

Authority: North York Community Council Item NY26.52, as adopted by City of Toronto Council on October 8, 9, 10 and 11, 2013

## CITY OF TORONTO

### BY-LAW No. 762-2015

**To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known in the year 2015 as 6 Baytree Crescent.**

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*; and

Whereas Council of the City of Toronto, at its meeting on October 8, 9, 10 and 11, 2013, adopted a resolution to amend Zoning By-law No. 7625 of the former City of North York, as amended;

The Council of the City of Toronto enacts:

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.11 of By-law No. 7625 is amended by adding the following subsections:

**"64.11(11) R2(11)**

- (a) The minimum lot frontage shall be 19 metres.
  - (b) The minimum lot area shall be 675 square metres.
  - (c) The minimum front yard setback shall be 6 metres.
  - (d) The minimum west side yard setback shall be 1.5 metres.
  - (e) The minimum east side yard setback shall be 1.3 metres."
3. Section 64.16 of By-law No. 7625 is amended by adding the following subsection:

**"64.16(95) RM1(95)**

#### DEFINITIONS

- (a) For the purpose of this exception, "established grade" for the purpose of establishing the permitted height shall mean the geodetic elevation of 167.01 metres.

**PERMITTED USES**

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

**EXCEPTION REGULATIONS**

**MULTIPLE ATTACHED DWELLINGS**

- (c) A maximum of five multiple attached dwellings are permitted.
- (d) A multiple attached dwelling shall front onto Bayview Avenue.
- (e) A multiple attached dwelling shall have a minimum width of 6.5 metres.

**LOT AREA**

- (f) The lot area shall be the area shown on the attached Schedule 1 of this By-law and shall be a minimum of 235 square metres per dwelling unit.

**LOT COVERAGE**

- (g) Maximum all buildings forty-five (45%) per cent.
- (h) Any building or structure as identified in subsection (m) hereto permitted outside the Building Envelopes shown on Schedule RM1(95) shall not be included in the calculation of lot coverage for the purpose of this exception.

**YARD SETBACKS AND DISTANCE BETWEEN BUILDINGS**

- (i) The minimum yard setbacks and distances between buildings shall be as shown on Schedule RM1(95).

**BUILDING HEIGHT**

- (j) The building height shall not exceed the maximum heights in metres and the number of storeys specified on Schedule RM1(95).

**LANDSCAPING**

- (k) A minimum landscaped area of 370 square metres shall be provided on the lot.
- (l) 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.

BUILDING ENVELOPES

- (m) No portion of any building or structure shall be located otherwise than wholly within the Building Envelopes shown on Schedule RM1(95) with the exception of balconies, chimney breasts, eaves, gutters, pilasters, sills, canopies, stairways, wheelchair ramps, porches, patios, bay windows, privacy screens, railings, and support structures for decks and/or canopies.

PARKING

- (n) 2 parking spaces for each dwelling unit shall be provided and maintained on the lot.
- (o) 1 parking space for visitors shall be provided and maintained on the lot.
- (p) A parking space shall have a minimum dimension of:
  - (i) 5.6 metres by 2.6 metres.
- (q) Parking spaces may be provided in the form of tandem parking.
- (r) Parking spaces shall have access to a street by means of a private laneway.

