

# **19 Poyntz Avenue – Official Plan and Zoning Amendment Application – Decision Report – Approval**

Date: May 15, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 18 - Willowdale

**Planning Application Number: 22 188783 NNY 18 OZ**

## **SUMMARY**

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This application proposes to permit a three-storey (11.43 metres) residential building with eight dwelling units at 19 Poyntz Avenue. The building would have a gross floor area of 839.12 square metres and a density of 1.64 times the lot area.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law. The proposed building represents an appropriate level of intensification, providing missing middle rental housing options near an existing subway station.

## **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend the Official Plan for the lands at 19 Poyntz Avenue substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5 to this report.
2. City Council amend former City of North York Zoning By-law 7625 for the lands at 19 Poyntz Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to this report.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

## **FINANCIAL IMPACT**

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## **DECISION HISTORY**

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A Pre-Application Consultation meeting was held on October 29, 2021. The subject application was received on and deemed complete as of August 24, 2022. Staff conducted a Community Consultation Meeting for the application on February 15, 2023. Community consultation is summarized in the Community Consultation section of this Report.

City Council adopted four Official Plan Amendments, Official Plan Amendments 540, 544, 570 and 575, that include a total of 115 Major Transit Station Areas (“MTSAs”)/Protected Major Transit Station Areas (“PMTSAs”). The subject site is located within the Sheppard-Yonge PMTSA (SASP 725) as identified within OPA 570. The Official Plan Amendments were forwarded to the Minister of Municipal Affairs and Housing for approval. The Minister has not yet made a decision. A copy of the report and decision can be found at the following link: [PH35.16 - Our Plan Toronto: City-wide 115 Proposed Major Transit Station Area/Protected Major Transit Station Area Delineations - Final Report](#).

## **THE SITE**

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### **Description**

The site is located on the south side of Poyntz Avenue, west of Yonge Street and within the North York Centre. An access to the Sheppard Yonge subway station is located directly across the street. The site is approximately 511 square metres in area with 15.24 metres of frontage on Poyntz Avenue and a lot depth of 33.53 metres.

### **Existing Use**

The site is currently occupied by one detached dwelling.

### **Surrounding Uses**

North: High-rise mixed use development, entrance to Sheppard-Yonge subway station is located on the north side of Poyntz Avenue;

East: A music school in a detached building is located directly to the east of the site;

South: Detached dwellings are located to the south of the site;

West: Detached dwellings are located to the west of the site.

## THE APPLICATION

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### Description

The application proposes to amend the Official Plan and Zoning By-law to permit a three-storey plus basement residential building with a singular building access at the Poyntz Avenue frontage. The proposed building is designed to be consistent with the existing built form character of Poyntz Avenue.

### Height

The proposed building is three storeys (11.43 metres) and includes a basement.

### Density

The proposed density is 1.64 times the lot area.

### Dwelling Units

The proposed building contains eight two-bedroom units.

### Access, Bicycle Parking, Vehicle Parking

There is no proposed driveway or vehicular access on the site and there are no proposed vehicle parking spaces. There are bicycle sheds proposed in the backyard for resident and visitor bicycle parking.

### Reasons for Application

An Official Plan Amendment application is required to permit the proposed height and to allow for a fully residential use. A Zoning By-law Amendment to amend former City of North York By-law 7625 is required to permit the proposed building form, height, setbacks, coverage, parking and other performance standards.

### Site Plan Control

A Site Plan Control application was submitted on and deemed complete as of August 24, 2022 (file no. 22 188782 NNY 18 SA). On November 28, 2022, Bill 23 received Royal Assent making the *More Homes Built Faster Act* law, resulting in changes to site plan control. As a result, sections 41(1.2) of the *Planning Act* and 114(1.2) of the *City of Toronto Act, 2006*, now exempt residential developments containing no more than ten units from site plan control. The applicant subsequently withdrew their application for Site Plan Control.

### Additional Information

See Attachments 1, 2, 3 and 4 of this report for the Application Data Sheet, the Location Map, the existing Official Plan Land Use Map, and the existing Zoning By-law Map, respectively. See Attachment 7 for the Site Plan and Attachment 8 for the Elevations.

## **APPLICATION BACKGROUND**

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### **Application Submission Requirements**

The following reports/studies were submitted in support of the application:

- Arborist Report;
- Archaeological Assessment;
- Contaminated Site Assessment;
- Functional Servicing and Stormwater Management Report;
- Geotechnical/Hydrological Review;
- Parking Study;
- Planning Rationale;
- Public Consultation Plan.

The submitted materials, including the reports listed above are available on the City's Application Information Centre at: <https://www.toronto.ca/19poyntzave>.

### **Agency Circulation Outcomes**

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan amendments and Zoning By-law standards.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have been given had an opportunity to view the oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMUNITY CONSULTATION**

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City Planning staff hosted a virtual community consultation meeting on February 15, 2023, which approximately nine people attended including the local Ward Councillor. At the meeting, City Planning staff presented the planning policy framework and an overview of the application review process, and the applicant presented the development proposal. Comments and questions raised at the meeting included:

- How parking and loading will be managed;
- Location of garbage bins;
- Concern about adding congestion to the street;
- Comment about no on-site parking being inappropriate;
- Expression of support for the proposal to add mild density to a transit accessible area;
- Concern about school capacity issues; and

- Expression of support for the building form which provides a different experience than living in a condo.

The issues raised through community consultation have been considered through the review of the application.

## **POLICY CONSIDERATIONS**

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### **Provincial Land Use Policies**

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement, 2020 ("PPS"), and shall conform to provincial plans, including A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 ("the Growth Plan"). The site is located within the North York Centre Urban Growth Centre and is subject to relevant Urban Growth Centre in the Growth Plan.

### **Planning for Major Transit Station Areas**

The Growth Plan contains policies pertaining to population and employment densities that should be planned for in major transit station areas ("MTSAs") along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs plan for the prescribed densities.

### **Toronto Official Plan**

The Official Plan Urban Structure Map 2 identifies the site as in one of the four Centres. Centres are key locations on the rapid transit system where housing, jobs and services will be concentrated. The land use designation for the site is *Mixed Use Areas* in accordance with Map 16 of the Official Plan. *Mixed Use Areas* are intended to accommodate most of the increase in jobs and population anticipated by the Official Plan's growth strategy over the coming decades. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

See Attachment 3 of this report for the Land Use Map. The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

### **Secondary Plan**

The North York Centre Secondary Plan designates the site as *Mixed Use Area B*. The permitted uses in *Mixed Use Area B* include commercial, institutional, residential, public parks and recreational uses. A density of 1.5 Floor Space Index ("FSI") is permitted per Map 8-6, and a maximum height of the lesser of 11 metres or three storeys is permitted.

Additionally, a maximum of 50 percent of the gross floor area is permitted to be residential as per Map 8-3.

