

Authority: North York Community Council Item NY24.1, as adopted by City of Toronto Council on June 8 and 9, 2021

CITY OF TORONTO

BY-LAW 481-2021

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known as 1 Tudor Gate.

Whereas authority is given to Council by 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 (10) to RM1(10)

DEFINITIONS

- (a) For the purposes of this exception, "established grade" for the purpose of establishing height shall mean the geodetic elevation of 158.46 metres.

PERMITTED USES

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

EXCEPTION REGULATIONS

NUMBER OF DWELLING UNITS

- (c) The maximum number of dwelling units shall be six multiple attached dwellings.
- (d) The minimum dwelling unit width for multiple attached dwellings shall be 5.8 metres.

LOT FRONTAGE

- (e) The minimum lot frontage shall be 42 metres on Bayview Avenue.

LOT AREA

- (f) The minimum lot area shall be 1,360 square metres.

LOT COVERAGE

- (g) The maximum permitted lot coverage shall be 35 percent.

YARD SETBACKS and DISTANCES BETWEEN BUILDINGS

- (h) The minimum yard setbacks 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 1,565 square metres.

BUILDING HEIGHT AND STOREYS

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

ANGULAR PLANE

- (k) No building or structure shall penetrate a 35 degree angular plane projected west over the lot, along the entire required rear yard setback, above the Canadian Geodetic Data elevation of 157.87 metres.

PERMITTED PROJECTIONS

- (l) Exterior stairways and porches shall be permitted to project into the minimum front yard setback not more than 2.9 metres.
- (m) Exterior porches shall be permitted to project into the minimum north side yard setback not more than 1.0 metres.
- (n) Platforms, decks, terraces and associated elements, including screens and planters shall be permitted to project into the minimum rear yard setback not more than 2.0 metres.
- (o) A box and bay window shall be permitted to project into any minimum yard setback not more than 0.3 metres.
- (p) Lighting, window frames, ornamental architectural features, and architectural cladding shall be permitted to project not more than 0.60 metres.

PARKING

- (q) A minimum of two parking spaces shall be provided for each dwelling unit and one visitor parking space shall be provided for on the lot.
- (r) A parking space shall have a minimum width of 2.6 metres and a minimum length of 5.6 metres.

- (s) Parking spaces shall be accessed by means of a two-way driveway having a minimum width of 6.0 metres.

LANDSCAPING

- (t) A minimum of 590 square metres of landscaping must be provided, and 50 percent of the 590 square metres of landscaping must be soft landscaping. The total amount of soft landscaping must include a soft landscape buffer with a minimum width of 3.0 metres, as shown on Schedule 2 attached to By-law 481-2021.

OTHER REGULATIONS

- (u) Sections 6A(2), 6A(7), 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.
- (v) 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.
- (w) Except as provided herein, By-law 7625 of the former City of North York Zoning By-law shall continue to apply.

DIVISION OF LANDS

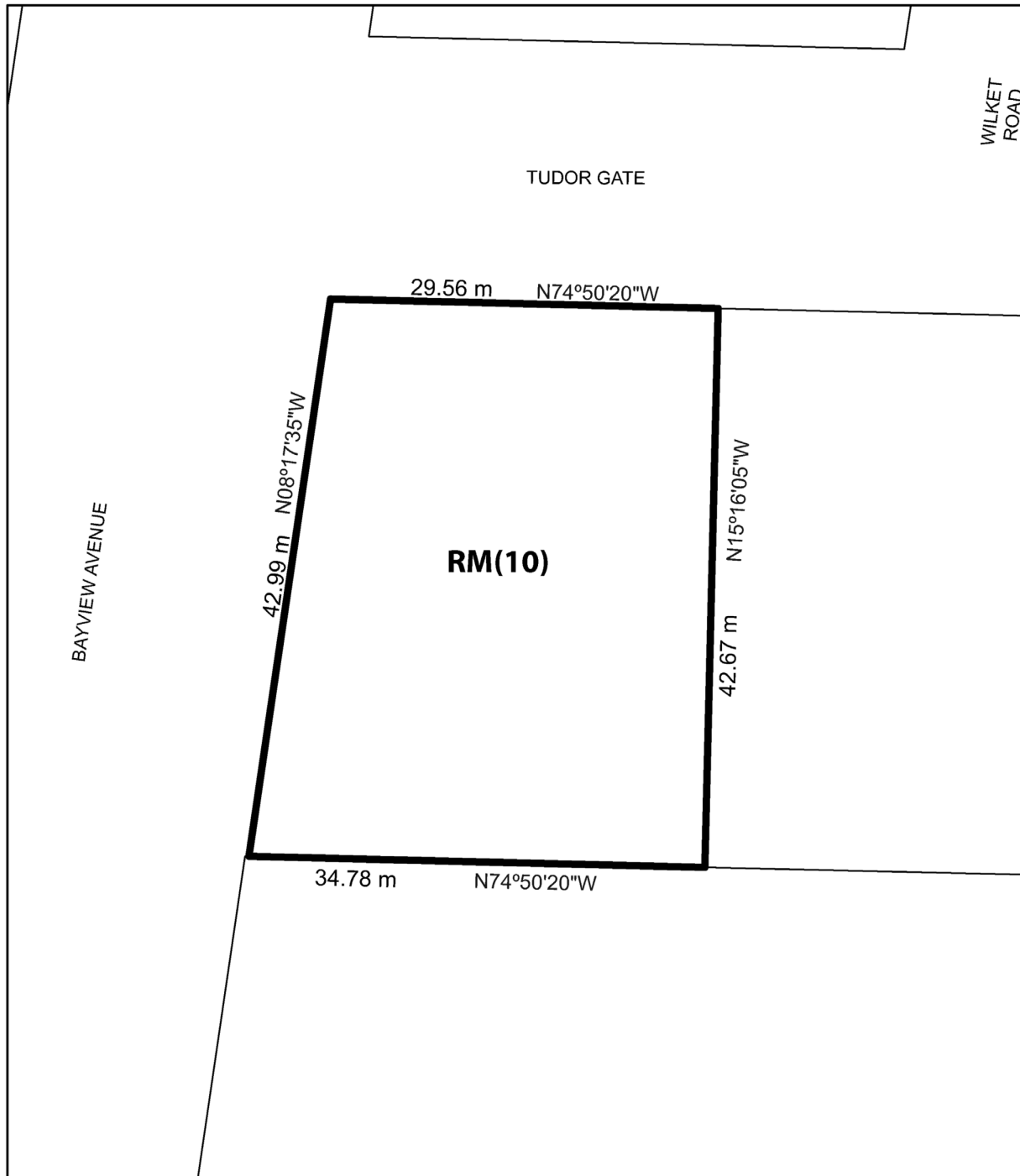
- (x) Notwithstanding any future severance, partition or division of the lands shown on Schedule 1, the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.

