

## CITY OF TORONTO

### BY-LAW 213-2020

**To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2020 as 2673-2675 Bayview Avenue.**

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;

The Council of the City of Toronto enacts:

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

#### **Section 64.16 (119) to RM1(119)**

#### **DEFINITIONS**

- (a) For the purposes of this exception, "**established grade**" for the purpose of establishing height shall mean the geodetic elevation of 176.20 metres.

#### **PERMITTED USES**

- (b) The only permitted uses shall be **multiple attached dwellings** and **single family dwellings**.

#### **EXCEPTION REGULATIONS**

#### **NUMBER OF DWELLING UNITS**

- (c) The maximum number of **dwelling units** shall be 8 **multiple attached dwellings** and 2 **single family dwellings**, as shown on Schedule 2 attached to this By-law.
- (d) The minimum **dwelling unit** width shall be 5.50 metres.

#### **LOT AREA**

- (e) The minimum **lot area** shall be 4,414 square metres.

### **LOT FRONTAGE**

- (f) The minimum **lot frontage** along Bayview Avenue shall be 60.0 metres.

### **LOT COVERAGE**

- (g) The maximum permitted **lot coverage** shall be 42 percent.

### **YARD SETBACKS and DISTANCES BETWEEN BUILDINGS**

- (h) The required minimum **building setbacks** and the required minimum separation distances between main walls of **buildings** on the **lot** shall be as shown on Schedule 2 attached to this By-law.

### **GROSS FLOOR AREA**

- (i) The maximum **gross floor area** of all **dwellings** on the **lot** is 3,300 square metres.

### **BUILDING HEIGHT AND STOREYS**

- (j) The maximum **building height** and number of **storeys** shall be as on shown on Schedule 2 attached to this By-law and shall be measured from established grade to the top of the roof.

### **PERMITTED PROJECTIONS**

- (k) Exterior stairways and porches shall be permitted to project into the minimum **front yard setback** not more than 2.5 metres.
- (l) Platforms, decks and terraces shall be permitted to project into the minimum **rear yard setback** not more than 2.2 metres.
- (m) A box or bay window shall be permitted to project into any minimum **yard setback** not more than 0.75 metres.

### **PARKING**

- (n) A minimum of two **parking spaces** shall be provided for each dwelling unit and a visitor **parking space** is not required.
- (o) A **parking space** shall have a minimum width of 2.6 metres and a minimum length of 5.6 metres.
- (p) Parking shall be accessed by means of a private **driveway** having a minimum width of 3.0 metres.

## LANDSCAPING

- (q) A minimum of 1,500 square metres of **landscaping** shall be provided on the **lot**, of which a minimum of 50 percent shall be **soft landscaping**. A **landscape** buffer with a minimum width of three metres shall be provided within the location shown on Schedule 2 attached to this By-law.

## OTHER REGULATIONS

- (r) Sections 6A(2), 6(9)(b), 6(9)(f), 15.8, 16.1(b)(ii), 16.2.1, 16.2.2, 16.2.3, 16.2.4, 16.2.6 and 16.3.2 of Zoning By-law 7625 shall not apply.
- (s) 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:
- (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.
- (t) Except as provided herein, By-law 7625 of the former City of North York Zoning By-law shall continue to apply.

## DIVISION OF LANDS

- (u) Notwithstanding any future severance, partition or division of the lands shown on Schedule 1, 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 February 26, 2020.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