The North York Centre Secondary Plan can be found here: <https://www.toronto.ca/wp-content/uploads/2017/11/8fe9-cp-official-plan-SP-8-North-York-Centre.pdf>

The City is undertaking a review of the North York Centre Secondary Plan. More information on the ongoing Secondary Plan review can be found here: [North York Centre Secondary Plan Review](#)

## **Zoning**

The site is excluded from the new City of Toronto Zoning By-law No. 569- 2013. As such, the former City of North York Zoning By-law No. 7625 continues to apply.

The site is zoned One-Family Detached Dwelling Fourth Density Zone (R4) under Zoning By-law 7625. The R4 zoning category permits single-detached dwellings and accessory uses with a height limitation of 8.8 metres for residential uses.

## **Design Guidelines**

The Townhouse and Low-Rise Design Guidelines have been used in the evaluation of this application.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

## **Toronto Green Standard**

The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. The TGS can be found here: <https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/>

## **COMMENTS**

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### **Provincial Policy Statement and Provincial Plans**

The proposal has been reviewed and evaluated against the PPS and the Growth Plan. The proposed development provides additional housing units to meet the housing objectives of Section 1.4 of the PPS and promotes intensification consistent with the policies of Section 1.1 of the PPS.

Section 2.2.4 of the Growth Plan directs that intensification and additional housing units will be supported within MTSAs. Section 2.2.6 of the Growth Plan identifies that a diverse range and mix of housing options and densities are required to meet the needs of current and future residents. The proposal provides additional residential units in a

housing form that contributes to a range of mix and options in the area, with easy access to a major transit station.

Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

### **Land Use**

The proposed residential land use is permitted in *Mixed Use Areas*. Given the size of the site, its location on a side street rather than on Yonge Street, and its adjacency to existing detached dwellings, the full residential use is compatible and supportable.

### **Density, Height, Massing**

The proposed building is massed to be consistent with surrounding low-rise development, with a height 11.43 metres, which only marginally exceeds the height of 11 metres currently permitted by the Secondary Plan. Given the size of the site being a single lot, development opportunity is limited. The proposal represents an appropriate level of intensification that respects the existing surrounding built form. The proposed building generally respects a 45 degree angular plane from the rear, and provides building setbacks generally consistent with surrounding dwellings. The proposed building is massed to create a pedestrian-friendly environment at-grade and limit impact on surrounding properties.

### **Traffic Impact, Access, Parking**

The proposal provides a minimal amount of intensification which is not projected to negatively impact traffic. Given the nature of the proposal and site characteristics, there is no vehicular access to the site and no on-site parking. A parking garage with public access is located directly across the street from the site which can be utilized by visitors and paid monthly parking passes are available. On nearby Beecroft Road, metred on-street parking is available. The site is approximately 50 metres from the nearest entrance to the Sheppard-Yonge subway station for easy access by future residents and visitors of the proposed development.

### **Servicing**

The applicant submitted a Functional Servicing and Stormwater Management Report with their application which demonstrates that the proposal can be accommodated by the existing servicing infrastructure. Engineering and Construction Services staff have accepted the conclusions of the submitted Functional Servicing and Stormwater Management Report.

### **Tree Preservation**

The applicant submitted a Tree Protection Plan, Arborist Report, Landscape Plan and Public Utilities Plan. The proposed building would require the injury or removal of two City street trees and five private trees. The applicant is required to provide payment in lieu of by-law required planting for the shortfall between the number of trees required

and the number of trees proposed in accordance with Municipal Tree Protection By-law (MCC 813). Urban Forestry does not object to the proposed Zoning By-law Amendment application.

### **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner.

### **Conclusion**

The proposal has been reviewed against the policies of the PPS, the Growth Plan, the City of Toronto Official Plan and the North York Centre Secondary Plan. Staff are of the opinion that the proposal is consistent with the PPS and conforms with the Growth Plan. Furthermore, the proposal represents a mild form of intensification that is appropriate for the site and the existing and evolving context of the area. The proposed development meets the intent of the North York Centre Secondary Plan, requiring only modest amendments to the height and density permissions of the North York Centre Secondary Plan compared to the existing permissions. Staff recommend that Council support approval of the application.

### **CONTACT**

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Heather Au, Senior Planner, Community Planning  
Tel. No. (416) 396-5570  
E-mail: [Heather.Au@toronto.ca](mailto:Heather.Au@toronto.ca)

### **SIGNATURE**

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David Sit, MCIP, RPP, Director  
Community Planning, North York District

### **ATTACHMENTS**

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#### **City of Toronto Data/Drawings**

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

**Applicant Submitted Drawings**

- Attachment 7: Site Plan
- Attachment 8: Elevations

Attachment 1: Application Data Sheet

**Municipal Address:** 19 POYNTZ AVE      **Date Received:** August 10, 2022

**Application Number:** 22 188783 NNY 18 OZ

**Application Type:** OPA & Rezoning

**Project Description:** Proposal to demolish the existing single detached home and redevelop the site with a 3 storey plus 1 level of basement apartment building. The proposed building will contain 8 dwelling units, a total Gross Floor Area (GFA) of approximately 832.4 sq. m. Parking and loading spaces are not being provided.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
MHBC PLANNING INC			DOM9 REALTY LIMITED

**EXISTING PLANNING CONTROLS**

Official Plan Designation: Mixed Use Areas      Site Specific Provision: N

Zoning: R4      Heritage Designation: N

Height Limit (m):      Site Plan Control Area: Y

**PROJECT INFORMATION**

Site Area (sq m): 511      Frontage (m): 15      Depth (m): 34

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):			235	<b>235</b>
Residential GFA (sq m):	141	0	839	<b>839</b>
Non-Residential GFA (sq m):	0	0	0	<b>0</b>
<b>Total GFA (sq m):</b>	<b>141</b>		<b>839</b>	<b>839</b>
Height - Storeys:			3	<b>3</b>
Height - Metres:			11.43	<b>11.43</b>
Lot Coverage Ratio (%): 46			Floor Space Index: 1.64	

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	637	202
Retail GFA:	0	0
Office GFA:	0	0
Industrial GFA:	0	0
Institutional/Other GFA:	0	0

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:			8	8
Freehold:	1	0		
Condominium:				
Other:				
<b>Total Units:</b>	<b>1</b>		<b>8</b>	<b>8</b>

**Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:				0	
Proposed:				8	
<b>Total Units:</b>				<b>8</b>	

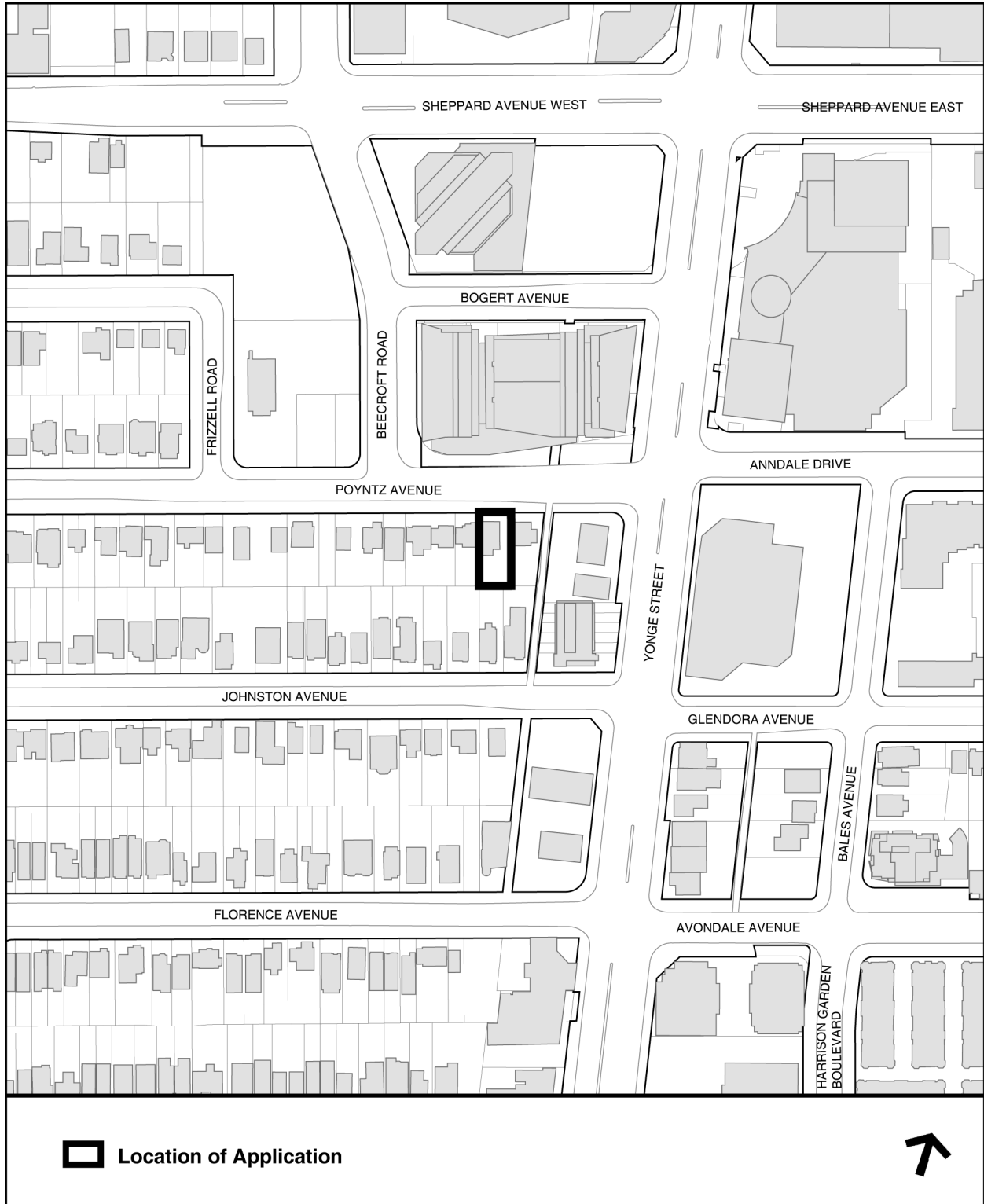
**Parking and Loading**

Parking Spaces: 0      Bicycle Parking Spaces:      Loading Docks: 0

**CONTACT:**

Heather Au, Senior Planner, Community Planning  
(416) 396-5570  
Heather.Au@toronto.ca

## Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



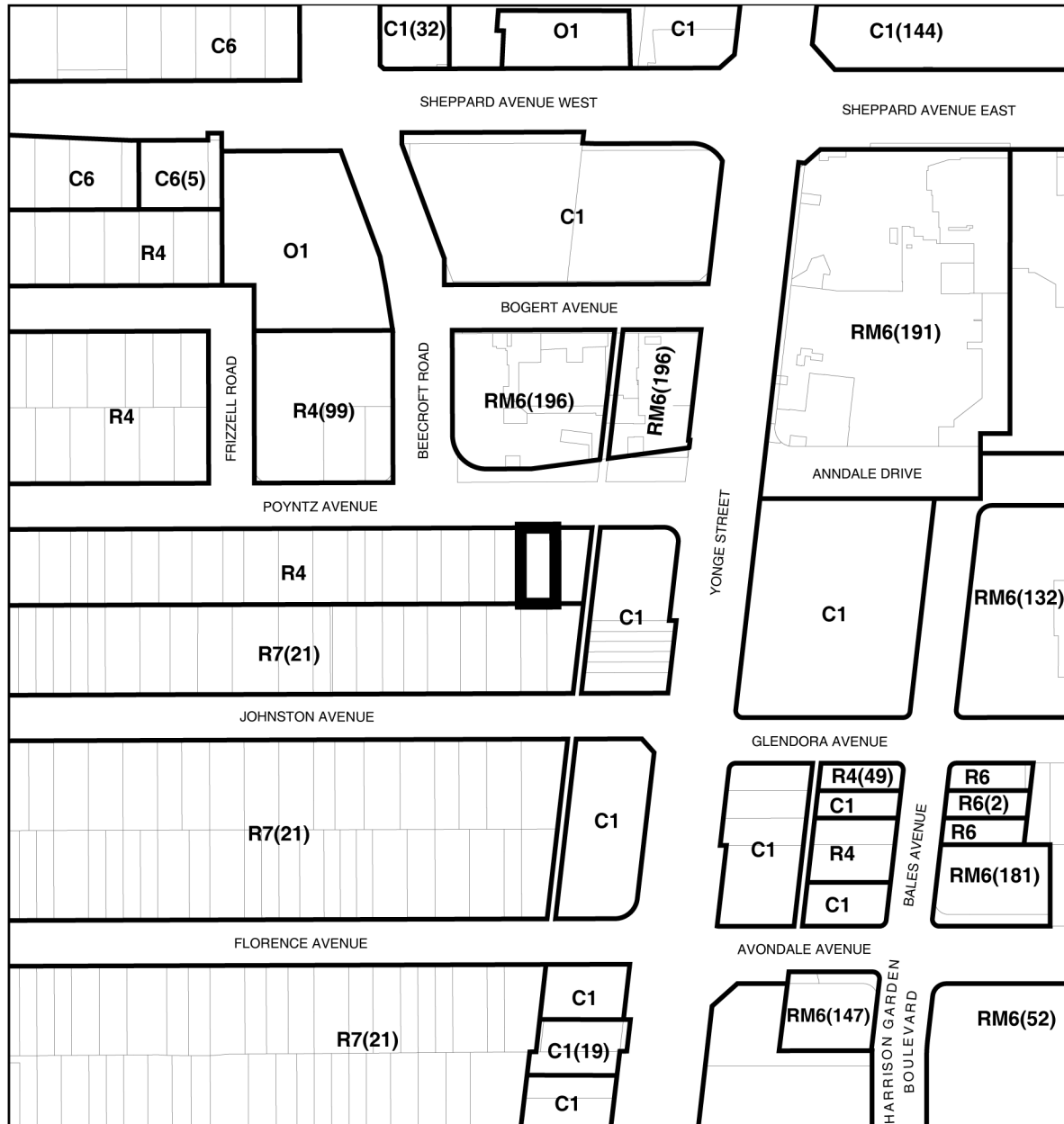
Official Plan Land Use Map #16

19 Poyntz Avenue  
File # 22 188783 NNY 18 0Z



Not to Scale  
 Extracted: 08/15/2022

# Attachment 4: Existing Zoning By-law Map



## Zoning By-law 7625

19 Poyntz Avenue

File # 22 188783 NNY 18 0Z



Location of Application

- |     |  |    |                                     |
|-----|--|----|-------------------------------------|
| R4  | <i>One-Family Detached Dwelling Fourth Density Zone</i>  | C6 | <i>Special Commercial Area Zone</i> |
| R6  | <i>One-Family Detached Dwelling Sixth Density Zone</i>   | O1 | <i>Open Space Zone</i>              |
| R7  | <i>One-Family Detached Dwelling Seventh Density Zone</i> |    |                                     |
| RM6 | <i>Multiple-Family Dwellings Sixth Density Zone</i>      |    |                                     |
| C1  | <i>General Commercial Zone</i>                           |    |                                     |



