

Authority: Ontario Municipal Board Decision issued
March 15, 2016 and Local Planning Appeal Tribunal Order
issued on November 3, 2020 in File MM140064

CITY OF TORONTO

BY-LAW 978-2020(LPAT)

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known as 2655 and 2659 Bayview Avenue and 15 Old Colony Road.

Whereas the former Ontario Municipal Board, pursuant to its decision issued on March 15, 2016 and pursuant to the Local Planning Appeal Tribunal Order issued on November 3, 2020 in Tribunal File PL141126 have determined to amend the former City of North York Zoning By-law 7625, as amended, with respect to the lands known municipally as 2655 and 2659 Bayview Avenue and 15 Old Colony Road;

The Local Planning Appeal Tribunal Orders:

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

Section 64.16 (114) RM1 (114)

DEFINITIONS

- a. For the purposes of this exception, "established grade" for the purpose of establishing height shall mean the geodetic elevation of 173.97 metres for Block 1 and 174.40 for Block 2.

GENERAL PROVISIONS

- b. Permitted Projections Into Minimum Yard Setbacks:

Notwithstanding Section 6(9), bay windows shall be permitted to project into the minimum front yard setback not more than 0.8 metres.

PARKING AND LOADING REGULATIONS

- c. Parking Requirements:

A minimum of 2 parking spaces per dwelling unit shall be provided in a detached garage.

d. Visitor Parking:

A minimum of 4 visitor parking spaces shall be provided.

- e. Notwithstanding Section 6A(3)(a)(i), the minimum width of a parking space with obstructions shall be 2.6 metres.

PERMITTED USES

- f. The only permitted uses shall be multiple attached dwellings.

EXCEPTION REGULATIONS

MAXIMUM NUMBER OF DWELLING UNITS

- g. The maximum number of dwelling units shall be 10.
h. The minimum unit width shall be 6.0 metres.

LOT AREA

- i. The minimum lot area shall be 3,379 square metres.
j. The minimum lot area per dwelling unit shall be as set out in subsection 16.2.1.

LOT COVERAGE

- k. The maximum permitted lot coverage for all buildings shall be 42.5 percent.
l. Notwithstanding Section 6(23) (a)(ii)(C), accessory garages may have a maximum lot coverage of 12.1 percent.

YARD SETBACKS

- m. The minimum yard setbacks and distances will be as shown on Schedule 2 of this By-law.
n. Notwithstanding 6 (23) (C) the minimum yard setbacks for accessory buildings shall be as shown on Schedule 2 of this By-law.

BUILDING HEIGHT

- o. The permitted maximum building height in metres shall be the numerical value following the letters "HT" on Schedule 2.
p. The permitted maximum number of storeys in a building on a lot is the numerical value following the letters "ST" on Schedule 2.

- q. Notwithstanding Section 6(23)(a)(iv), the height of the garage shall be as set out on Schedule 2.

DWELLING LENGTH

- r. The maximum dwelling unit length shall not exceed that shown on Schedule 2.

GROSS FLOOR AREA

- s. A maximum gross floor area of 3,731 square metres shall be permitted.

LANDSCAPING

- t. Notwithstanding Section 15.8, a minimum of 1440 square metres of landscaping shall be provided, of which 1,050 square metres shall be soft landscaping. Landscape buffers shall be provided as set out on Schedule 2.

OTHER REGULATIONS

- u. Except as provided herein, By-law 7625 of the former City of North York shall continue to apply.
 - v. 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.
3. Section 64.10 of By-law 7625 is amended by adding Schedules 1 and 2 attached to this by-law.
 4. Section 64.10 of By-law 7625 is amended by adding the following subsection:

"64.10 (R1(8))

DEFINITIONS

- a. For the purposes of this exception, "established grade" for the purpose of establishing height shall mean the geodetic elevation of 175.84 metres for a building fronting Old Colony Road.

PERMITTED USES

- b. The only permitted uses shall be single detached dwellings.

EXCEPTION REGULATIONS**MAXIMUM NUMBER OF DWELLING UNITS**

- c. The maximum number of dwelling units shall be two (2); the maximum permitted number of dwelling units on Lot B is 1 and the maximum permitted number of dwelling units on Lot C is 1.

MINIMUM LOT FRONTAGE

- d. The minimum lot frontage shall be as shown on Schedule 2.

MINIMUM LOT AREA

- e. the minimum lot area for Lot B is 1,220 square metres.
- f. the minimum lot area for Lot C is 1,920 square metres.

YARD SETBACKS

- g. The minimum yard setbacks shall be as set out in Schedule 2.

LOT COVERAGE

- h. The maximum permitted lot coverage for Lot B is 26 percent and for Lot C is 25 percent.

