

Authority: North York Community Council Item NY11.2,
as adopted by City of Toronto Council on March 20 and 21,
2024
City Council voted in favour of this by-law on April 18,
2024
Written approval of this by-law was given by Mayoral
Decision 10-2024 dated April 18, 2024

CITY OF TORONTO

BY-LAW 378-2024

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2023 as 72 Church Avenue.

Whereas Council of the City of Toronto has the authority pursuant 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. Schedule 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 64.20 of By-law 7625 is amended by adding the following subsection:

64.20 (30) RM5 (30)

PERMITTED USES

- (a) The permitted use shall be an Apartment House Dwelling.

LOT FRONTAGE

- (b) The minimum lot frontage is 15 metres.

EXCEPTION REGULATIONS

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

MAXIMUM GROSS FLOOR AREA

- (d) The maximum gross floor area is 1,508 square metres.

BUILDING HEIGHT

- (e) The maximum building height in storeys and metres of any portion of a building or structure shall not exceed the number of storeys and metres as shown for the

portion of the building on Schedule RM5(30) attached to and forming part of this By-law.

- (f) The rooftop amenity space/mechanical room and the parking level below grade are not to be considered a storey.
- (g) The rooftop amenity space is restricted to 115 square metres and is no closer than 2.7 metres from the interior face of any main wall.

PERMITTED PROJECTIONS INTO MAXIMUM HEIGHTS

- (h) Notwithstanding (e) above, the following elements shall be permitted to exceed the heights as identified and set out on Schedule RM5(30):
 - i) mechanical penthouse to a maximum of 2.7 metres
 - ii) railing and rails to a maximum of 1.1 metres

YARD SETBACKS

- (i) The minimum setbacks and distances between buildings above grade shall be shown on Schedule RM5(30) attached to and forming part of this By-law and below:
- (j) The minimum setbacks and distances between buildings above grade shall be shown on Schedule RM5(30) attached to and forming part of this By-law and below:
 - i) The minimum front yard setback on the south side shall be 3.87 metres
 - ii) minimum side yard setback on the west side of the ground floor shall be 1.1 metres
 - iii) The minimum side yard setback on the west side levels 2 to 4 shall be 0.6 metres
 - iv) The minimum side yard setback on the east side shall be 2.0 metres
 - v) The minimum rear yard setback on the north side shall be 5.5 metres

PERMITTED PROJECTIONS INTO MINIMUM YARD SETBACKS

- (k) Notwithstanding (j) above, the following structures and projections are permitted to extend into the required setback and building envelope areas as identified and set out on Schedule RM5 (30)
 - i) canopy to a minimum of 0.84 metres from the front lot line

- ii) platform to a minimum of 0.0 metres from the side lot line

LOT COVERAGE

- (l) The permitted maximum lot coverage is 78 percent of the site.

LANDSCAPING

- (m) The minimum soft landscaping shall be 85 square metres.
- (n) The minimum rear yard landscape strip along the entire width of the north property line shall be 2.17 metres deep.

AMENITY SPACE

- (o) The minimum outdoor amenity space will be 74 square metres at grade and 115 square metres on the roof top.

PARKING

- (p) The minimum number of residential parking spaces shall be 7, of which one (1) parking space is an accessible parking space, with a minimum length of 5.6 metres and a minimum width of 3.9 metres; and
- (q) The minimum residential visitor parking space will be one (1).

BICYCLE PARKING

- (r) The minimum number of residential bicycle parking spaces located in the parking level below grade, shall be 17.