Not to Scale  
Extracted: 08/15/2022

**CITY OF TORONTO**  
**BY-LAW No. XXXX-2024**

**To adopt Amendment XXX to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2023 as 19 Poyntz Avenue.**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to pass this By-law; 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. The attached Amendment **XXX** to the Official Plan is hereby adopted to the Planning Act, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 202~

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

## AMENDMENT NO. XXX TO THE OFFICIAL PLAN

### LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 19 POYNTZ AVENUE

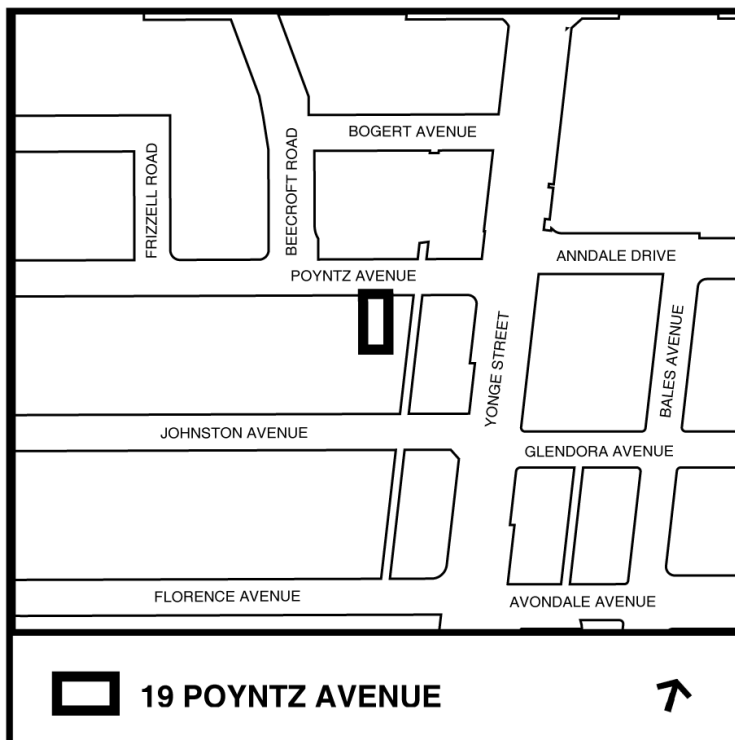
The Official Plan of the City of Toronto is amended as follows:

#### Clause 1

1. Chapter 6, Section 8 North York Centre Secondary Plan, is amended by adding Site-Specific Policy **XX** to Section 12, North York Centre South Site Specific Policies for the lands known municipally in 2023 as 19 Poyntz Avenue and shown on the map below (the “Lands”), as follows:

#### **XX 19 Poyntz Avenue**

- (a) Notwithstanding Section 3.2.a and Map 8-6 of this Secondary Plan, a maximum density of 1.64 Floor Space Index is permitted.
- (b) Notwithstanding Section 5.4.1.d and Map 8-8d of this Secondary Plan, a maximum height of 11.5 metres is permitted.
- (c) Notwithstanding Section 2.1.2.b of this Secondary Plan, a maximum of 100 percent of the gross floor area on the site is permitted to be for residential uses.
- (d) Notwithstanding Section 2.2 of Appendix 1 of this Secondary Plan, no parking is required.



**Clause 2**

Map 8-6 of Chapter Six, Section 8 (North York Centre Secondary Plan) titled, “North York Centre South Density Limits” is amended for the Lands in accordance with Schedule 1 attached.

