

Authority: North York Community Council
Item NY31.5, as adopted by City of Toronto
Council on May 11 and 12, 2022

CITY OF TORONTO

BY-LAW 453-2022

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known as 196 Valley Road.

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 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 (127) to RM1(127)

Definitions

- (a) For the purposes of this exception, "**established grade**" for the purpose of establishing height shall mean the geodetic elevation of 158.1 metres;

Permitted Uses

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

Definition Regulations

Number of Dwelling Units

- (c) The maximum number of dwelling units shall be six **multiple attached dwellings**;
- (d) The minimum **dwelling unit** width for **multiple attached dwellings** shall be 6.3 metres;

Lot Frontage

- (e) The minimum **lot frontage** shall be 45 metres on Bayview Avenue;

Lot Area

- (f) The minimum **lot area** shall be 1,400 square metres;

Lot Coverage

- (g) The maximum permitted **lot coverage** shall be 42%;

Yard Setbacks and Distances Between Buildings

- (h) The minimum **yard setbacks** shall be as shown on Schedule 2 attached to this By-law;

Gross Floor Area

- (i) The maximum gross floor area of all dwellings on the lot is 1,920 square metres;

Building Height and Storeys

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

Angular Plane

- (k) No **building** or **structure** shall penetrate a 35 degree **angular plane** projected east over the **lot**, along the entire required **rear yard setback**, above the Canadian Geodetic Data elevation of 158.7 metres;

Permitted Projections

- (l) Exterior stairways and porches shall be permitted to project into the minimum **front yard setback** not more than 3.0 metres;
- (m) Exterior stairways and porches shall be permitted to project into the minimum south **side yard setback** not more than 3.0 metres;
- (n) Platforms, decks, terraces and associated elements, including screens and planters shall be permitted to project into the minimum **rear yard setback** not more than 1.8 metres;
- (o) A box and bay window shall be permitted to project into any minimum **yard setback** not more than 0.75 metres;
- (p) Lighting, window frames, ornamental architectural features, and architectural cladding shall be permitted to project not more than 0.60 metres;

Parking

- (q) A minimum of two **parking spaces** shall be provided for each dwelling unit and one visitor **parking space** shall be provided for on the **lot**;
- (r) A **parking space** shall have a minimum width of 2.6 metres and a minimum length of 5.6 metres;
- (s) **Parking spaces** shall be accessed by means of a two-way **driveway** having a minimum width of 6.0 metres;

Landscaping

- (t) A minimum of 525 square metres of **landscaping** must be provided, and 490 square metres of the 525 square metres of **landscaping** must be soft **landscaping**. The total amount of soft **landscaping** must include a soft landscape buffer, as shown on Schedule 2 attached to this By-law;

Other Regulations

- (u) 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;
- (v) 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:
 - (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;
- (w) Except as provided herein, By-law 7625 of the former City of North York Zoning By-law shall continue to apply; and

Division of Lands

- (x) 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 May 12, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