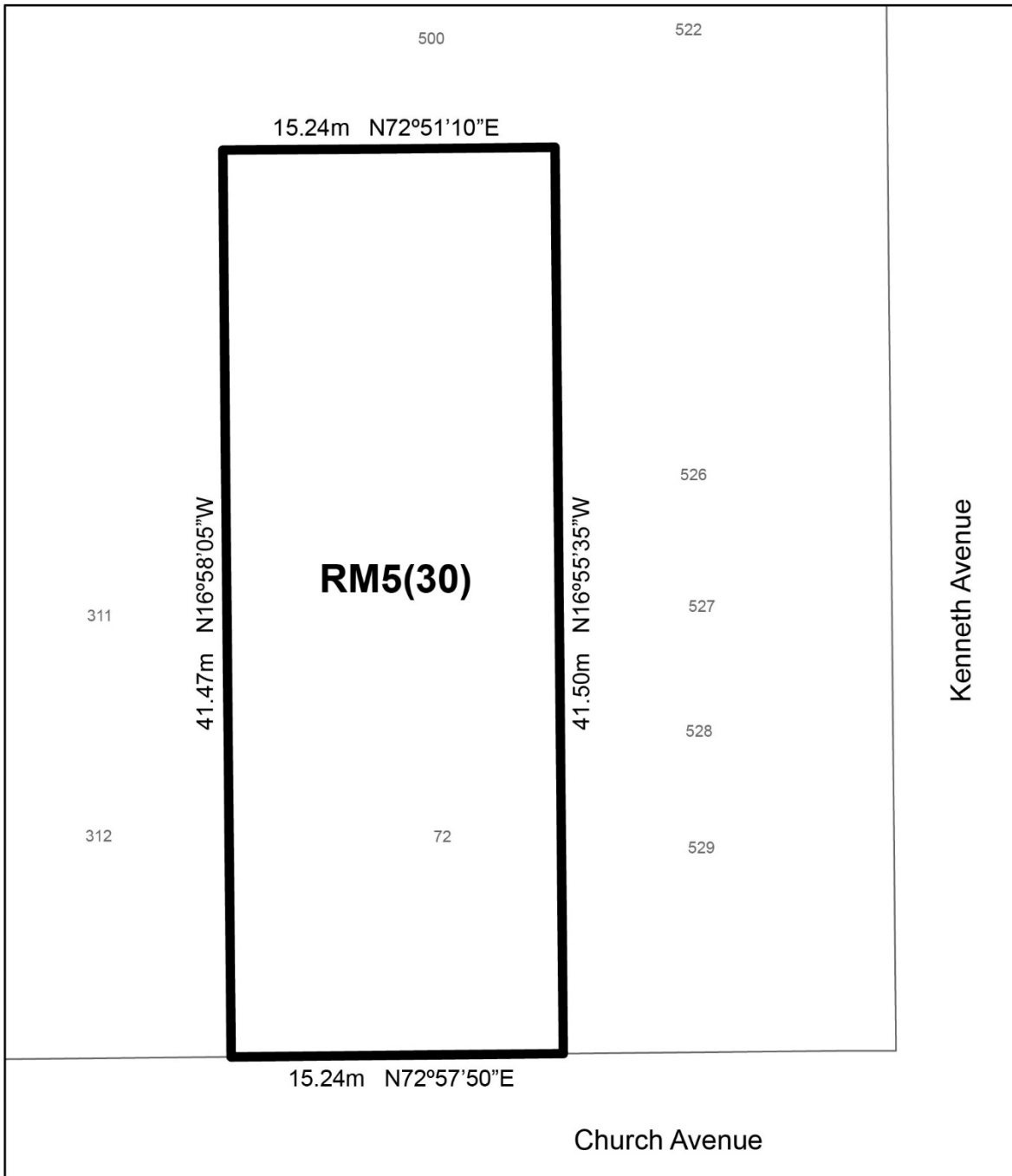
Enacted and passed on April 18, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule 1



