

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

CITY OF TORONTO

Bill 1758

BY-LAW -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 this By-law.
- (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**. As generally shown on Schedule 2 attached to this By-law.
- (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 this By-law.

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 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.
- (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 , 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



