

Authority: North York Community Council Item NY14.7,
as adopted by City of Toronto Council on June 26 and 27,
2024
City Council voted in favour of this by-law on June 27,
2024
Written approval of this by-law was given by Mayoral
Decision 15-2024 dated June 27, 2024

CITY OF TORONTO

BY-LAW 638-2024

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 19 Poyntz Avenue.

Whereas Council of the City of Toronto has the authority 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, as amended;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Schedule 1 attached to this By-law (the "lands").
2. Schedules "B" and "C" of By-law 7625 of the former City of North York, as amended, are amended in accordance with Schedule 1 attached to this By-law.
3. Section 64-20-A of By-law 7625 of the former City of North York, as amended, is further amended by adding the following subsection:

64.20-A (33) RM5(33)

Definitions

- (a) For the purpose of this exception the following definitions will apply:
 - (i) "Established grade" shall be considered to be the geodetic elevation of 178.85 metres.
 - (ii) "Height" shall mean the vertical distance between the established grade and the highest point of the roof.

Lot Area

- (b) Notwithstanding Section 20.2.1, the minimum lot area required is 500 square metres.

Lot Coverage

- (c) Notwithstanding Section 20.2.2, the maximum permitted lot coverage of the building is 47 percent.
- (d) Notwithstanding Section 20.2.2, the maximum permitted lot coverage of the accessory buildings is 4 percent.

Lot Frontage

- (e) Notwithstanding Section 20.2.3, the minimum required lot frontage is 15 metres.

Yard Setbacks

- (f) Notwithstanding Section 20.2.4, the minimum yard setbacks shall be as shown on Schedule RM5(33) attached to this By-law.

Gross Floor Area

- (g) Notwithstanding Section 20.2.5, the maximum gross floor area of a building on the lands shall be 840 square metres.

Building Height

- (h) Notwithstanding Section 20.2.6, the maximum height of the building should not exceed the maximum height in metres shown on Schedule RM5(33) attached to this By-law.

Number of Storeys

- (i) Notwithstanding Section 20.2.6, the maximum height of the building should not exceed the maximum height in storeys shown on Schedule RM5(33) attached to this By-law.

Parking Requirements

- (j) Notwithstanding Section 6A (2), no parking is required for residents or visitors.

Loading Requirements

- (k) Notwithstanding Section 6A (16) (a), no loading spaces are required.

Land Division

- (l) Notwithstanding any existing or future consent, severance, partition or division of the lot, the provisions of this By-law shall apply to the lands as identified on Schedule 1 attached to this By-law, as if no consent, severance, partition or division occurred.

Encroachments

- (m) The following building elements and structures may encroach into a required yard setback:
 - i. canopies and awnings, by a maximum of 0.6 metres.

Unit Mix

- (n) A maximum of eight dwelling units are permitted.
- (o) 100 percent of the dwelling units must contain two or more bedrooms.

Other Provisions of the By-law

- (p) Except as amended in this By-law, all other provisions of By-law 7625 shall apply to the lands.

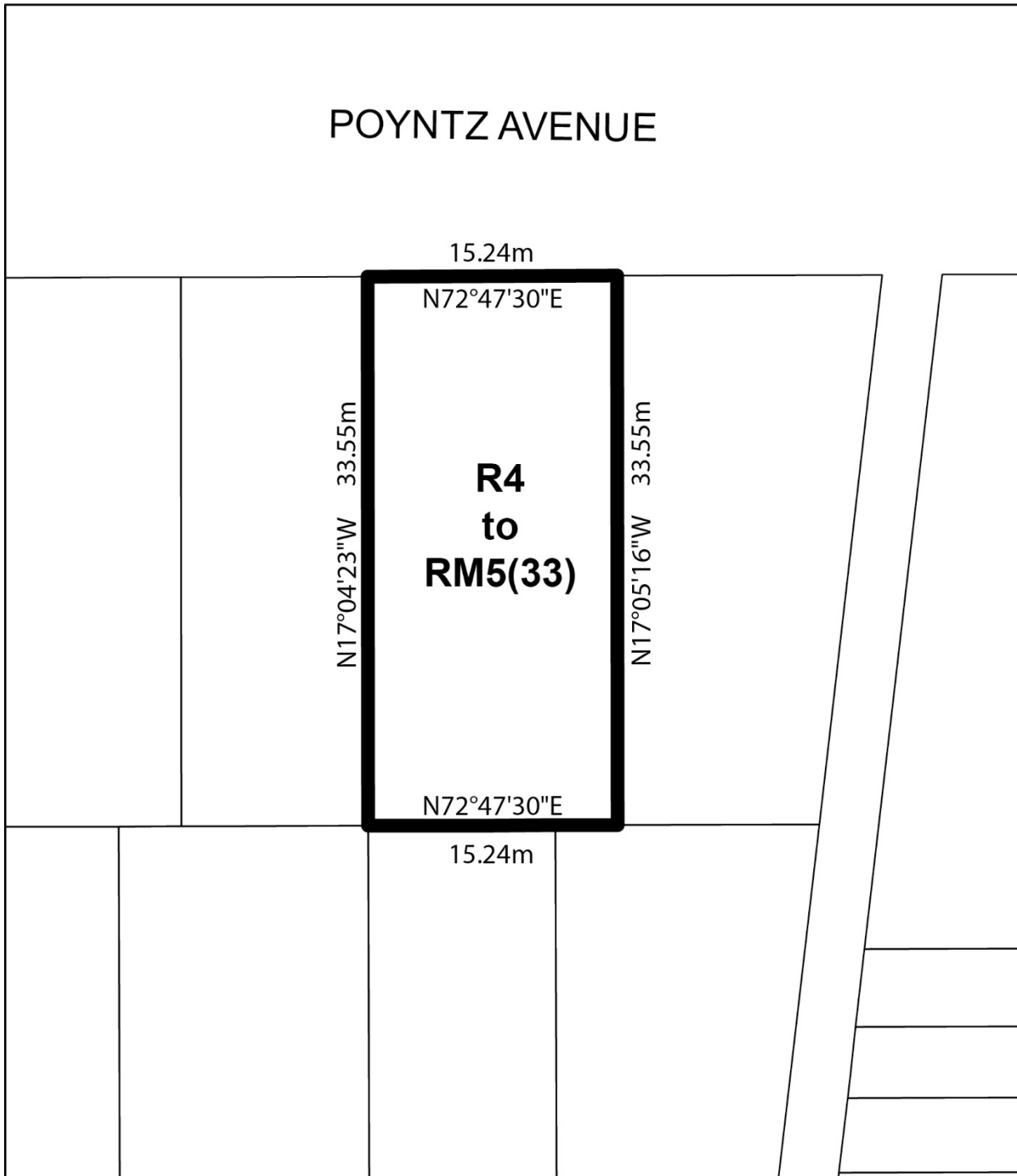
Enacted and passed on June 27, 2024.

