

Authority: Local Planning Appeal Tribunal Decision
issued January 7, 2019 and Order issued June 2, 2020 in
Tribunal File PL180156

CITY OF TORONTO

BY-LAW 419-2020(LPAT)

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands known municipally in the year 2019 as 3002, 3004, 3006, 3010 and 3014 Islington Avenue.

Whereas the Local Planning Appeal Tribunal by its Decision issued on January 7, 2019, and Order issued on June 2, 2020, in respect of Tribunal File PL180156, approved amendments to the North York Zoning By-law 7625, as amended;

Pursuant to the Decisions of the Local Planning Appeal Tribunal, Zoning By-law 7625, as amended, is amended as follows:

1. Schedule "C" of By-law 7625 of the former City of North York is hereby amended in accordance with Schedules 1 and 2 of this By-law.
2. Section 64.16 EXCEPTIONS TO RM1 ZONE (MULTIPLE FAMILY DWELLINGS FIRST DENSITY ZONE) of By-law 7625 of the former City of North York is amended by adding the following subsections:

64.16 (120) RM1(120)

DEFINITIONS

ESTABLISHED GRADE

- a. For the purpose of this exception, "Established Grade" shall mean a geodetic elevation of 157.05 metres A.S.L.

LOT

- b. For the purpose of this exception, "Lot" shall mean the lands zoned RM1(120), labelled as Part 1 on Schedule 1 attached to this By-law.

FRONT LOT LINE

- c. For the purpose of this exception, "Front Lot Line" shall mean the *Lot Line* abutting 'Street 1' labelled as Part 1 as identified on Schedule 1.

EXCEPTION REGULATIONS

Dwelling Units

- d. A maximum of 14 *dwelling units* shall be permitted.

Lot Area

- e. The minimum *lot area* shall be 2,500 square metres.

Lot Coverage

- f. Maximum *lot coverage* shall be 45 percent.

Lot Frontage

- g. The minimum *lot frontage* shall be 95 metres.

Landscapes

- h. Notwithstanding any provisions to the contrary, the minimum Landscaped Area for the lands shown as Part 1 on Schedule 1 attached to this By-law shall be 1,220.00 square metres.
 - i. For the purpose of this subsection, the Landscaped Area may include trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of the above.

Setbacks

- i. The minimum setbacks for residential buildings and structures shall be as follows:
 - i. *Front Lot Line* (Street 1): 2.90 metres
 - ii. *Rear Lot Line* (West): 7.00 metres
 - iii. *Side Lot Line* (North): 2.70 metres
 - iv. *Side Lot Line* (Muir Avenue): 8.00 metres
- j. The garage door for each townhouse *dwelling unit* shall be setback a minimum of 5.6 metres from "Street 1".

Gross Floor Area

- k. The maximum gross floor area shall be 2,750 square metres and shall not include the following:
 - i. The area of any floor located below established grade; and
 - ii. *Accessory buildings* or structures.

Building Height

- l. The *building height* shall not exceed 3 storeys and shall not exceed 12.2 metres measured from *established grade* to the peak of the roof.
- m. Any floor level below *established grade* shall not be considered a storey.

Distance Between Buildings

- n. The minimum distance between main building walls on the lands shall be as shown on Schedule 2, attached to this By-law.

Parking

- o. The minimum number of *parking spaces* required shall be as follows:
 - i. 1.0 resident *parking space*, per *dwelling unit*;
- p. The minimum *parking space* width must be increased by 0.225 metres for each side of the *parking space* that is obstructed.
- q. Notwithstanding any other provision to the contrary, the maximum driveway width shall be 3.2 metres.

Projections

- r. Bay windows, exterior stairways, belt courses, chimney breasts, cornices, eaves, gutters, pilasters, sills, porches and decks, at or above the first storey above established grade may be permitted to encroach into the minimum required yard, provided that said structures are no closer to a *lot line* than as follows:
 - i. *Front Lot Line* (Street 1): 2.50 metres
 - ii. *Rear Lot Line* (West): 3.50 metres
 - iii. *Side Lot Line* (North): 2.18 metres
 - iv. *Side Lot Line* (Muir Avenue): 7.50 metres

OTHER REGULATIONS

- s. Section 15 – General Provisions for Multiple-Family Dwelling Zones (RM) shall not apply to the lands.

