

CITY OF TORONTO

BY-LAW No. 1635-2013(OMB)

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 1860 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 approve this By-law; and

Whereas the Ontario Municipal Board has held a hearing in accordance with the Planning Act;

The Ontario Municipal Board enacts:

1. Section 64.23 of By-law No. 7625 of the former City of North York is amended by replacing subsection 64.23 (5) - C1 (134) with the provisions herein; and
2. Schedule C1(134) is removed and replaced with Schedule C1(139) attached to this by-law:

DEFINITIONS

- a. Net Site

For the purposes of this exception, Net Site means the Lot municipally known as 1860 Bayview Avenue as it existed in the year 2011 minus any lands conveyed to the City of Toronto for road widening purposes, with such Net Site comprising an area of 4,799 m².

- b. Established Grade

Means the geodetic elevation of 158.52 metres taken at the centre line of Broadway Avenue at the midpoint of the abutting lot.

PERMITTED USES

- c. All of the uses permitted in a C1 zone are permitted, including a motor vehicle dealership and a motor vehicle body repair shop as an accessory to a motor vehicle dealership.

EXCEPTION REGULATIONS

- d. **GROSS FLOOR AREA**

The maximum total gross floor area on the Net Site shall be 7,550 m².

e. **LOT COVERAGE**

The total lot coverage permitted on the Net Site as shown on Schedule 1 hereto shall not exceed a maximum lot coverage of 93%.

f. **SETBACKS**

The minimum yard setbacks shall not be less than those shown on Schedule C1(139).

g. **PARKING SPACES**

A minimum of 1 parking space per 38 m² of gross floor area.

h. **HEIGHT**

- (i) The building height shall not exceed 17 metres or 2 storeys measured from established grade to the top of any building parapet.
- (ii) For the purposes of the building height any roof top mechanical equipment or decorative elements shall be excluded.

i. **MUNICIPAL SERVICES**

Within the lands shown on Schedule 1 attached to this Bylaw, 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.

j. **PROVISIONS NOT APPLICABLE**

The provisions of Sections 6A(2), 22.10, 23.2.1, 23.2.2 do not apply.

3. By-law No. 620-2012(OMB) is repealed.

PURSUANT TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON SEPTEMBER 9, 2013 IN BOARD FILE NO. PL100896.



