

**CITY OF TORONTO**

**BY-LAW No. 142-2013(OMB)**

**To amend Zoning By-law No. 7625 of the former City of North York, as amended, with respect to certain lands located on the northwest corner of Bayview Avenue and York Road, municipally known as 2500 Bayview Avenue.**

Whereas the Ontario Municipal Board pursuant to its Order dated June 15, 2012, determined to amend the former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 2500 Bayview Avenue; and

Whereas the matters set out herein are in conformity with the Official Plan as adopted by the Council of the City of Toronto; and

Whereas the Ontario Municipal Board has provided adequate information to the public and has held a public hearing in accordance with the *Planning Act*;

The Ontario Municipal Board orders:

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York, as amended, are further amended in accordance with Schedules 1 and RM1(85) of this By-law.
2. Section 64.16 of By-law No. 7625 is amended by adding the following subsection:

**"64.16 (85) RM1(85)**

**PERMITTED USES**

- (a) As shown on Schedule RM1(85), the only permitted uses shall be multiple attached dwellings.

**EXCEPTION REGULATIONS**

**MAXIMUM NUMBER OF DWELLING UNITS**

- (b) The maximum number of dwelling units shall be eight (8).

**MINIMUM LOT FRONTAGE**

- (c) The minimum lot frontage shall be as shown on Schedule RM1(85).

**MINIMUM LOT WIDTH**

- (d) The minimum lot width shall be as shown on Schedule RM1(85).

#### LOT AREA

- (e) The minimum lot area shall be 125 square metres per dwelling unit.

#### MAXIMUM GROSS FLOOR AREA

- (f) The maximum permitted gross floor area shall be 2180 square metres.

#### LOT COVERAGE

- (g) The maximum permitted lot coverage shall be 45 percent.

#### BUILDING HEIGHT

- (h) The building height shall not exceed the maximum height in metres and storeys shown on Schedule RM1(85).

#### DWELLING LENGTH

- (i) The maximum dwelling unit length, exclusive of basement storage area, shall not exceed the maximum length in metres shown on Schedule RM1(85).

#### SETBACKS

- (j) The minimum yard setbacks shall be as set out in Schedule RM1(85).

#### PARKING

- (k) A minimum of 2 parking spaces per dwelling unit shall be provided.
- (l) The elevation of the lowest point of an opening to an area that may be used for parking or storage of a vehicle located inside or adjacent to the dwelling may be located lower than the centreline of the common driveway that the lot abuts, measured at its centreline directly across from the driveway leading to the parking space. The vehicular entrance of any garage shall not be located below the geodetic elevation of 159.5 metres.

#### LANDSCAPING

- (m) A minimum of 535 square metres landscaping shall be provided on the entire site inclusive of sidewalks, walkways and porches.
- (n) The minimum landscape buffers shall be as set out in Schedule RM1(85).

**DECKS**

- (o) Decks will be permitted at the rear of each unit to a maximum height above grade of 2.4 metres and a maximum area of:
  - (i) 16.2 square metres (3.3 metres x 4.9 metres)

**OTHER REGULATIONS**

- (p) Section 6(8) of By-law No. 7625 shall not apply.
  - (q) Notwithstanding Section 6A(3) minimum parking space widths shall be as set out on Schedule RM1(85).
  - (r) Notwithstanding Sections 6A(3)(c) and 6A(5)(b)(viii) a minimum vertical clearance of 1.95 metres shall be provided for Size of Parking Spaces and Access to Parking Spaces.
  - (s) Notwithstanding any severance, partition, or division of the net site, as shown on Schedule RM1(85), the provisions of this by-law shall apply to the whole of the net site as if no severance, partition or division occurred."
3. Section 64.16 of By-law No. 7625 is amended by adding Schedule RM1(85) attached to this by-law.

PURSUANT TO ORDER/DECISION OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JUNE 15, 2012 UNDER OMB FILE NO. PL090658.



