

Authority: North York Community Council Item 34.78,  
as adopted by City of Toronto Council on August 25, 26, 27 and 28, 2014

## **CITY OF TORONTO**

### **BY-LAW No. 1015-2014**

**To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 3052 Bayview Avenue and 351 McKee Avenue.**

Whereas authority is given to Council of the City of Toronto 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 No. 7625 are amended in accordance with Schedule 1 of this By-law.
2. Section 64.16 of By-law No. 7625 is amended by adding the following subsection:

#### **64.16(99) RM1(99)**

#### **DEFINITIONS**

- (a) For the purpose of this exception, "Established Grade" for the purpose of establishing the permitted height shall mean the geodetic elevation of 181.08 metres for a building facing Bayview Avenue.

#### **EXCEPTION REGULATIONS**

#### **PERMITTED USES**

- (b) The permitted uses shall include multiple attached dwellings and accessory uses thereto.

#### **BUILDING ENVELOPES**

- (c) No portion of any building or structure shall be located otherwise than wholly within the Building Envelopes shown on Schedule RM1(99) with the exception of balconies, belt courses, chimney breasts, eaves, gutters, pilasters, sills, canopies, stairways, wheelchair ramps, porches, bay windows, a cantilevered portion of the main wall, privacy screens, railings, support structures for decks and/or canopies, and fully enclosed waste and recycling storage.

#### **PARKING**

- (d) Two parking spaces for each dwelling unit shall be provided and maintained on the lot.

- (e) Parking spaces may be provided in the form of tandem parking.
- (f) Parking spaces shall have access to a street by means of a driveway.

#### LOT AREA

- (g) The minimum lot area shall be 135 square metres per dwelling unit.

#### LOT COVERAGE

- (h) The maximum lot coverage for any multiple attached dwelling shall be 40%.

#### FLOOR AREA

- (i) The minimum floor area for each dwelling unit shall be 190 square metres.

#### BUILDING HEIGHT

- (j) The building height shall not exceed 12.0 metres above Established Grade.

#### LANDSCAPING

- (k) A minimum landscaped area of 220.0 square metres shall be provided on the lot.
- (l) A minimum of 75% of landscaped area shall be maintained as soft landscaping.
- (m) For the purpose of this exception, a landscaped area may include walkways, lawns, ornamental shrubs, treed areas, paths, patios, but shall not include driveways, ramps, or any parking space or any space within or on top of a building.

#### OTHER REGULATIONS

- (n) The provisions of Sections 15.8, 16.1, 16.2 and 16.3 of By-law No. 7625 shall not apply.

- 3. Section 64.12 of By-law No. 7625 is amended by adding the following subsection:

#### **64.12(20) R3(20)**

#### DEFINITIONS

- (a) For the purpose of this exception, "Established Grade" for the purpose of establishing the permitted height shall mean the geodetic elevation 181.65 metres for a building fronting McKee Avenue.

## **EXCEPTION REGULATIONS**

### **PERMITTED USES**

- (b) The permitted uses shall include single detached dwellings and accessory uses thereto.

### **BUILDING ENVELOPES**

- (c) No portion of any building or structure shall be located otherwise than wholly within the Building Envelopes shown on Schedule R3(20) with the exception of balconies, belt courses, chimney breasts, eaves, gutters, pilasters, sills, canopies, stairways, wheelchair ramps, porches, bay windows, a cantilevered portion of the main wall, privacy screens, railings, support structures for decks and/or canopies, and fully enclosed waste and recycling storage.

### **PARKING**

- (d) Two parking spaces for each dwelling unit shall be provided and maintained on the lot.
- (e) Parking spaces may be provided in the form of tandem parking.
- (f) Parking spaces shall have access to a street by means of a driveway.

### **LOT FRONTAGE**

- (g) The minimum lot frontage shall be 12 metres.

### **LOT AREA**

- (h) The minimum lot area shall be 395 square metres.

### **LOT COVERAGE**

- (i) The maximum lot coverage shall be 32%.

### **LENGTH OF DWELLING**

- (j) The maximum length of dwelling is 15.0 metres, measured from the front yard setback (8.24 metres as shown on Schedule R3(20)).

### **HEIGHT**

- (k) The maximum height is 2 storeys and 8.8 metres above Established Grade.

#### GARAGE

- (l) The maximum width of the interior of the garage shall be 5.9 metres.

#### DRIVEWAY

- (m) The maximum width of the driveway shall be 6.1 metres.

#### LANDSCAPING

- (n) A minimum landscaped area of 230.0 square metres shall be provided on the lot.
- (o) A minimum of 72% of landscaped area shall be maintained as soft landscaping.
- (p) For the purpose of this exception, a landscaped area may include walkways, lawns, ornamental shrubs, treed areas, paths, patios, but shall not include driveways, ramps, or any parking space or any space within or on top of a building.

#### OTHER REGULATIONS

- (q) The provisions of Sections 7.4A and 7.4B of By-law No. 7625 shall not apply.
4. Notwithstanding any future severance, partition or division of the lands shown on Schedule RM1(99), the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.
5. 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:
- (a) All new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway.
- (b) All water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on August 28, 2014.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)





