

Authority: North York Community Council Item NY11.4,  
as adopted by City of Toronto Council on December 17 and  
18, 2019

## CITY OF TORONTO

### BY-LAW 1798-2019

**To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2019 as 2535-2537 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, as amended, is amended by adding the following subsections:

#### **Section 64.16 (117) to RM1(117)**

#### **DEFINITIONS**

- (a) For the purposes of this exception, "**established grade**" for the purpose of establishing height shall mean the geodetic elevation of 160.50 metres.

#### **PERMITTED USES**

- (b) The only permitted uses shall be **multiple attached dwellings**.

#### **EXCEPTION REGULATIONS**

#### **NUMBER OF DWELLING UNITS**

- (c) The maximum number of **dwelling units** shall be seven **multiple attached dwellings**.
- (d) The minimum **dwelling unit** width for **multiple attached dwellings** shall be 6.1 metres.

#### **LOT AREA**

- (e) The minimum **lot area** shall be 3,500 square metres.

### **LOT FRONTAGE**

- (f) The minimum **lot frontage** along Bayview Avenue shall be 61.5 metres.

### **YARD SETBACKS and DISTANCES BETWEEN BUILDINGS**

- (g) The minimum yard setbacks and distances between buildings shall be as shown on Schedule 2 attached to By-law 1798-2019.
- (h) The minimum **rear yard setback** shall be 9.5 metres.

### **GROSS FLOOR AREA**

- (i) The maximum **gross floor area** of all **multiple attached dwellings** on the **lot** is 2,430 square metres.

### **BUILDING HEIGHT AND STOREYS**

- (j) The maximum **building height** and number of **storeys** shall be as on shown on Schedule 2 attached to this By-law and shall be measured from **established grade** to the top of the roof.

### **PERMITTED PROJECTIONS**

- (k) Exterior stairways and porches shall be permitted to project into the minimum **front yard setback** not more than 2.5 metres.
- (l) Platforms, decks and terraces shall be permitted to project into the minimum **rear yard setback** not more than 2.2 metres.
- (m) A box and bay window shall be permitted to project into any minimum **yard setback** not more than 0.75 metres.

### **PARKING**

- (n) A minimum of two **parking spaces** shall be provided for each dwelling unit within an integral garage and one visitor **parking space** shall be provided for the **lot**.
- (o) A **parking space** shall have a minimum width of 2.6 metres and a minimum length of 5.6 metres.
- (p) **Parking spaces** in the integral garages shall be accessed by means of a **driveway** having a minimum width of 5.1 metres.

## LANDSCAPING

- (q) A minimum of 1,400 square metres of **landscaping** must be provided, and 50 percent of the 1,400 square metres of landscaping must be soft **landscaping**. The total amount of soft **landscaping** must include a soft **landscape** buffer with a minimum width of 3 metres, as shown on Schedule 2 attached to By-law 1798-2019.

## OTHER REGULATIONS

- (r) Sections 6A(2), 6A(7), 6(9)(b),6(9)(f), 15.8, 16.1(b)(ii), 16.2.1, 16.2.2, 16.2.3, 16.2.4, 16.2.6 and 16.3.2 of Zoning By-law 7625 shall not apply.
- (s) Within the lands shown on Schedule 1 attached to By-law 1798-2019, 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:
- (i) 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
  - (ii) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
- (t) Except as provided herein, By-law 7625 of the former City of North York Zoning By-law shall continue to apply.

## DIVISION OF LANDS

- (u) 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.

Enacted and passed on December 18, 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