MAXIMUM FLOOR AREA

- i. The maximum permitted gross floor area for Lot B is 850 square metres.
- j. The maximum permitted gross floor area for Lot C is 1,230 square metres.

BUILDING HEIGHT

- k. The permitted maximum building height in metres shall be the numerical value following the letters "HT" on Schedule 2.
- l. The permitted maximum number of storeys in a building on a lot is the numerical value following the letters "ST" on Schedule 2.

DWELLING LENGTH

- m. The maximum dwelling unit length shall not exceed the maximum length in metres shown on Schedule 2.

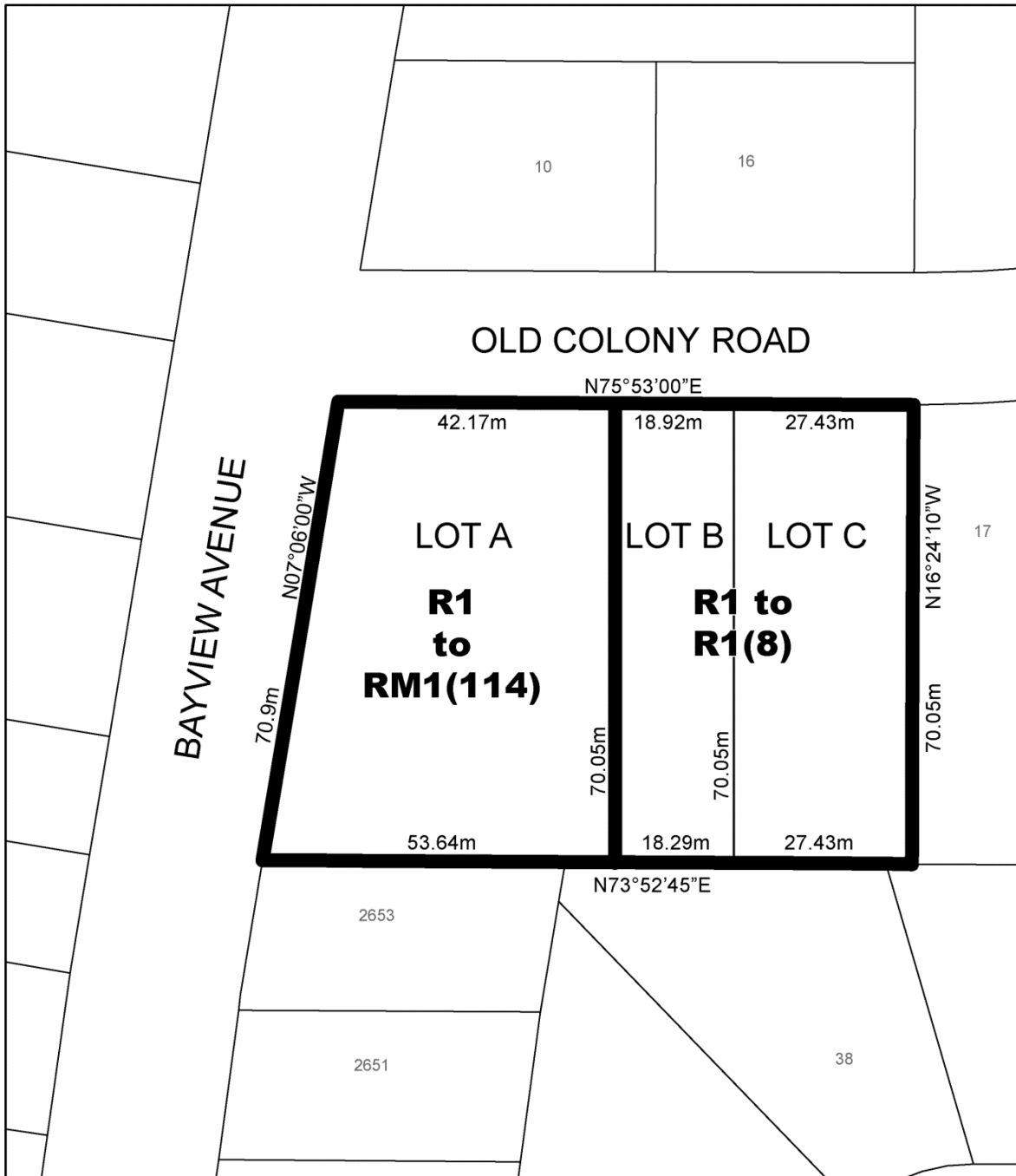
PARKING

- n. A minimum of 2 parking spaces per dwelling unit shall be provided.