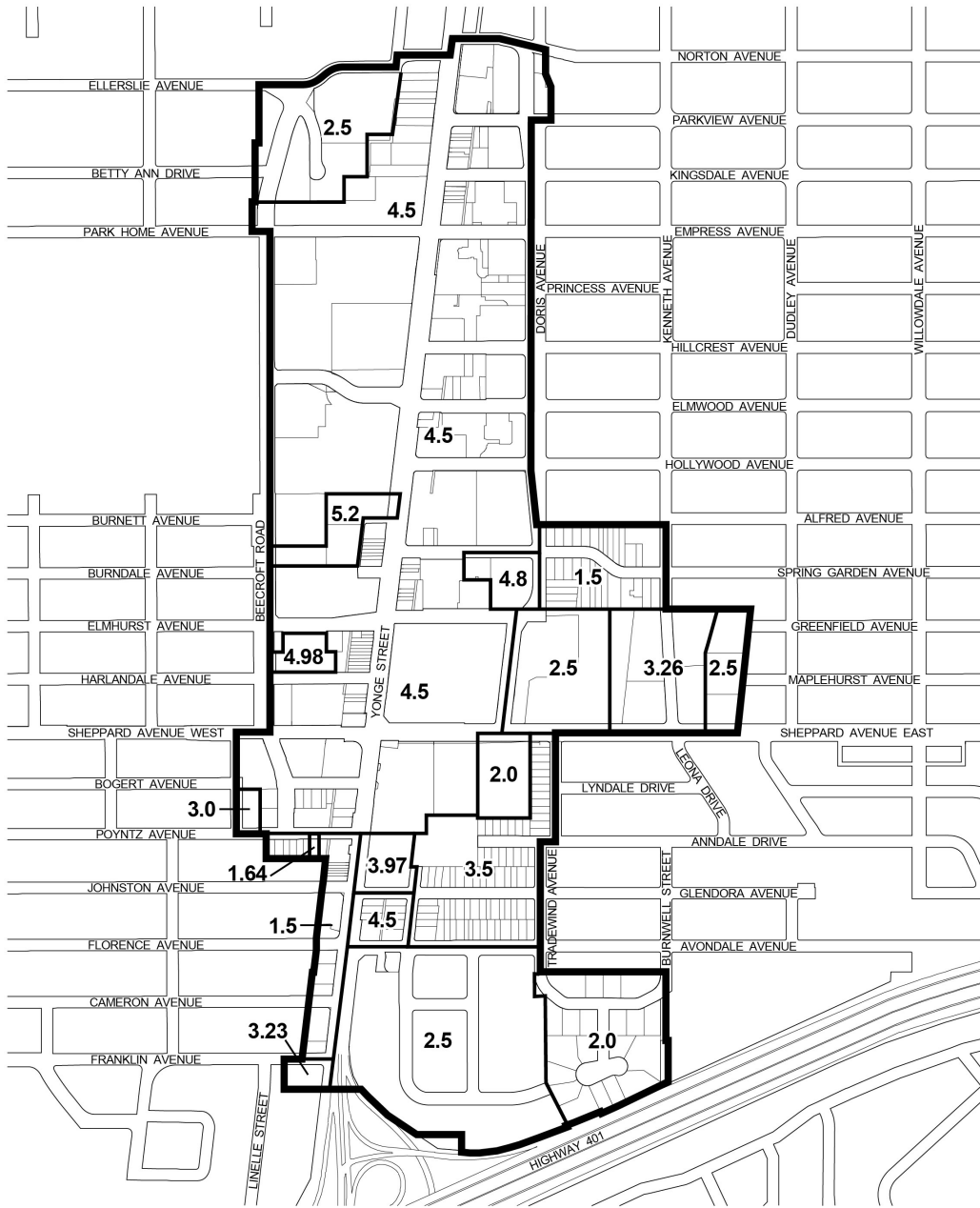
**Clause 3**

Map 8-8d of Chapter Six, Section 8 (North York Centre Secondary Plan) titled, “Maximum Height Limits” is amended for the Lands in accordance with Schedule 2 attached.

**Clause 4**

Map 8-12 of Chapter Six, Section 8 (North York Centre Secondary Plan) titled, “North York Centre South Site Specific Policies” is amended for the Lands in accordance with Schedule 3 attached.