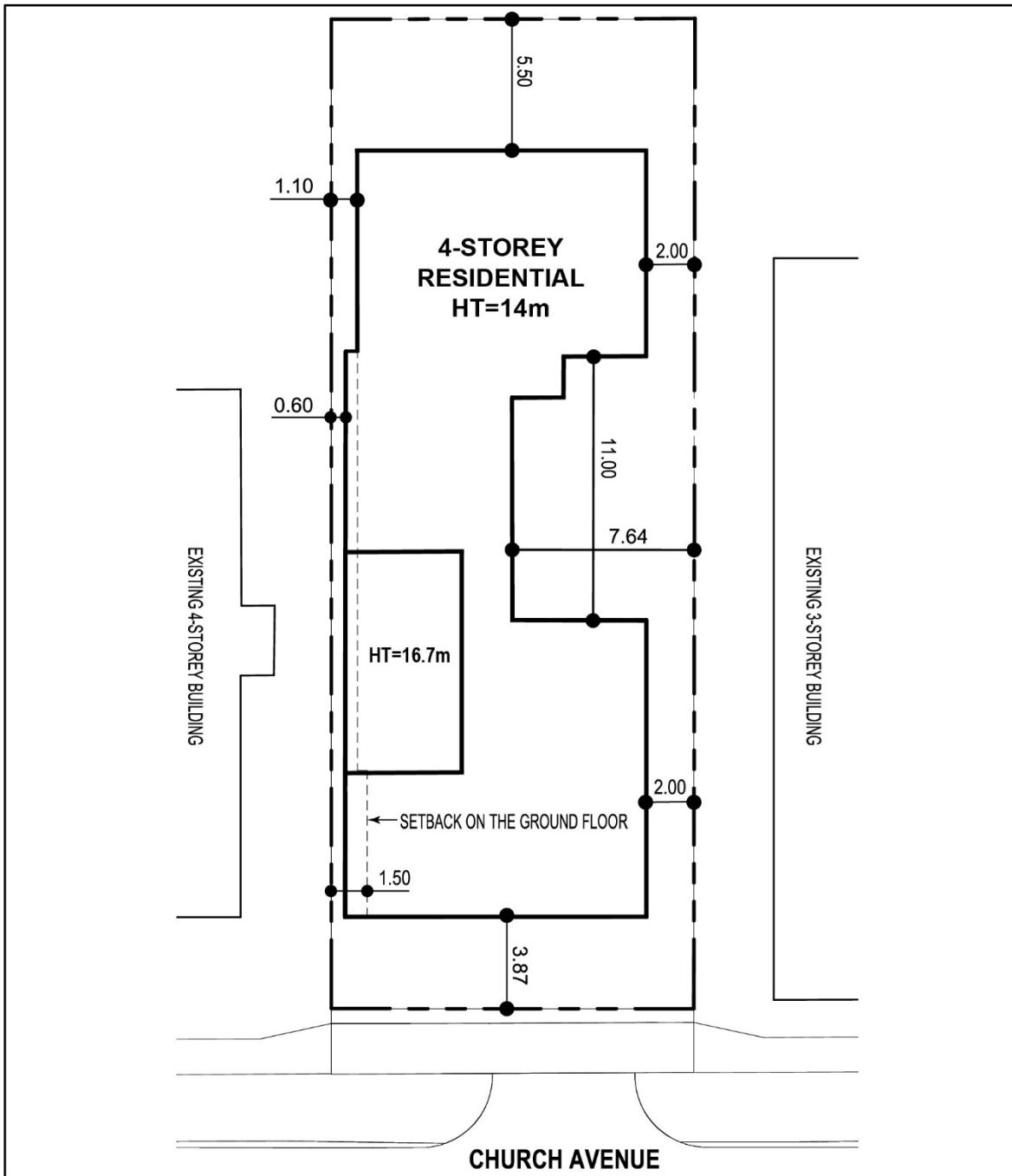
Toronto
Schedule 1

72 Church Avenue

File # 19 221984 NNY 23 02

Former City of North York By-law 7625
Not to Scale
11/24/2023


Schedule 2



 **Toronto**
Schedule RM5(30)

72 Church Avenue

File # 19 221984 NNY 23 02


Former City of North York By-law 7625
Not to Scale
12/29/2023