DIVISION OF LANDS

- t. Notwithstanding any future severance, partition or division of the lands shown as Part 1 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.

3. Except as provided herein, By-law 7625 of the former City of North York shall continue to apply.

64.16 (121) RM1(121)

DEFINITIONS

ESTABLISHED GRADE

- u. For the purpose of this exception, "Established Grade" shall mean a geodetic elevation of 157.05 metres A.S.L.

LOT

- v. For the purpose of this exception, "Lot" shall mean the lands zoned RM1(121), labelled as Part 2 on Schedule 1 attached to this By-law.

FRONT LOT LINE

- w. For the purpose of this exception, "Front Lot Line" shall mean the *Lot Line* abutting Islington Avenue, but shall not include a site triangle.

EXCEPTION REGULATIONS

Dwelling Units

- x. A maximum of 32 *dwelling units* shall be permitted.

Lot Area

- y. The minimum *lot area* shall be 5,300 square metres.

Lot Coverage

- z. The maximum *lot coverage* shall be 45 percent;

Lot Frontage

- aa. The minimum *lot frontage* shall be 95 metres.

Landscaping

- bb. Notwithstanding any provisions to the contrary, the minimum Landscaped Area for the lands shown as Part 2 on Schedule 1 attached to this By-law shall be 1,535 square metres.
- cc. For the purpose of this subsection, the Landscaped Area may include trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework,

walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of the above.

Setbacks

- dd. The minimum setbacks for residential buildings and structures shall be as follows:
- i. *Front Lot Line* (Islington Avenue): 1.50 metres
 - ii. *Rear Lot Line* (Street 1): 1.20 metres
 - iii. *Side Lot Line* (North): 2.40 metres
 - iv. *Side Lot Line* (Muir Avenue): 3.00 metres
- ee. A **driveway** that provides **vehicle** access to an individual **townhouse** unit must have a minimum length of 5.6 metres in front of a garage door except where an individual **townhouse** unit abuts a visitor parking space.

Gross Floor Area

- ff. The maximum gross floor area shall be 5,700 square metres and shall not include the following:
- i. The area of any floor located below *established grade*; and
 - ii. *Accessory buildings* or structures.

Building Height

- gg. The *building height* shall not exceed 3 storeys and shall not exceed 14.3 metres measured from *established grade* to the peak of the roof.
- hh. Any floor level below *established grade* shall not be considered a storey.

Distance Between Buildings

- ii. The minimum distance between main building walls on the lands shall be as shown on Schedule 2, attached to this By-law.

Parking

- jj. The minimum number of *parking spaces* required shall be as follows:
- i. 1.0 resident *parking space*, per *dwelling unit*;
 - ii. 0.2 visitor *parking spaces*, per *dwelling unit*; and

- iii. 1.0 accessible parking space shall be provided as part of the above required visitor *parking space*; this *parking space* must shall be 3.9 metres in width by 5.6 metres in length.
- kk. The minimum *parking space* width must be increased by 0.225 metres for each side of the *parking space* that is obstructed.
- ll. Notwithstanding any other provision to the contrary, the maximum driveway width shall be 3.2 metres.

Projections

- mm. Bay windows, exterior stairways, belt courses, chimney breasts, cornices, eaves, gutters, pilasters, sills, porches and decks, at or above the first storey above established grade may be permitted to encroach into the minimum required yard, provided that said structures are no closer to a *Lot Line* than as follows:
 - i. *Front Lot Line* (Islington Avenue): 1.50 metres
 - ii. *Rear Lot Line* (Street 1): 1.20 metres
 - iii. *Side Lot Line* (North): 2.18 metres
 - iv. *Side Lot Line* (Muir Avenue): 1.50 metres
 - v. Corner rounding: 0.15 metres
- nn. Landscape features and/or masonry screening walls may be permitted to encroach into the minimum required yard, provided that said structures are no closer to a *Lot Line* than as follows:
 - i. *Front Lot Line* (Islington Avenue): 0.00 metres
 - ii. *Rear Lot Line* (Street 1): 0.70 metres
 - iii. *Side Lot Line* (Muir Avenue): 0.00 metres