Schedule 1



North York Centre Secondary Plan

MAP 8-6 North York Centre South Density Limits

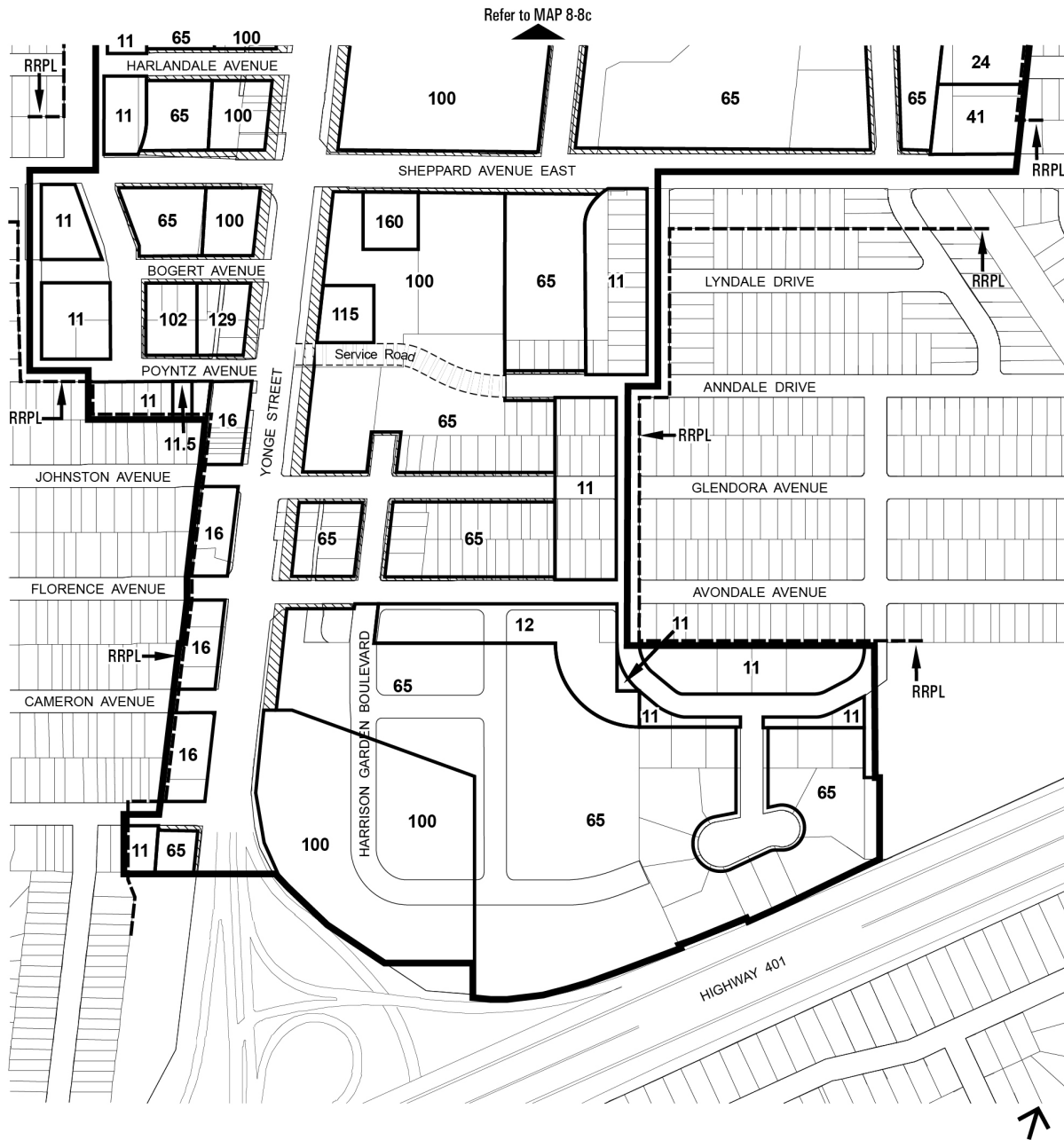
— Secondary Plan Boundary

Note: Density Limits are exclusive of density incentives and transfers



December 2010

Schedule 2



North York Centre Secondary Plan

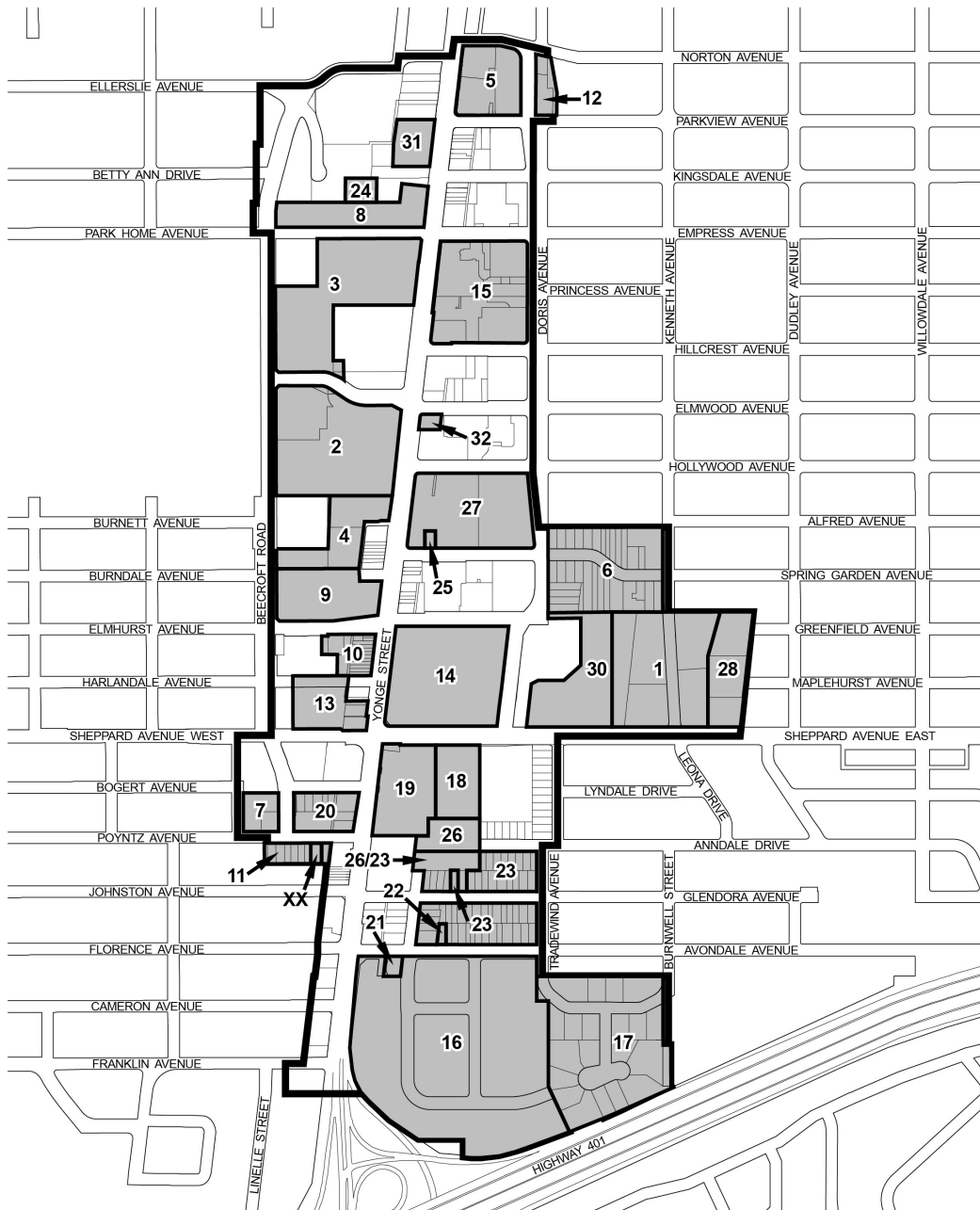
MAP 8-8d Maximum Height Limits

- Secondary Plan Boundary
- The Lesser of 11m or 3 Storeys
- The Lesser of 12m or 4 Storeys
- The Lesser of 16m or 4 Storeys
- The Lesser of 24m or 7 Storeys
- The Lesser of 41m or 13 Storeys
- Maximum 65m Above Grade
- Maximum 100m Above Grade
- Street Facade Limit as per Section 5.3 of this Secondary Plan
- Relevant Residential Property Line (RRPL)



November 2015

Schedule 3



North York Centre Secondary Plan

MAP 8-12 North York Centre South Site Specific Policies

- Secondary Plan Boundary
- Site Specific Policy Areas\*

\* The shaded areas on this map are subject to the specific policies set out in the North York Centre Secondary Plan, Section 12.

This map forms part of the Official Plan and should be interpreted in conjunction with the written text.



November 2015

**CITY OF TORONTO**

**BY-LAW No. XXXX-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 No. 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 No. 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 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**

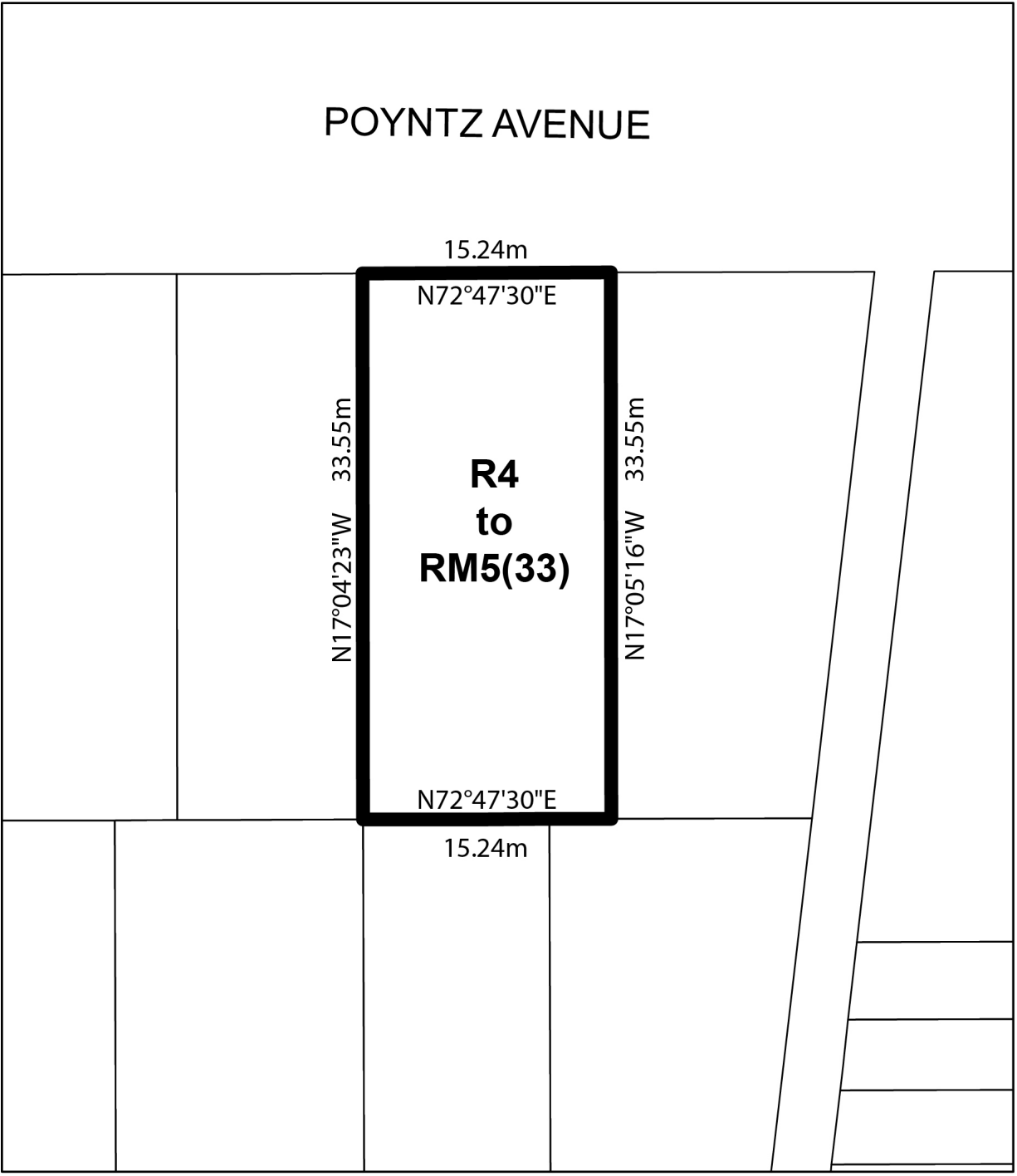
(p) Except as amended in this By-law, all other provisions of By-law No. 7625 shall apply to the lands.

