

Authority: North York Community Council Item NY12.33, adopted as amended, by City of Toronto Council on March 10, 2016

CITY OF TORONTO

BY-LAW No. 280-2016

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 2437 Bayview Avenue.

Whereas authority is given to Council by 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. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.10 of By-law No. 7625 is amended by adding the following subsection:

64.10 (6) R1 (6)

DEFINITIONS

- (a) For the purposes of this exception, "established grade" for the purpose of establishing the permitted height shall mean the geodetic elevation of 155.95 metres.

PERMITTED USES

- (b) Despite Section 10.1.4, a day nursery is permitted within a Place of Worship.

EXCEPTION REGULATIONS

LOT COVERAGE

- (c) The permitted maximum lot coverage is 39%;
- (d) Exterior stairs shall not be included in the calculation of lot coverage for the purpose of this exception.

YARD SETBACKS

- (e) The required minimum front yard setback is 12 metres;
- (f) The required minimum rear yard setback is 21 metres;
- (g) The required minimum side yard setback is 3 metres.

BUILDING HEIGHT

- (h) The permitted maximum height for a building is as shown on Schedule 2;
- (i) The portion of the building identified as having a height above 11.1 metres (HT 11.1m) to a maximum of 12.9 metres (HT 12.9m), as shown on Schedule 2, may be used for mechanical purposes only.

LANDSCAPING

- (j) For a place of worship, a required minimum of 60% of the front yard must be provided as landscaping, of which 60% must be soft landscaping;
- (k) For the purpose of this exception, a landscaped area may include walkways, lawns, ornamental shrubs, treed areas, paths, patios, but must not include driveways, ramps, or any parking space or any space within or on top of a building.

PARKING

- (l) For a place of worship and day nursery, the required minimum number of parking spaces is 16, of which 1 must be an accessible parking space, with a minimum length of 5.6 metres and a minimum width of 3.9 metres;
- (m) A required minimum one-way driveway width of 3.5 metres.

BICYCLE PARKING

- (n) For a place of worship, the required minimum number of bicycle parking spaces is 6.

OTHER REGULATIONS

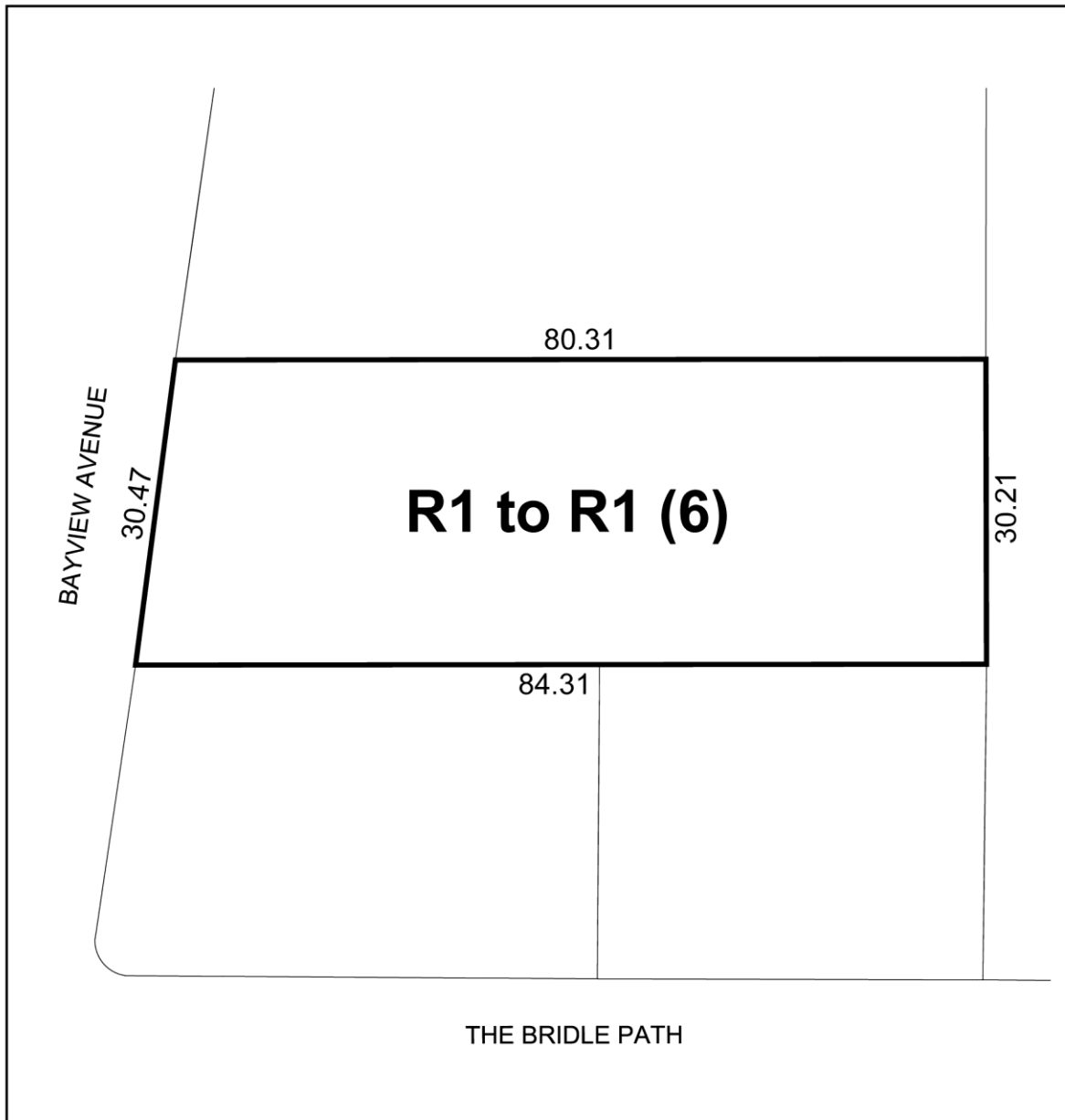
- (o) The provisions of Section 6A(14)(b) of By-law No. 7625 shall not apply;
- (p) Despite any future severance, partition or division of the lands shown on Schedule 1, the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.

Enacted and passed on April 1, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)




 **TORONTO**
Schedule 1

2437 Bayview Avenue

File # 14 249434 NNY 25 0Z

Plan of Lot 1, RP M-751 City of Toronto (Formerly City of North York)
Donald E. Roberts Ltd. Ontario Land Surveyor
Date: 1/26/2016
Approved by: M.C.


City of North York By-law 7625
Not to Scale
1/26/2016

