

Authority: Local Planning Appeal Tribunal Decision
issued December 11, 2018 and Local Planning Appeal
Tribunal Order issued on July 21, 2020 in Case PL150631

CITY OF TORONTO

BY-LAW 231-2023(LPAT)

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2020 as 36, 38 and 40 Churchill Avenue.

Whereas the Local Planning Appeal Tribunal, pursuant to its decision in respect of Case 150631 issued December 11, 2018, after hearing the appeal under subsection 34(11) of the Planning Act, R.S.O. 1990, c. P.13, as amended, deems it advisable to amend the Former City of North York Zoning By-law 7625, as amended;

The Local Planning Appeal Tribunal orders as follows:

1. Schedules "B" and "C" of By-law 7625, as amended, 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 subsection:

64.16(131) RM1(131)

PERMITTED USES

- (a) The only permitted uses shall be multiple attached dwellings and accessory uses thereto.

EXCEPTION REGULATIONS

- (b) The maximum number of dwelling units shall be 14.

MAXIMUM GROSS FLOOR AREA

- (c) The maximum gross floor area permitted shall be 3,450 square metres.

BUILDING HEIGHT

- (d) The building height shall not exceed the height limits in metres specified by the numbers following the symbol H on the attached Schedule RM1(131), measured from the Canadian Geodetic Datum elevation of 177.31 metres to the highest point of the roof.
- (e) Amenity space shall be permitted to be located at or above the heights shown on Schedule RM1(131) attached to and forming part of this By-law. Rooftop

amenity space will be permitted in the areas shown as H=13.6 on Block 2, but not within the area shown as Area of Restricted Access.

BUILDING ENVELOPE

- (a) The minimum yard setbacks and distances between buildings shall be as shown on Schedule RM1(131) attached to and forming part of this By-law.
- (b) No portion of any building or structure erected and used above established grade shall be located otherwise than wholly within the building envelope identified by the heavy lines on Schedule RM1(131).
- (c) Notwithstanding Section (g) of this By-law, the building elements and or structures identified in (h) and (i) below are permitted to project horizontally beyond the setbacks shown on Schedule RM1(131) of this By-law:
 - a. Vents, pipes, cladding materials, parapets and utilities to a maximum permitted encroachment of 0.3 metres;
 - b. Architectural features to a maximum permitted encroachment of 0.7 metres;
 - c. Bay windows, box windows, or other window projections from a main wall which increases floor area or enclosed space and does not touch the ground to a maximum permitted encroachment of 0.75 metres .

PARKING

- (d) One (1) parking space per dwelling unit plus four (4) visitor parking spaces shall be provided on the site.
- (e) The minimum width for a two-way drive aisle shall be 6.0 metres.
- (f) The minimum width for a drive aisle providing vehicle access to a parking space is 2.6 metres.

LOT COVERAGE

- (g) The maximum permitted lot coverage is 44 percent of the site.

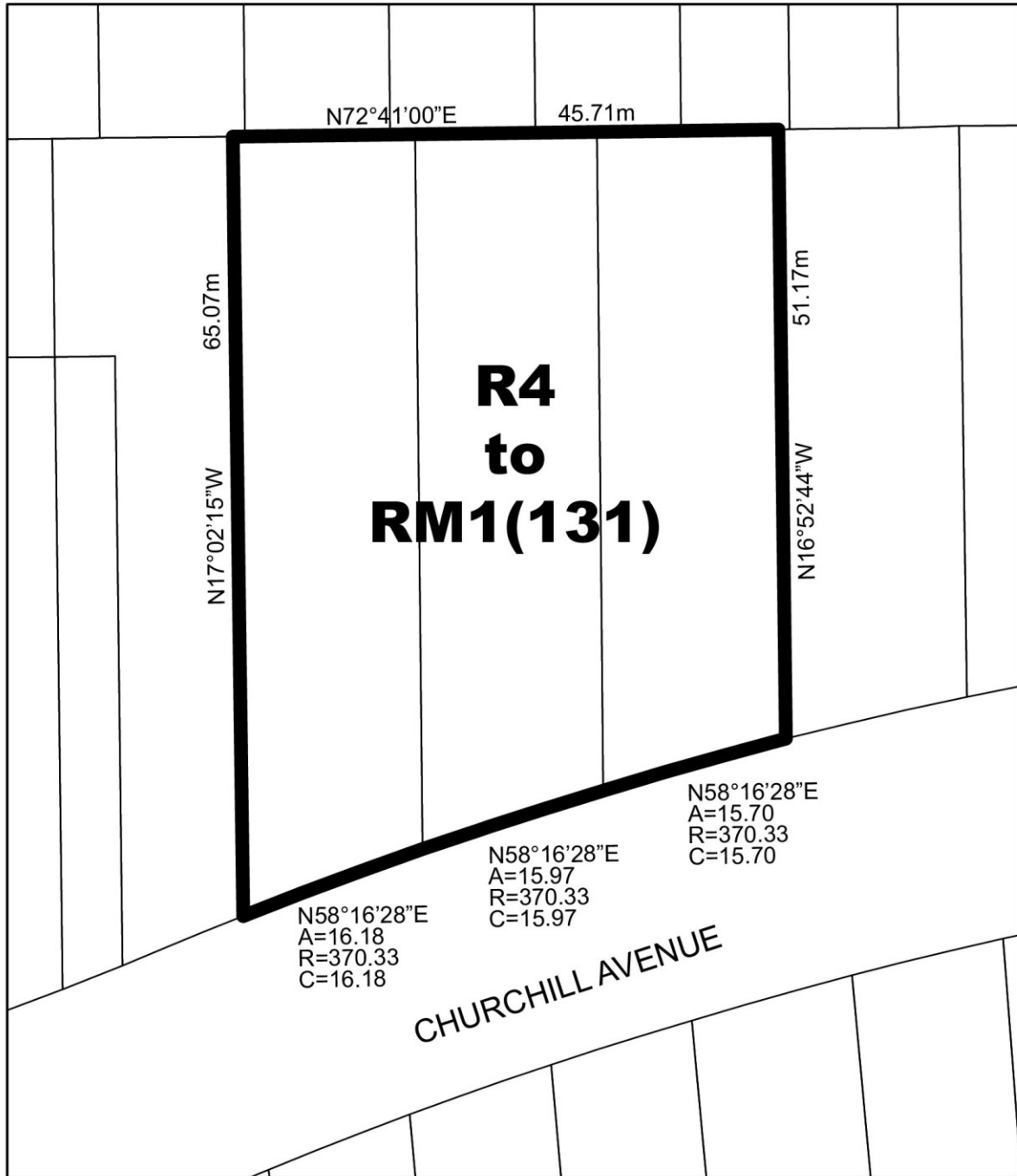
LANDSCAPE

- (h) A minimum of 1,300 square metres of landscaping shall be provided on the lot, of which a minimum of 45 percent shall be soft landscaping.

ADDITIONAL REGULATIONS

- (i) Sections 6A(2), 6A(7)(d), 6(9), 15.8, 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.
 - (j) Notwithstanding any severance, partition or division of the site shown on Schedule RM1(131), the provisions of this By-law shall apply to the whole of the site as if no severance, partition or division occurred.
- 3.** Section 64.16 of Zoning By-law 7625 is amended by adding Schedule RM1(131) attached hereto.

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TORONTO
Schedule 1

36, 38 & 40 Churchill Avenue

File # 14 260003 NNY 23 0Z

↑
Former City of North York By-law 7625
Not to Scale
03/03/2023

