

Authority: Ontario Municipal Board Decision issued July 27, 2017 and Local Planning Appeal Tribunal Order issued August 17, 2018 in Board/LPAT File PL160416

CITY OF TORONTO

BY-LAW 1340-2018(LPAT)

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known as 3049-3051 Bayview Avenue and 2 Blithfield Avenue.

Whereas the Ontario Municipal Board, by its Decision issued on July 27, 2017 and the Local Planning Appeal Tribunal by its Order issued on August 17, 2018, in Board/LPAT File PL160416 approved amendments to the former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known as 3049-3051 Bayview Avenue and 2 Blithfield Avenue;

The Local Planning Appeal Tribunal orders:

1. Schedules "B" and "C" of By-law 7625 of the former City of North York are amended in accordance with Schedule 1 attached to this By-law.
2. Section 64.16 of By-law 7625 is amended by adding the following subsection:

"64.16(113) RM1(113)

DEFINITIONS

- (a) For the purpose of this exception, "established grade" for the purpose of establishing the permitted height shall mean the geodetic elevation of 181.05 metres.
- (b) For the purpose of this exception, "gross floor area" shall mean the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level, however the gross floor area of the building may be reduced by:
 - i. the floor area of the basement;
 - ii. the area of a void in a floor if there is a vertical clearance of more than 4.5 metres between the top of the floor below the void and the ceiling directly above it, to a maximum of 10 percent of the permitted maximum gross floor area for the building; and
 - iii. the area of required parking spaces in the building.
- (c) For the purpose of this exception, "lot coverage" shall mean the portion of the lot that is covered by any part of any building on or above the surface of the lot, however the calculation of lot coverage shall not include the permitted encroachments into the minimum yard setbacks as identified in (k) and (l) of this By-law, and it shall not include that portion of a building which is below established grade.

PERMITTED USES

- (d) The only permitted uses shall be multiple attached dwellings.

EXCEPTION REGULATIONS**NUMBER OF DWELLING UNITS**

- (e) The maximum number of multiple attached dwelling units shall be eleven (11).

UNIT WIDTH

- (f) The minimum width of a dwelling unit shall be 4.2 metres.

LOT AREA

- (g) The minimum lot area shall be 85 square metres per dwelling unit.
(h) The minimum total lot area shall be 1,760 square metres.

GROSS FLOOR AREA

- (i) The maximum permitted gross floor area shall be 2,715 square metres.

LOT COVERAGE

- (j) The maximum permitted lot coverage shall be 50 percent.

BUILDING HEIGHT

- (k) The maximum height shall not exceed the height in metres as shown on Schedule RM1(113), except that architectural features, parapet walls, railings, cornices, sills, elevator overruns, roof accesses, skylights, antennas, ornamental figures, and associated mechanical elements may exceed the maximum height shown on Schedule RM1(113) by 1.2 metres.

SETBACKS

- (l) The minimum front yard, rear yard and side yard setbacks shall be as set out on Schedule RM1(113), except that:
- (i) Bay windows, terraces, juliet balconies, railings, architectural features such as cornices, frames and bands, and may extend beyond the heavy black lines identified on Schedule RM1(113) of By-law 1340-2018(LPAT) by 0.61 metres;

- (ii) Canopies and porches may extend beyond the heavy black lines identified on Schedule RM1(113) of By-law 1340-2018(LPAT) by 1.5 metres; and
- (iii) Stairs may extend beyond the heavy black lines identified on Schedule RM1(113) of By-law 1340-2018(LPAT) by 2.6 metres.
- (m) The Front Lot Line and the Rear Lot Line shall be identified on Schedule RM1(113) attached to this By-law.

PARKING

- (n) A minimum of 2 parking spaces per dwelling unit shall be provided, one of which shall have a minimum length of 4.5 metres and a minimum width of 2.6 metres, and the other shall have a minimum length of 5.6 metres and a minimum width of 2.6 metres.
- (o) Required resident parking spaces may be tandem parking spaces.
- (p) A minimum of 3 visitor parking spaces shall be provided.
- (q) Parking spaces shall have access to a street by means of a private driveway from Blithfield Avenue.