OTHER REGULATIONS

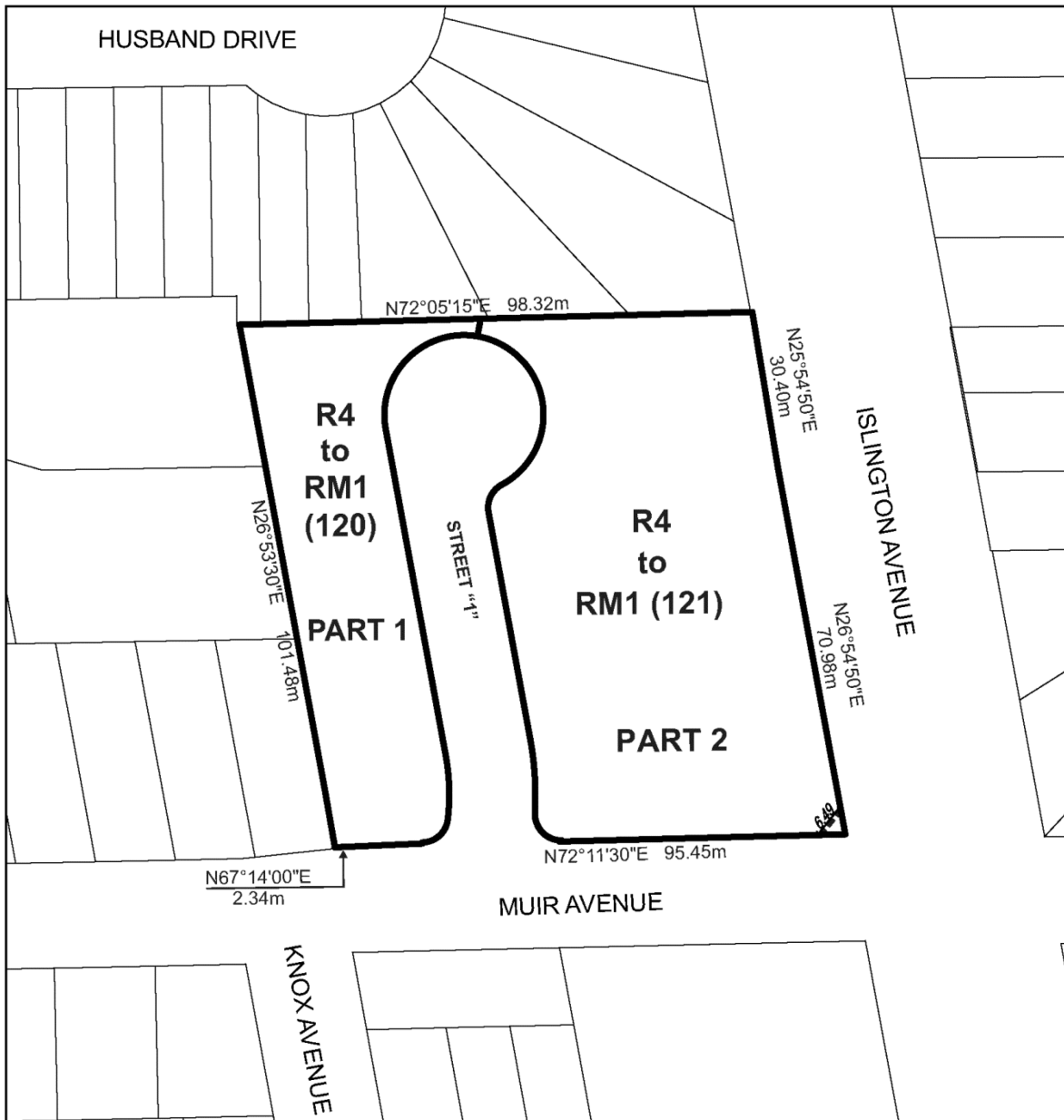
- oo. Section 15 – General Provisions for Multiple-Family Dwelling Zones (RM) shall not apply.

DIVISION OF LANDS

- pp. Notwithstanding any future severance, partition or division of the lands shown as Part 2 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.

4. Except as provided in this By-law, By-law 7625 of the former City of North York shall continue to apply.


Pursuant to Local Planning Appeal Tribunal Decision issued January 7, 2019 and Order issued June 2, 2020 in Tribunal File PL180156.

