

# CITY OF TORONTO

## BY-LAW No. 619-2009(OMB)

**To amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands known as 2425 and 2427 Bayview Avenue.**

WHEREAS authority is given to the Ontario Municipal Board by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS the Ontario Municipal Board, pursuant to its Decision/Order No. 1579 has determined to amend By-law No. 7625 of the former City of North York;

THEREFORE:

1. **Schedules ‘B’ and ‘C’** of By-law No. 7625 of the former City of North York are amended in accordance with **Schedule RM1 (80)** of this By-law by rezoning the lot from “One-Family Detached Dwelling First Density Zone (R1)” to “Multiple-Family Dwellings First Density Zone (RM1)”.
2. Section 64.16 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

### **64.16 (80) RM (80)**

#### **PERMITTED USES**

- (a) The only permitted use shall be multiple attached dwellings.

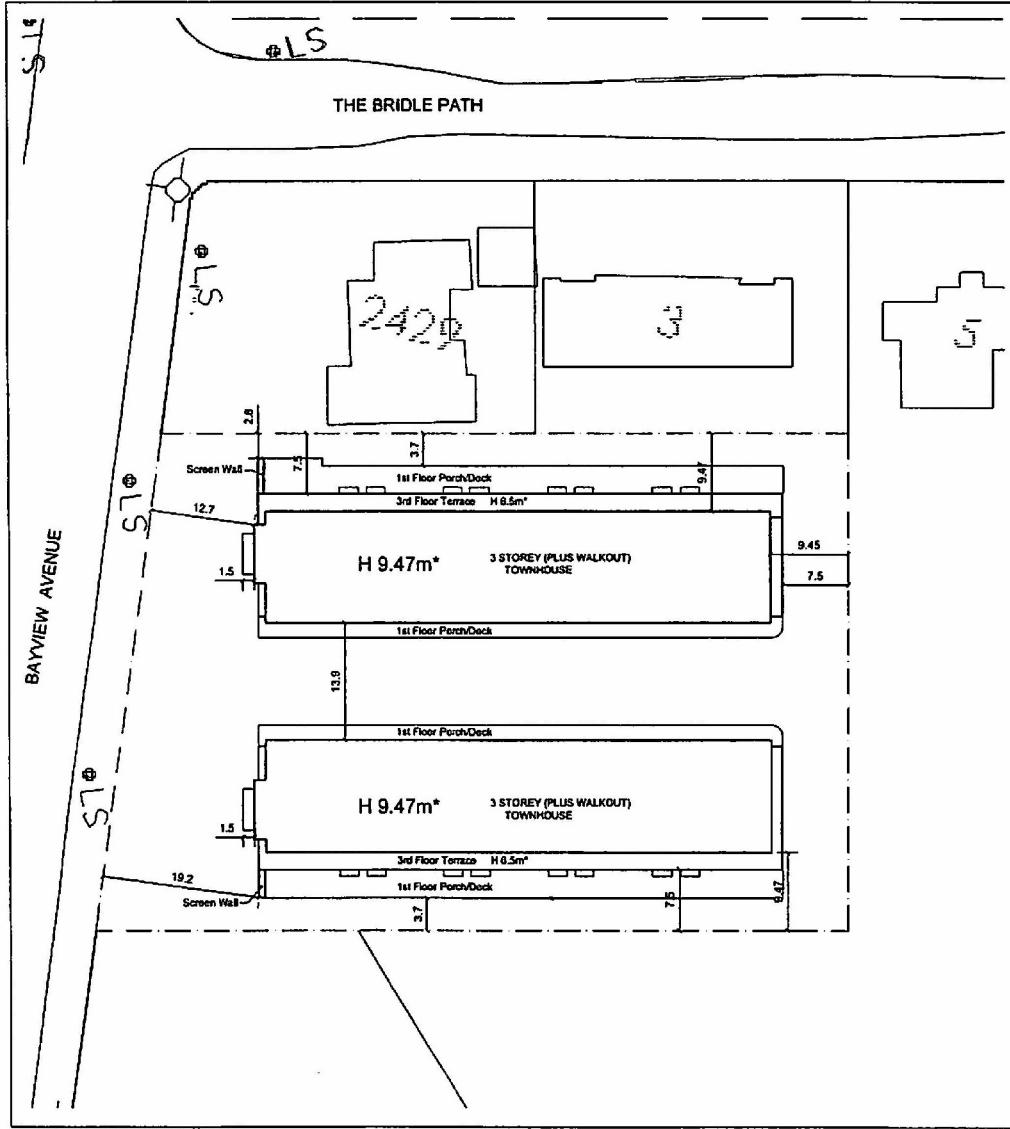
#### **EXCEPTION REGULATIONS**

- (b) Lot Coverage
  - (i) The maximum lot coverage of all buildings, porches and decks shall be 54%.
- (c) Dwelling Units
  - (i) The maximum number of dwelling units shall be 20.
- (d) Yard Setbacks
  - (i) The minimum yard setbacks shall be as shown on Schedule RM1 (80).
- (e) Building Height
  - (i) The maximum height shall be 9.47 metres, as shown on Schedule RM1 (80).

- (f) Permitted Projections
  - (i) The provisions of Section 6(9)(b), (c) and (f) shall not apply.
  - (ii) Exterior stairways and wheelchair ramps shall be permitted to project into the minimum front and side yard setbacks not more than 6.5 metres.
  - (iii) Porches and decks, either excavated or unexcavated, and canopies shall be permitted to project into the minimum side yard setbacks not more than 4.7 metres, as shown on Schedule RM(1).
  - (iv) Porches and decks, either excavated or unexcavated, and canopies shall be permitted to project into the minimum front yard setbacks not more than 1.5 metre, as shown on Schedule RM(1).
- (g) Maximum Size and Height of Deck
  - (i) The provisions of Section 6(24)(a) and (c) shall not apply.
  - (ii) Porches and decks located below the second storey, either excavated or unexcavated, shall not exceed 2.1 metres in height as measured from the finished level of the ground adjacent to the porch or deck to the highest point of its floor surface, excluding railings, parapets and other similar structures/features.
- (h) Parking
  - (i) All visitor and occupant parking shall have a minimum width of 2.7 metres and a maximum length of 5.7 metres.
  - (ii) Surface-level driveway aisles shall have a minimum width of 6.0 metres and below-grade driveway aisles shall have a minimum width of 5.5 metres.
- (i) Notwithstanding any severance, partition, or division of the site, as shown on Schedule RM1 (80), the provisions of the By-law shall apply to the whole site as if no severance, partition or division occurred.

PURSUANT TO DECISION/ORDER NO. 1579 OF THE ONTARIO MUNICIPAL BOARD  
ISSUED ON JUNE 8, 2007 IN CASE NO. PL060507.

Schedule RM1(80)



\*Heights measured from By-law "established grade" of 154.13 A.S.L. to top of main roof slab, excluding height of mechanical penthouses, parapets, terrace partition walls, roof access enclosures, roofing materials, guard rails, and any other ornamental structures/features.

2425 & 2427 Bayview Avenue

ZONING BY-LAW AMENDMENT

File # 05627

 Lot Rezoned RM1 And Affected By This Bylaw

  
Not to Scale