LANDSCAPING

- (r) A minimum of 29.5 percent of the total lot area shall be provided as landscaping.
- (s) For the purposes of 2(r), landscaping shall mean trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, retaining walls, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.
- (t) The minimum landscape buffer shall be as set out in Schedule RM1(113).
- (u) For the purposes of 2(t), the landscape buffer shall be comprised of soft landscaping elements which includes trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to driveways, parking areas, decorative stonework, walkways, patios, screening, or other landscape-architectural elements.

TERRACES

- (v) Terraces are permitted and are as shown on Schedule RM1(113).

DISTANCE BETWEEN TOWNHOUSE BLOCKS

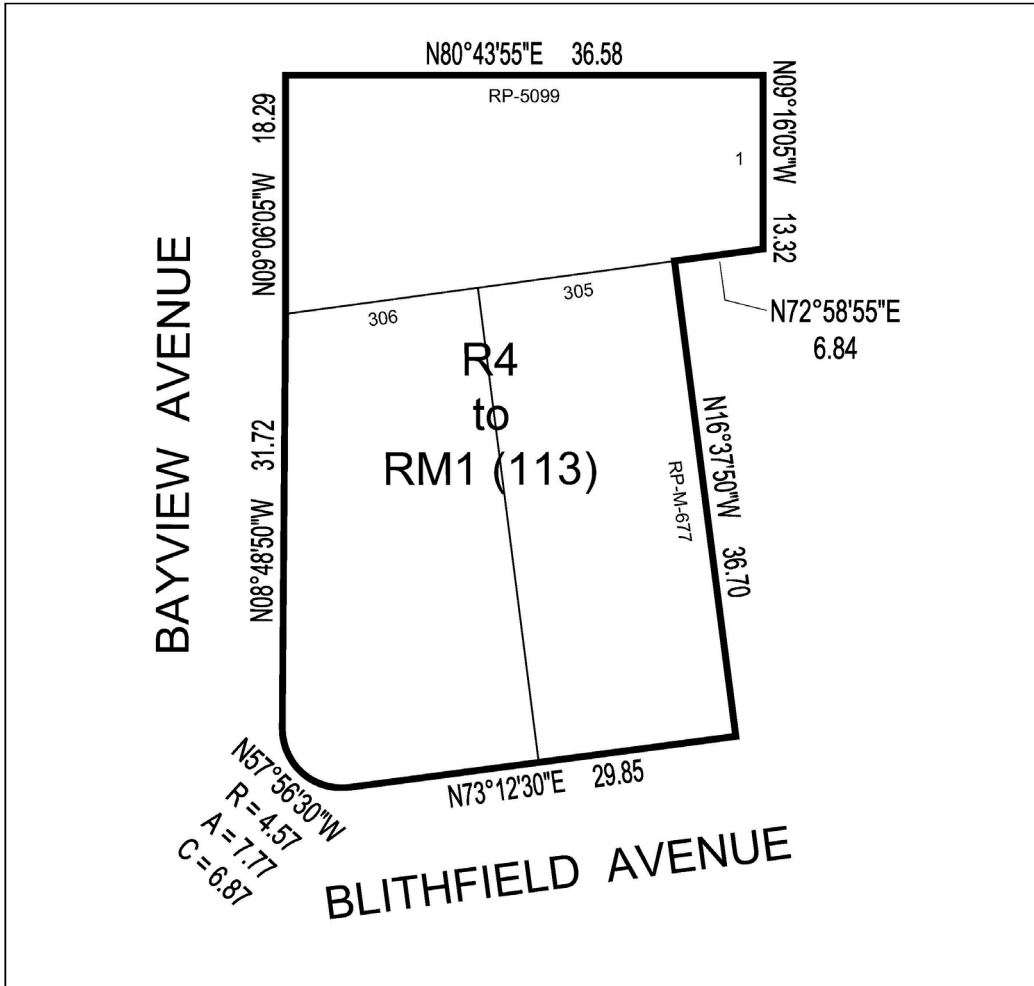
- (w) The required minimum distance between townhouse blocks shall be 2 metres as set out in Schedule RM1(113).