OTHER REGULATIONS

- o. Except as provided herein, By-law 7625 of the former City of North York shall continue to apply.
 - p. 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.
- 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:
- 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.
- 6.** Former Borough of North York By-law 24636 shall not apply to the lands as shown on Schedule 1 to this By-law.

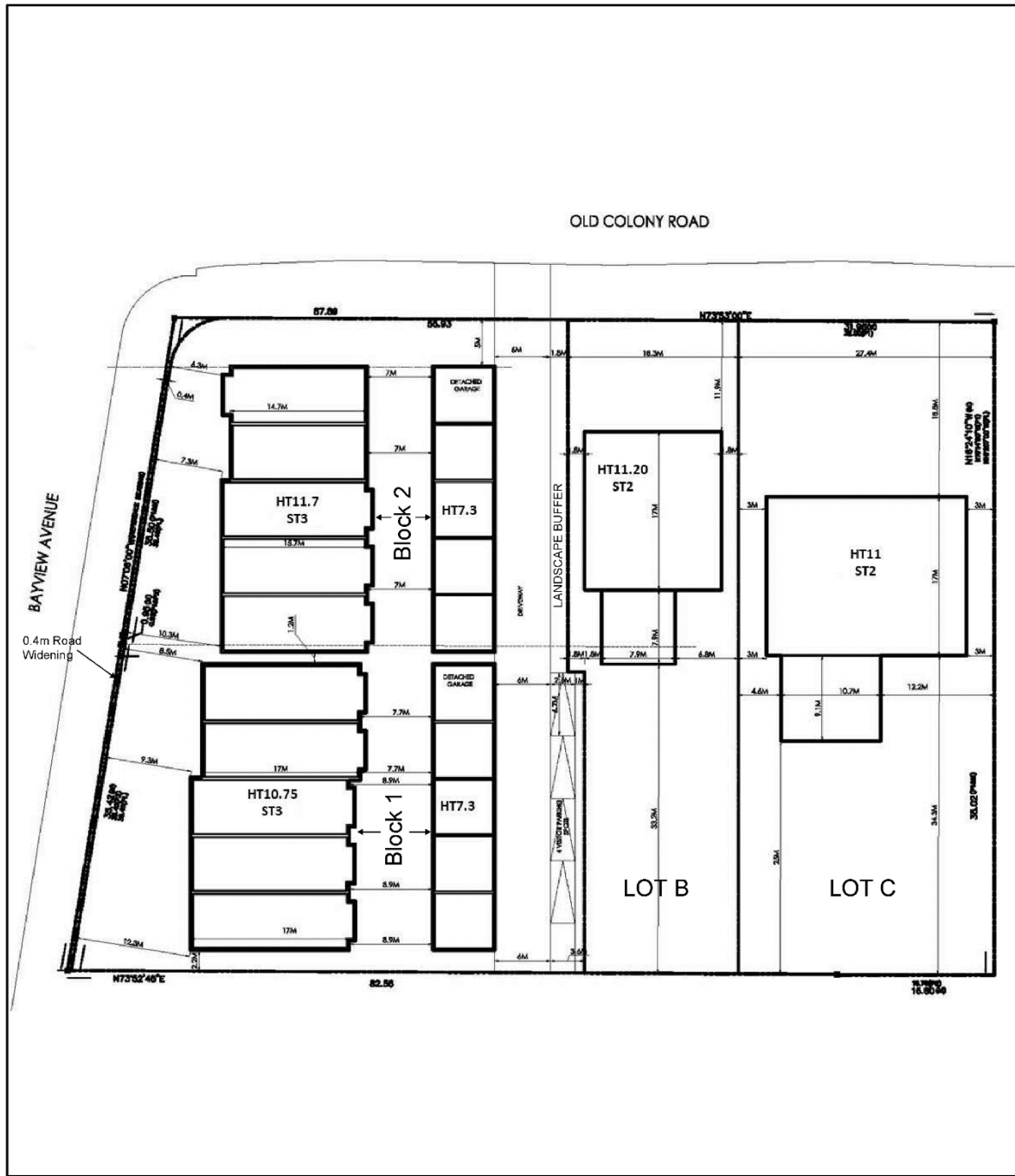
Local Planning Appeal Tribunal Decision/Order Issued on March 15, 2016 and November 3, 2020 in Tribunal File PL141126.



 **TORONTO**
Schedule 1

**2655 & 2659 Bayview Avenue &
15 Old Colony Road**
File # 13 282215 NNY 25 02


Not to Scale
09/27/2019



 **TORONTO**
Schedule 2

2655 & 2659 Bayview Avenue &
15 Old Colony Road
File # 13 282215 NNY 25 0Z


Not to Scale
09/27/2019