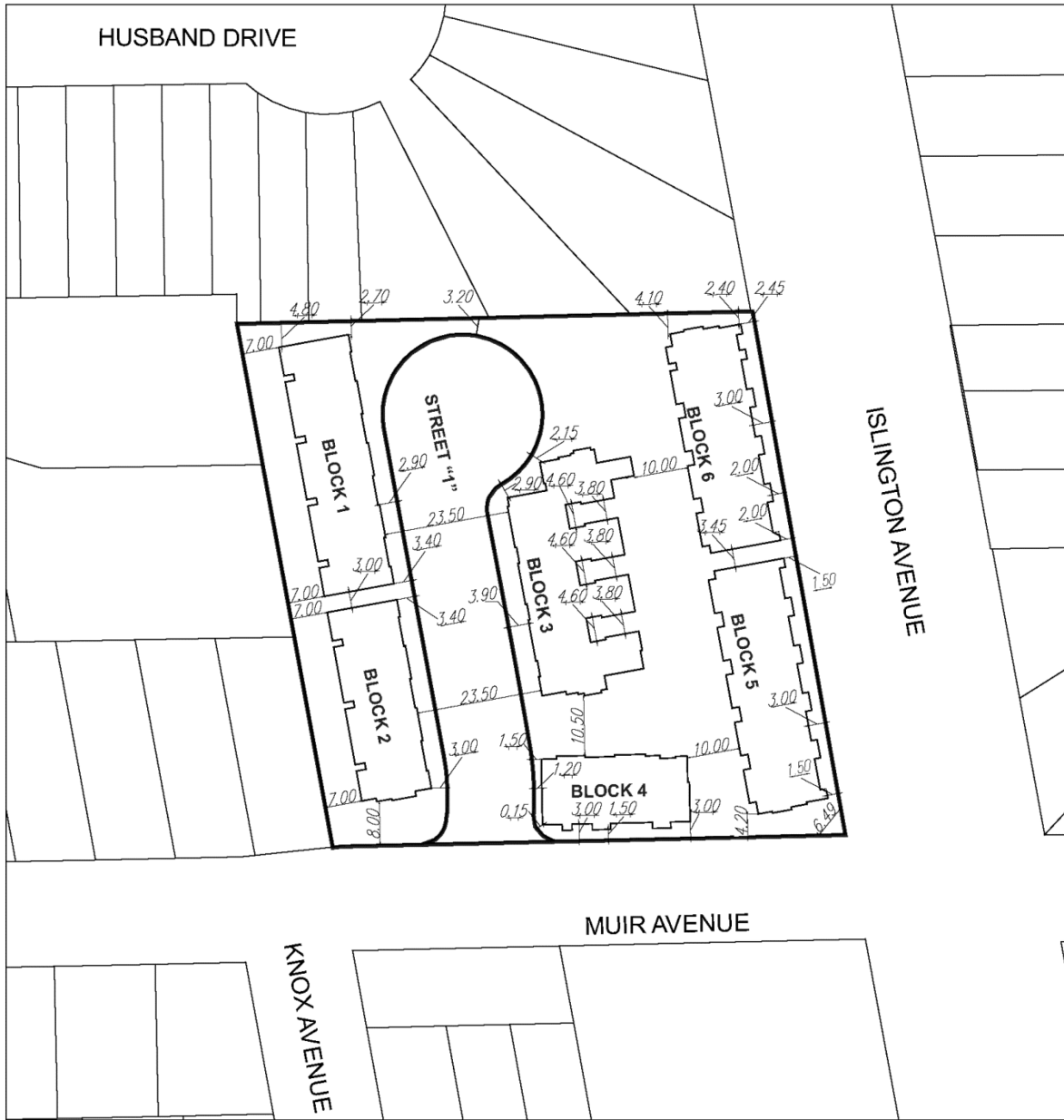


TORONTO
Schedule 1

3002 - 3014 Islington Avenue West

File # 15 268779 WET 07 02



 Former North York By-Law 7625
 Not to Scale
 03/04/2020



 **TORONTO**
Schedule 2

3002 - 3014 Islington Avenue West

File # 15 268779 WET 07 0Z


Former North York By-Law 7625
Not to Scale
03/04/2020