OTHER REGULATIONS

- (x) The provisions of Sections 2.28, 2.39.1, 6(8), 6(9)(b)(c), 6(24)(c), 6A(2), 6(A)5, 6(A)8(b), 15.8, 16.2.1, 16.2.2, 16.2.3, 16.2.4(a)(b)(c), 16.2.5, 16.2.6 and 6(9) of By-law 7625 shall not apply.
- (y) Notwithstanding any future severance, partition or division of the lands shown on Schedule RM1(113), the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.
- (z) Notwithstanding any other provisions of By-law 7625 to the contrary, the provisions of By-law 1340-2018(LPAT) shall apply to this site.
- 3.** 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 water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

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SCHEDULE 1



3049 & 3051 Bayview Avenue and 2 Blithfield Avenue, Toronto

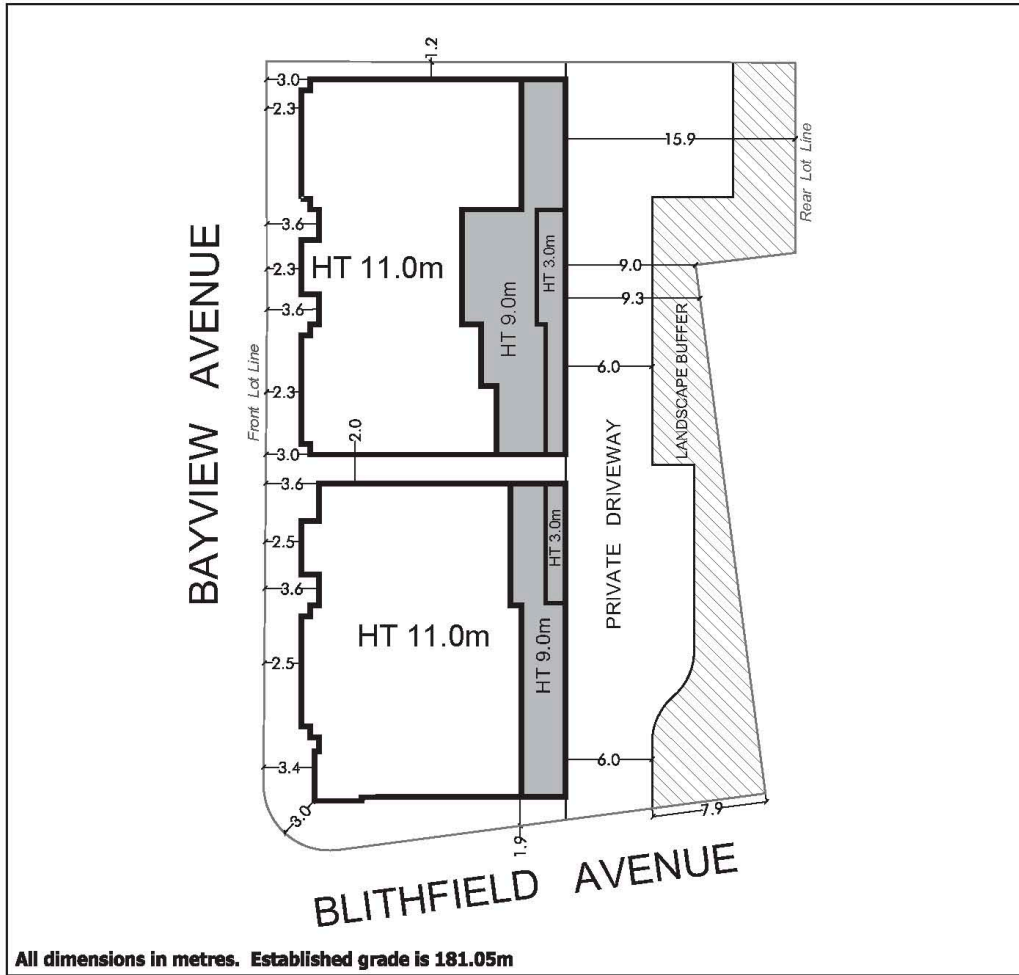


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Not to Scale

SCHEDULE RM1 (113)



All dimensions in metres. Established grade is 181.05m

3049 & 3051 Bayview Avenue and 2 Blithfield Avenue, Toronto

-  Landscaped Buffer
-  Terraces



Not to Scale