ENACTED AND PASSED this ~ day of ~, A.D. 2024

Frances Nunziata,  
Speaker

(Seal of the City)

John D. Elvidge  
City Clerk

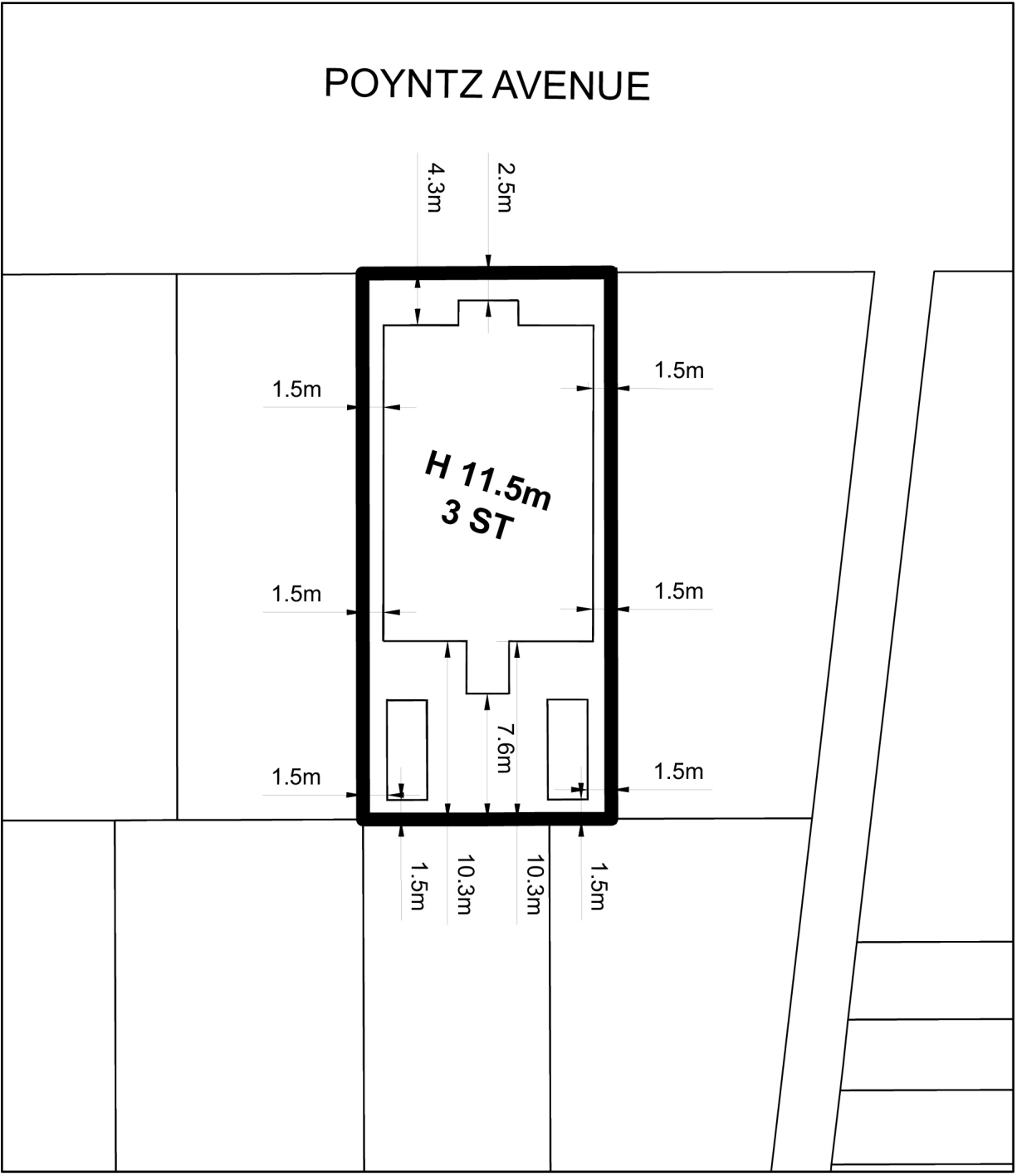


 **TORONTO**  
Schedule 1

**19 Poyntz Avenue**

File # 22 188783 NNY 18 OZ

  
 Former City of North York By-law 7625  
 Not to Scale  
 05/14/2024



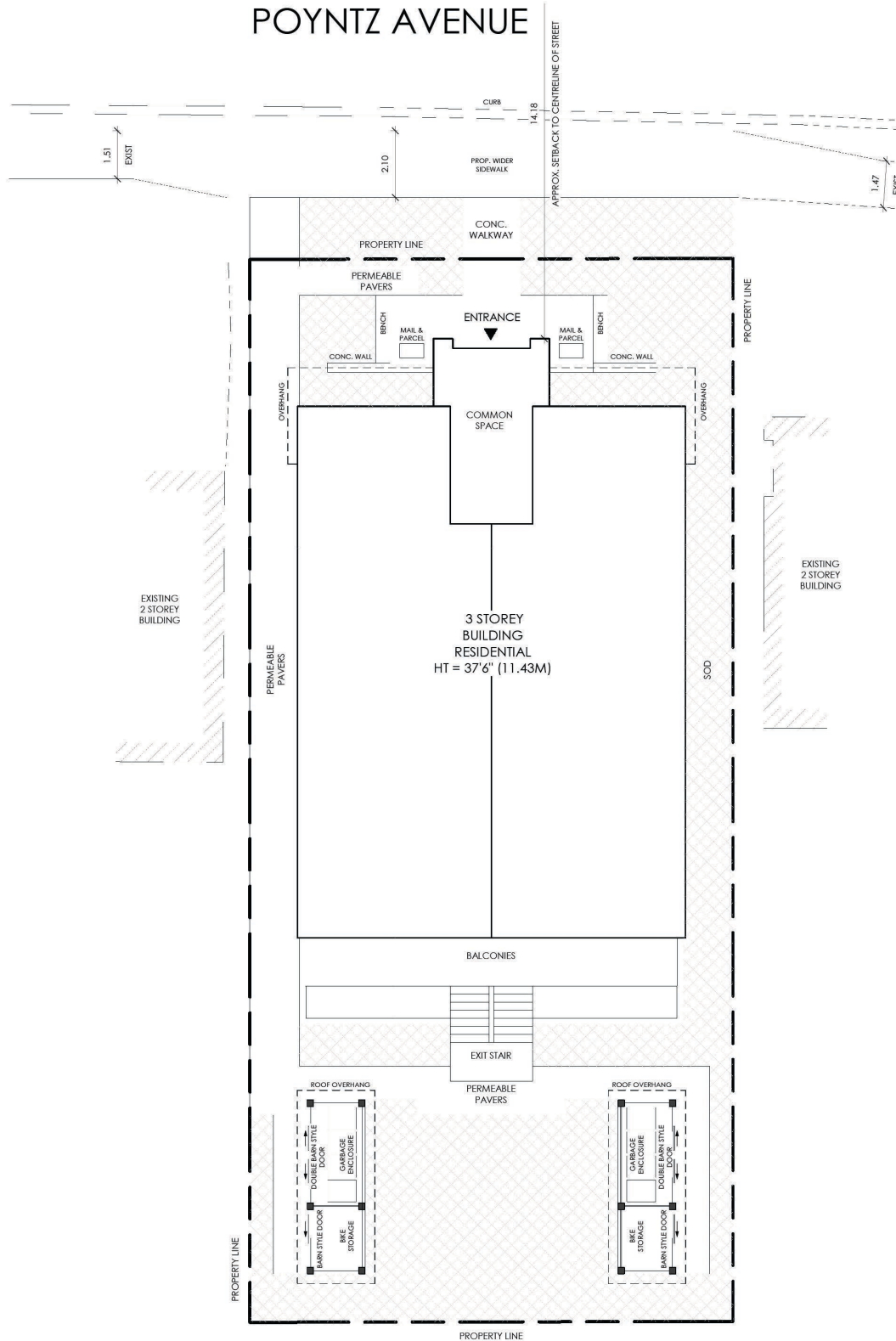
**TORONTO**  
 Schedule RM5(33)