Frances Nunziata,
Speaker

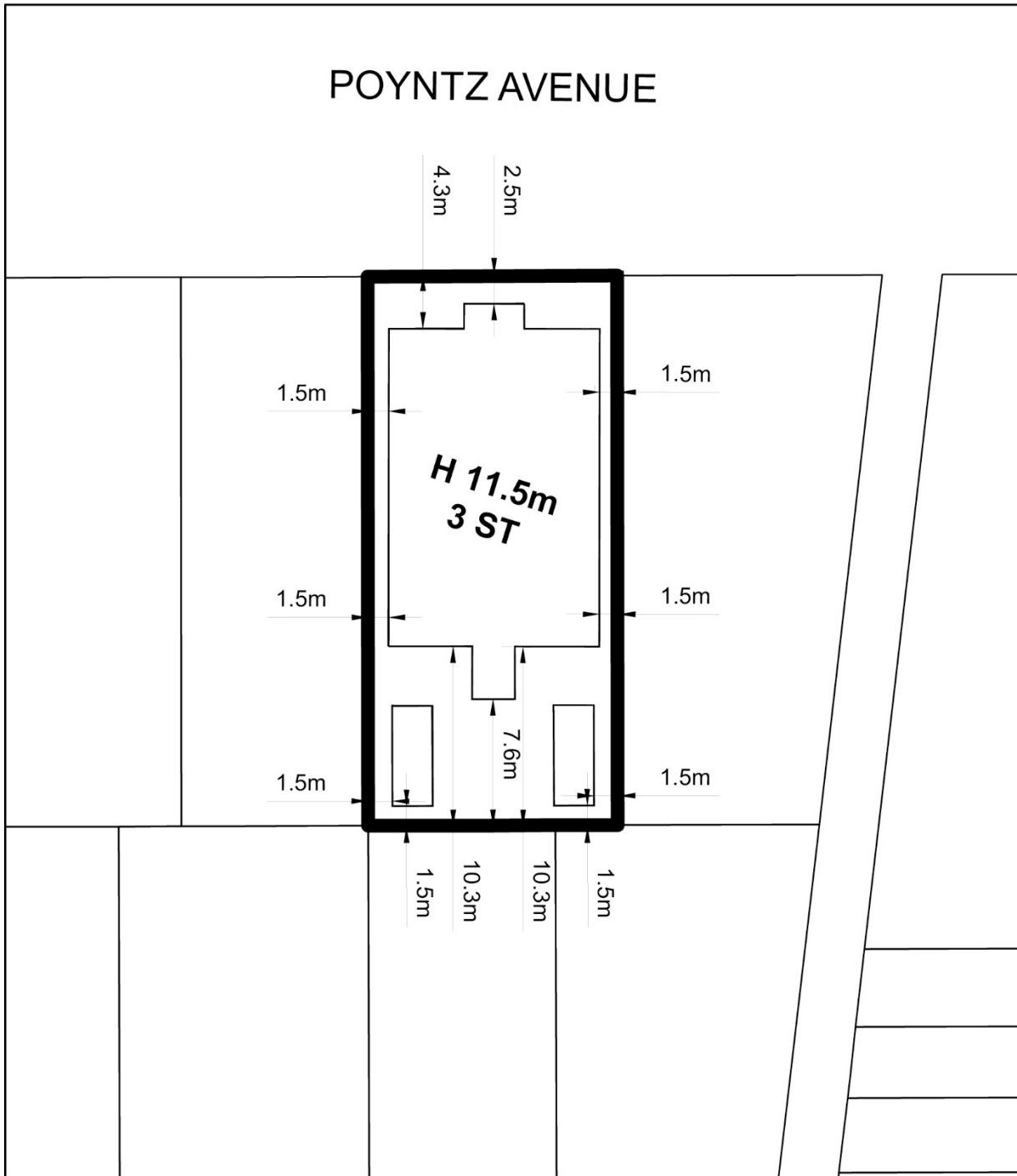
John D. Elvidge,
City Clerk

(Seal of the City)

Schedule 1



Schedule RM5(33)



 **TORONTO**
Schedule RM5(33)

19 Poyntz Avenue

File # 22 188783 NNY 18 OZ