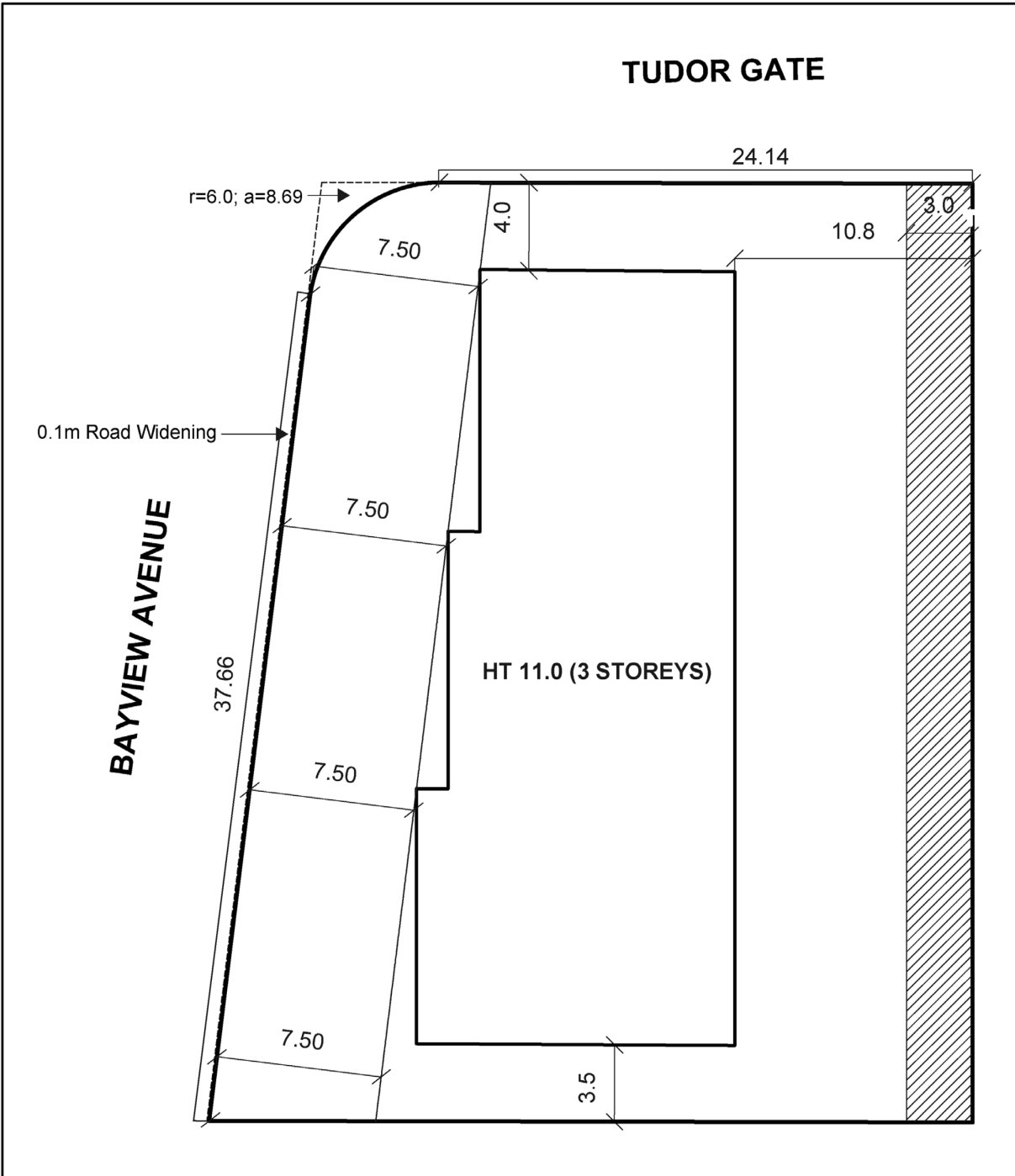
Enacted and passed on June 9, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)







 **TORONTO**
Schedule 2

1 Tudor Gate

File #: 19 130425 NNY 15 0Z

 Area of Road Widening
 Landscaped Buffer


See Former City of North York By-law 7625
Not to Scale
02/08/2021