

Authority: Local Planning Appeal Tribunal decision issued on May 12, 2020 and Ontario Land Tribunal Order dated November 8, 2022 in Tribunal Case OLT-22-004581

CITY OF TORONTO

BY-LAW 105-2023(OLT)

To amend former City of North York Zoning By-law 7625, as amended, respecting the lands municipally known in 2021 as 2932, 2934, 2936, 2938, 2940 and 2942 Bayview Avenue.

Whereas the Local Planning Appeal Tribunal in its decision issued on May 12, 2020 and the Ontario Land Tribunal Order dated November 8, 2022 in Tribunal Case OLT-22-004581, in hearing an appeal under Section 34(11) of the Planning Act, R.S.O. 1990, c. P.13, as amended, ordered the amendment of the former City of North York By-law 7625, as amended, with respect to the lands municipally known in the year 2021 as 2932-2942 Bayview Avenue;

The Ontario Land Tribunal Orders:

1. The provisions of this By-law shall apply to the lands identified on Schedule 1 of this By-law.
2. Schedules "B" and "C" of By-law 7625 are amended in accordance with Schedule 1 of this By-law.
3. Section 64.14 of By-law 7625 is amended by adding the following subsection:

64.14 (27) R6 (27)

DEFINITIONS

- (a) For the purpose of establishing the permitted height in this exception, the "established grade" shall be defined as being located at the Canadian Geodetic Datum elevation of 175.90 metres for Lot 1 fronting Hollywood Avenue and the Canadian Geodetic Datum elevation of 177.44 metres for Lot 2 fronting Elmwood Avenue.

PERMITTED USES

- (b) The permitted uses shall include single detached dwellings and accessory uses thereto.

EXCEPTION REGULATIONS

- (c) **Lot Area**

The minimum lot area for a single-detached dwelling shall be 400 square metres.

(d) **Lot Frontage**

The minimum lot frontage shall be as follows:

- a. 10 metres for a single detached dwelling.

(e) **Lot Coverage**

The maximum lot coverage for each single-detached dwelling shall be 30 percent.

(f) **Yard Setbacks**

The minimum yard setbacks and distances between buildings shall be shown on Schedule 2 to this by-law.

(g) **Height**

The maximum building heights shall be 9.5 metres for a single-detached dwelling and shall be measured from established grade as indicated in sub-section 3(a) and measured to the top of the flat roof, exclusive of any parapet or permitted projections as listed in sub-section 3(h).

(h) **Building Envelopes**

No portion of any building or structure shall be located otherwise than wholly within the Building Envelopes shown on Schedule 2 of this by-law with the exception of balconies, belt courses, chimney breasts, eaves, gutters, pilasters, sills, canopies, stairways, parapets, wheelchair ramps, porches, bay windows, a cantilevered portion of the main wall, privacy screens, railings, support structures for decks and/or canopies, and fully enclosed waste and recycling storage which may project into a yard.

(i) **Length of Dwelling**

The maximum building length of a single-detached dwelling shall be 19.5 metres.

4. Section 64.16 of By-law 7625 is amended by adding the following subsection:

64.16 (130) RM1 (130)

DEFINITIONS

- (a) For the purpose of this exception, "established grade" for the purpose of establishing the permitted height shall mean the geodetic elevations of 176.69 metres for the building identified as Block 1 on Schedule 2 fronting Bayview Avenue; and, 177.26 metres for the building identified as Block 2 on Schedule 2 fronting Bayview Avenue.

PERMITTED USES

- (b) The permitted uses shall include a multiple attached dwelling and accessory uses thereto.

EXCEPTION REGULATIONS

(c) **Lot Area**

The minimum **lot area** shall be 2,000 square metres for the entirety of the lands zoned RM1 (130).

(d) **Lot Frontage**

The minimum lot frontage shall be 4.5 metres for each multiple attached dwelling lot.

(e) **Lot Coverage**

The combined maximum lot coverage for all multiple attached dwelling shall be 58 percent.

(f) **Yard Setbacks**

The minimum yard setbacks and distances between buildings shall be shown on Schedule 2 to this by-law.

(g) **Height**

The maximum building heights shall be 13.5 metres for a multiple attached dwelling and shall be measured from established grade as indicated in sub-section 4(a) and measured to the top of the parapet.

(h) **Building Envelopes**

No portion of any building or structure shall be located otherwise than wholly within the Building Envelopes shown on Schedule 2 of this by-law with the exception of balconies, belt courses, chimney breasts, eaves, gutters, pilasters, sills, canopies, stairways, wheelchair ramps, porches, bay windows, a cantilevered portion of the main wall, privacy screens, railings, support structures for decks and/or canopies, and fully enclosed waste and recycling storage.

(i) **Parking**

- a. A minimum of (2) parking spaces is required per multiple attached dwelling.
- b. Parking spaces may be in the form of tandem parking spaces.