OTHER REGULATIONS

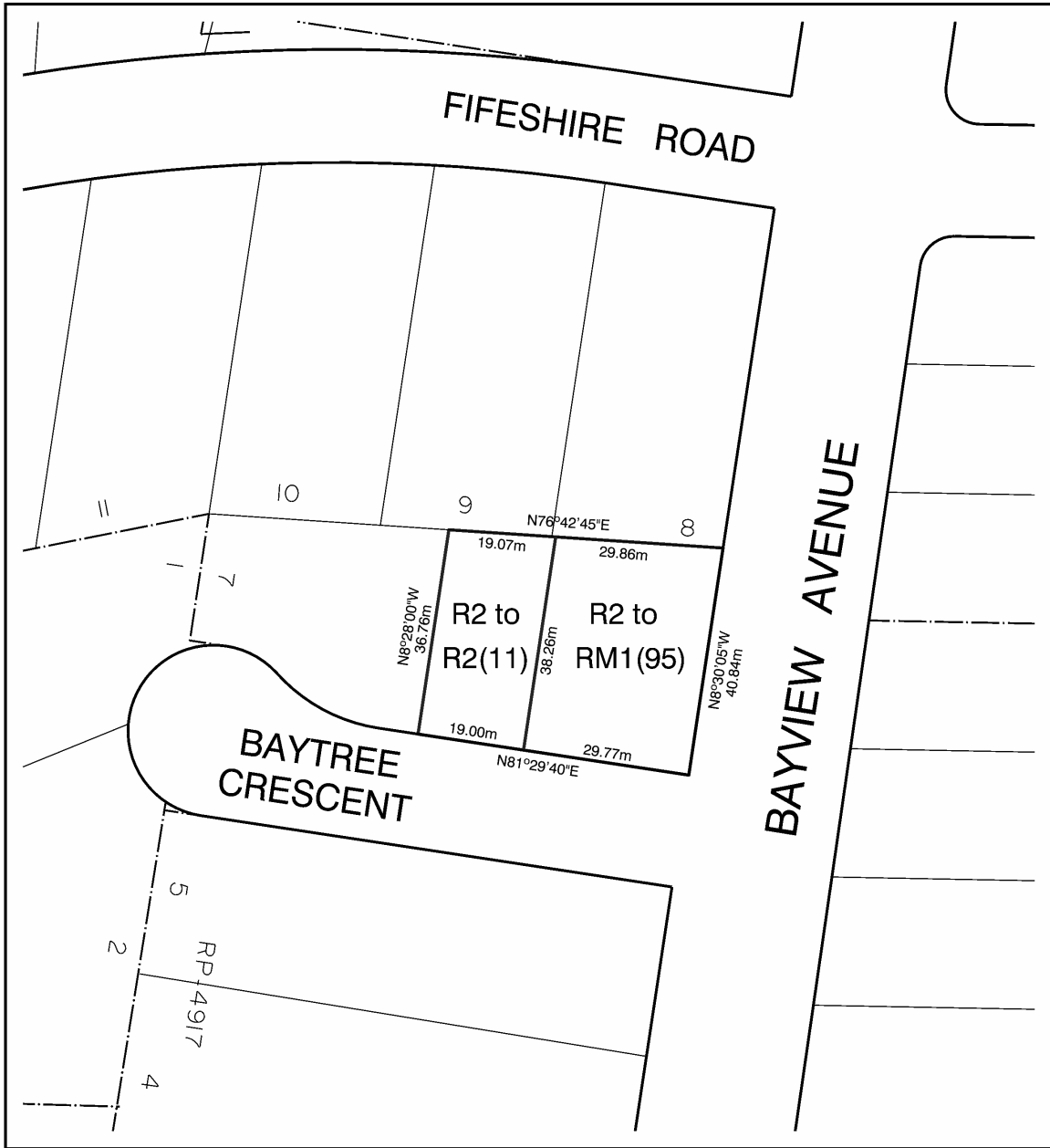
- (s) The provisions of Sections 6A, 6(8), 6 (17), 6(30), 7.4A, 7.4B, 15, 16.2 and 16.3 of By-law No. 7625 shall not apply.
- (t) Notwithstanding any future severance, partition or division of the lands shown on Schedule RM1(95), the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred."

Enacted and passed on July 9, 2015.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



Schedule 1

Part of Lot 7, R.P. 3456 & Part of Block A, R.P. 4917, City of Toronto  
Donald E. Roberts Ltd., Ontario Land Surveyors  
Date: 07/19/2013  
Approved by: G.M.

File # 12 139054 25 0Z