**19 Poyntz Avenue**

File # 22 188783 NNY 18 OZ

↑  
 Former City of North York By-law 7625  
 Not to Scale  
 05/14/2024

Attachment 7: Site Plan

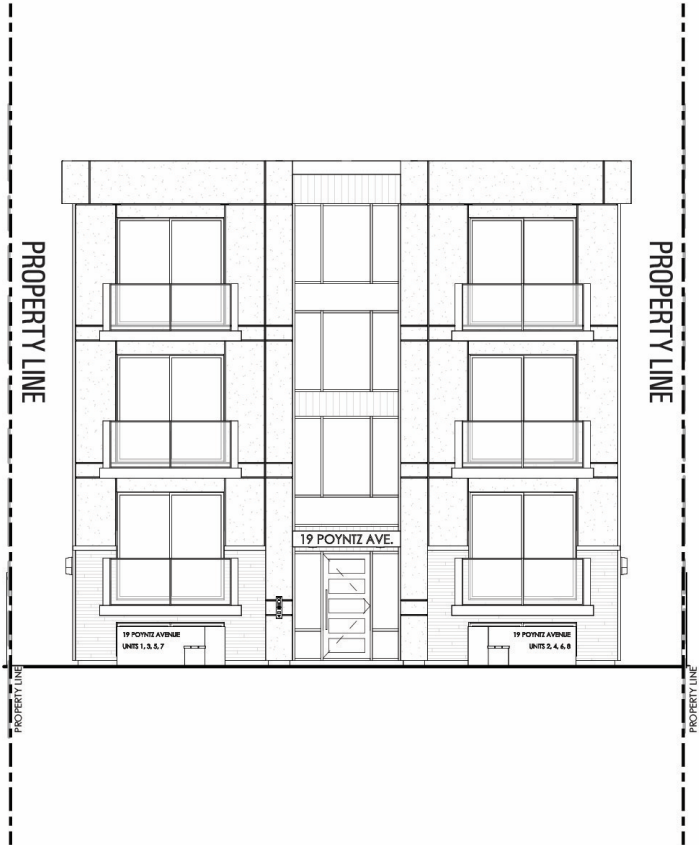
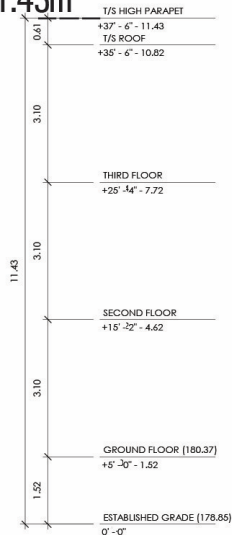


Site Plan

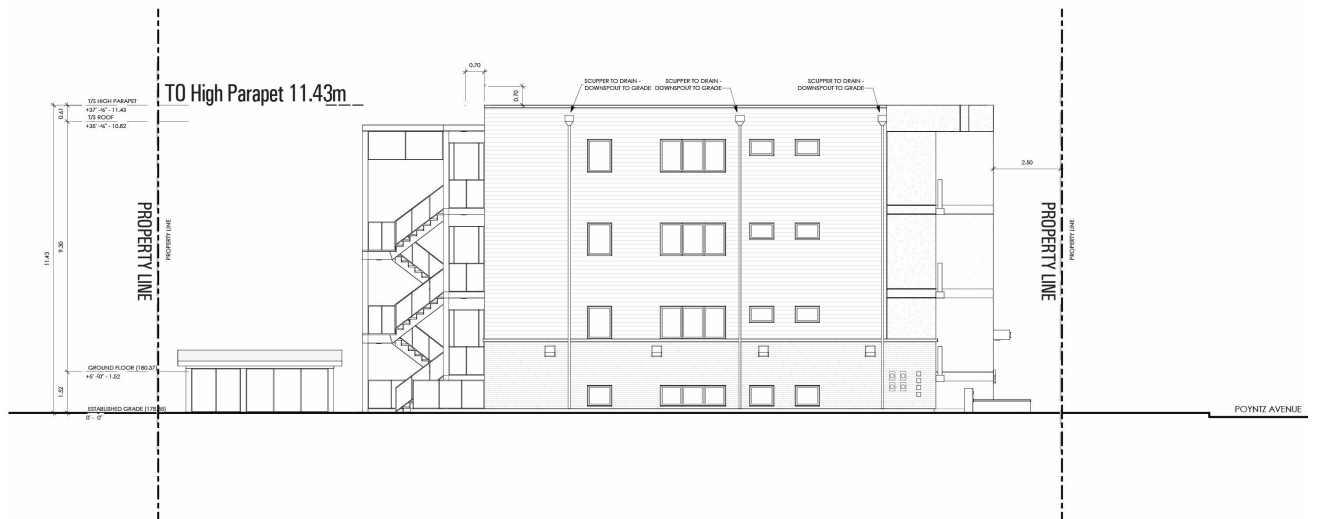


Attachment 8: Elevations

TO High Parapet 11.43m

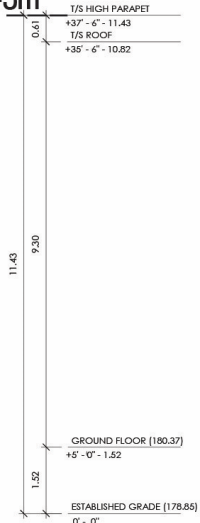


North Elevation



East Elevation

TO High Parapet 11.43m



## South Elevation

TO High Parapet 11.43m



West Elevation