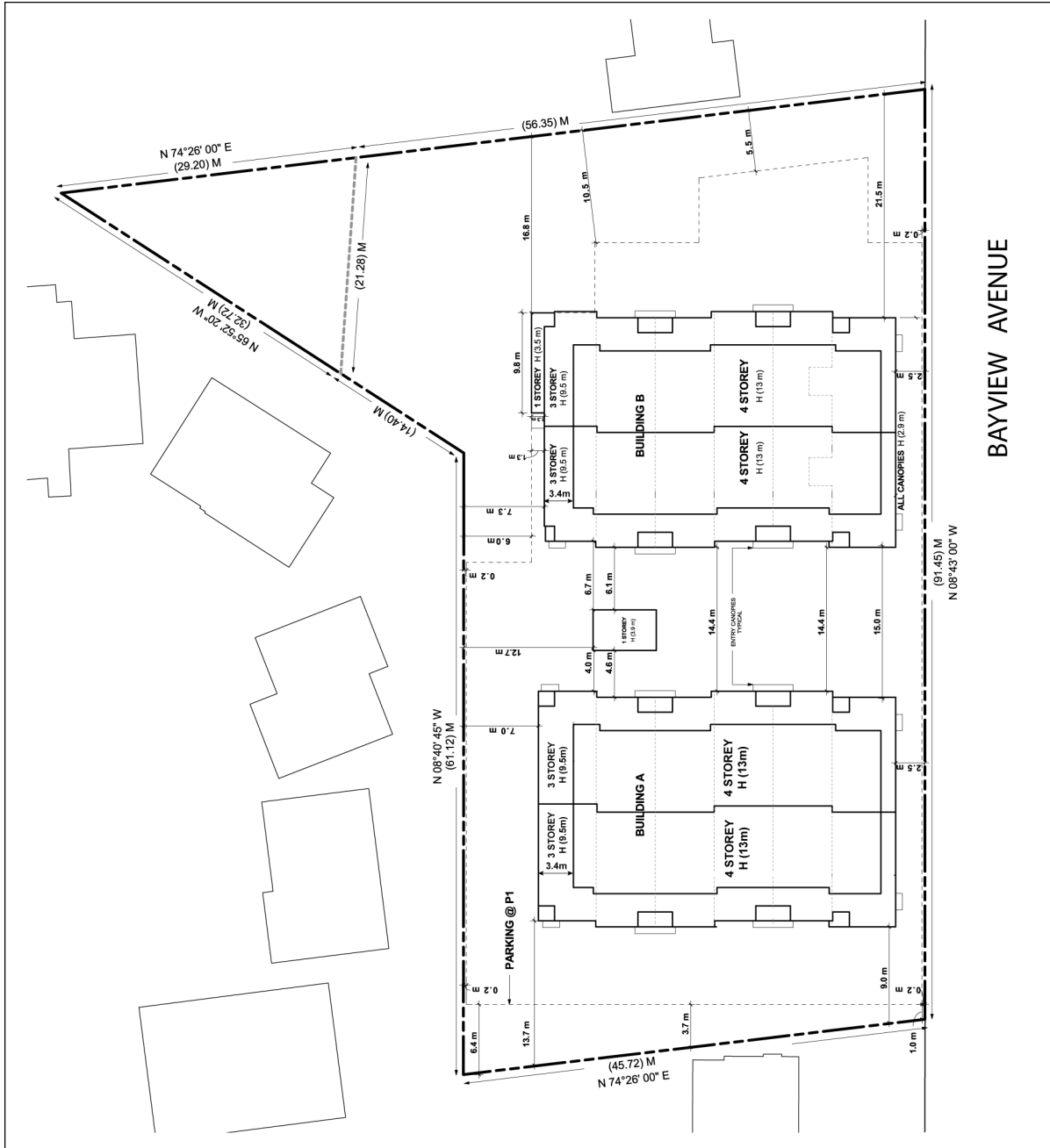
Schedule 1

Part of Lot 24, Concession 1, East of Yonge Street
Ertl Surveyors 2014
Date: 08/02/2017
Approved by: D.S.

File # 16 114795 NNY 24 02



Not to Scale



BAYVIEW AVENUE



Schedule RM1(109)

From Applicant's Drawing

File # 16 114795 NNY 23 0Z

Date: 08/02/2017
Approved by: D. S.



Not to Scale