- c. No visitor parking spaces shall be required.
- d. Parking spaces may be accessed by a shared driveway.

(j) **Landscaping**

The minimum of 60 percent of the front yard landscaping must be soft landscaping.

(k) **Distance Between Buildings**

The minimum distance between buildings or portions thereof shall be 2.4 metres.

(l) **Floor Area**

The maximum floor area for all combined multiple attached dwelling units shall be 3,400 square metres.

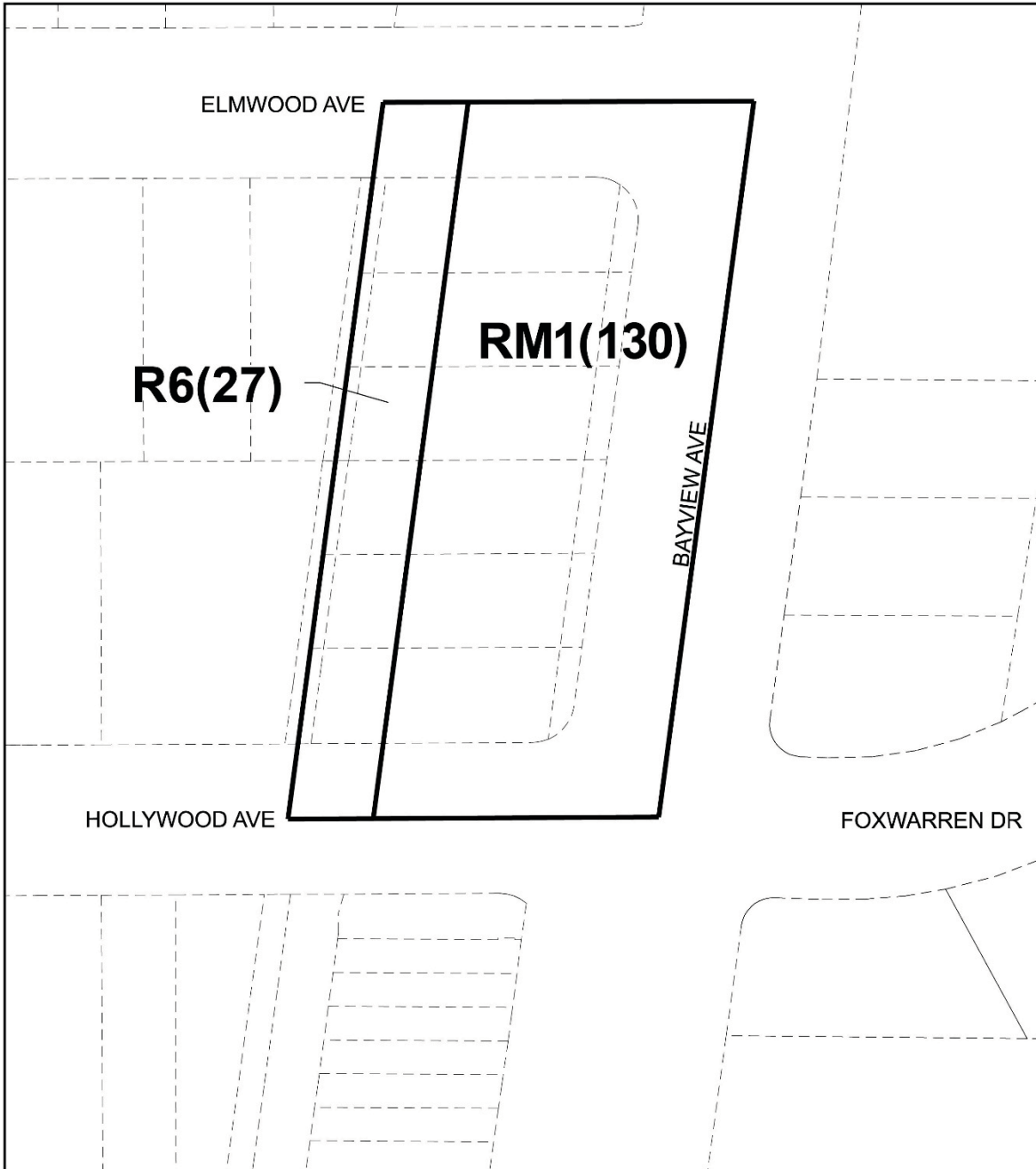
GENERAL

- (m) Notwithstanding any 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. Section 27 of By-law 7625 is amended by adding Schedule 1 and Schedule 2 attached.

Pursuant to the Decision of the Local Planning Appeal Tribunal issued on May 12, 2020 and Order of the Ontario Land Tribunal dated November 8, 2022 in Tribunal Case OLT-22-004581.

Schedule 1



Schedule 2

