

Authority: North York Community Council Item NY24.5, as adopted by City of Toronto Council on June 8 and 9, 2021

CITY OF TORONTO

BY-LAW 515-2021

To amend former North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2021 as 21 Clearcrest Avenue.

Whereas authority is given to Council 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 and 2 attached to 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 subsection:

64.16 (125) RM1(125)

DEFINITIONS

ESTABLISHED GRADE

- a) For the purpose of this exception, "established grade" for the purpose of establishing the permitted height shall mean the geodetic elevation 154.19 metres for a building fronting Bayview Avenue.

EXCEPTION REGULATIONS

MULTIPLE ATTACHED DWELLINGS

- b) A maximum of 7 dwelling units are permitted.
- c) A dwelling unit shall have a minimum width of 4.8 metres.

BUILDING ENVELOPES

- d) No portion of any building or structure shall be located otherwise than wholly within the Building Envelope shown on Schedule 2 with exception of balconies, belt courses, chimney breasts, eaves, gutters, pilasters, sills, canopies, stairways,

wheelchair ramps, porches, bay windows, privacy screens, railings, and support structures for decks and/or canopies to a maximum projection of 1.7 metres.

- e) Balconies shall be permitted as shown on Schedule 2.

PARKING

- f) A minimum of 12 parking spaces shall be provided on-site.
- g) The minimum dimensions for a vehicle parking spaces within the building shall be:
 - i. length of 5.6 metres; and
 - ii. width of 3.2 metres.
- h) Parking shall be accessed by means of a private driveway having a minimum width of 6.0 metres.

LOT AREA

- i) The minimum lot area shall be 850 square metres.
- j) The minimum lot area per dwelling unit shall be 100 square metres.

LOT COVERAGE

- k) The maximum permitted lot coverage shall be 52 percent.

YARD SETBACKS

- l) The minimum front yard setback, rear yard setback and side yard setbacks for any building or structure are the setbacks shown on Schedule 2 of this By-law.

FLOOR AREA

- m) The maximum permitted gross floor area shall be 1260 square metres.
- n) The minimum floor area per dwelling unit is 160 square metres.

BUILDING HEIGHT

- o) The building height shall not exceed 3 storeys and 11.9 metres above established grade to the top of the roof.
- p) AC units/screenings and parapets may exceed the maximum permitted building height by 1.5 metres.

- q) Any floor level below established grade shall not be considered a storey.

LANDSCAPING

- r) A minimum of 35 percent of the rear and side yard area is required for landscaping; and a minimum of 70 percent of the rear and side yard landscaping required above, must be soft landscaping.

OTHER REGULATIONS

- s) The provisions of Sections 6(8), 6(9), 6(24), 6A, 15.8, 16.2 and 16.3 of By-law 7625 shall not apply. By-law 1196-2009 shall not apply.

DIVISION OF LANDS

- t) 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. Within the lands shown on Schedule 1 and 2 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 new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on June 9, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



