

Authority: North York Community Council Item NY34.6,  
adopted as amended, by City of Toronto Council on  
July 19, 20, 21 and 22, 2022.

## CITY OF TORONTO

### BY-LAW 1092-2022

**To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known as 3358, 3360, 3362 and 3364 Bayview Avenue.**

Whereas the Council of the City of Toronto has been requested to amend Zoning By-law 7625 of the former City of North York, as amended, pursuant to Sections 34 and 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended, with respect to lands known municipally in the year 2022 as 3358, 3360, 3362 and 3364 Bayview Avenue; and

Whereas the 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 Schedule RM1(128) 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 subsections:

#### **64.16 (128) RM1 (128)**

##### PERMITTED USES

- (a) The only permitted use shall be multiple attached dwelling.

##### ESTABLISHED GRADE

- (b) For the purpose of this exception, "established grade" for the purpose of establishing the permitted height shall mean the geodetic elevation 180.77 metres for Block A and B.

##### BUILDING HEIGHT

- (c) For the purposes of this exception, "Building Height" shall mean the vertical distance between the established grade and the highest point of the top of roof, excluding a mechanical penthouse, stair enclosure, air conditioner units/screenings and access to the terrace areas.

## STOREY

- (d) For the purposes of this exception, "Storey" shall not include a mechanical penthouse, stair enclosure, air conditioner units/screenings and access to the terrace areas.

## EXCEPTION REGULATIONS

### MINIMUM LOT AREA

- (e) The minimum lot area shall be 2,669 square metres, inclusive of any widenings or daylight triangles.
- (f) The minimum lot area per dwelling unit shall be 75 square metres.

### MAXIMUM NUMBER OF DWELLING UNITS

- (g) The maximum number of units shall be seventeen (17).

### MAXIMUM GROSS FLOOR AREA

- (h) The maximum permitted gross floor area shall be 3,968 square metres.

### LOT COVERAGE

- (i) The maximum lot coverage shall be 49 percent.

### BUILDING HEIGHT

- (j) The building height shall not exceed the maximum height in metres and storeys as shown on Schedule RM1(128).
- (k) For the purposes of this exception, a mechanical penthouse, stair enclosure, air conditioner units/screenings and access to the terrace areas may exceed the maximum permitted building height by 3.0 metres.

### MULTIPLE ATTACHED DWELLINGS

- (l) A dwelling unit shall have a minimum width of 4.53 metres.

### BUILDING ENVELOPES

- (m) No portion of any building or structure shall be located otherwise than wholly within the Building Envelopes shown on Schedule RM1(128) with the exception of chimney breasts, eaves, gutters, pilasters, sills, canopies, stairways, wheelchair ramps, porches, bay windows, privacy screens, railings, and support structures for decks and/or canopies.

#### PARKING

- (n) A minimum of 1 parking space per dwelling unit shall be provided.
- (o) A minimum of 4 visitor parking spaces shall be provided.
- (p) The minimum dimensions for a resident and visitor parking space shall be:
  - Length of 5.6 metres
  - Width of 2.6 metres
- (q) Parking shall be accessed by means of a private driveway having a width of 6.0 metres.

#### YARD SETBACKS

- (r) The minimum front yard setback, rear yard setback and side yard setbacks for any building or structure are the setbacks shown on Schedule RM1(128) of this By-law.
- (s) No projections including patios and balconies are permitted at the rear of the building on the fourth floor or uppermost floor.

#### PERMITTED PROJECTIONS

- (t) Exterior stairs, covered porches and canopies shall be permitted to project into the minimum front yard setback no more than 2.5 metres.

#### LANDSCAPING

- (u) A minimum 3.0 metre-wide landscape strip shall be provided along the west (rear) property line.
- (v) A minimum of 45 percent of the front yard shall be maintained as soft landscaping.

#### OTHER REGULATIONS

- (w) The provisions of Sections 6(8), 6(9), 6(24), 6A, 15, 16.2 and 16.3.2 of By-law 7625 shall not apply.

#### DIVISION OF LANDS

- (x) Notwithstanding any future severance, partition or division of the lands shown on Schedule 1 and Schedule RM1(128), the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.

- (y) Within the lands shown on Schedule 1 and Schedule RM1(128) 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.

Enacted and passed on July 22, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)



