

Authority: North York Community Council Item NY25.1, as adopted by City of Toronto Council on November 7, 8 and 9, 2017

CITY OF TORONTO

BY-LAW 1244-2017

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 3390, 3392, 3394, 3396 and 3398 Bayview 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*;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to RT (d1.3) (x148) and O, as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20.1 for the lands subject to this By-law, from a height and storey label of HT 10.0, ST 2, to HT 13.0, ST 4, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30.1 for the lands subject to this By-law, from a lot coverage label of 30 percent to 37 percent as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 148 so that it reads:

Exception RT 148

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 10.5.40.10(1), the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 167.85 metres and the elevation of the highest point of the building;

- (B) Despite regulations 10.60.40.10(1) and 10.60.40.10(2), the permitted maximum height of a **building or structure**, exclusive of mechanical penthouses and parapets, is the numerical value in metres following the letter HT and, where indicated, the numerical number of storeys following the letters ST within the areas delineated on Diagram 3 of By-law 1244-2017;
- (C) Despite regulation 10.60.40.40(1), the permitted maximum **gross floor area** of all **buildings and structures** is 6,158.14 square metres;
- (D) Despite regulations 10.5.40.60, 10.5.40.70, 10.60.40.70, no portion of any **building or structure** may extend beyond the solid and dashed lines delineating the **building** envelope on Diagram 5 of By-law 1244-2017, with the exception of uncovered and enclosed ramps, canopies, airshafts, balconies, balcony roof or canopies, cornices, awnings, architectural features, trellises, columns, pilasters, window sills, all of which may extend beyond the heavy lines by 2.0 metres on the attached Diagram 5 of By-law 1244-2017 within the **lot**, and underground garage ramps and their associated structures, which may extend beyond the heavy lines by 6.0 metres;
- (E) The maximum number of **dwelling units** permitted is 24;
- (F) Despite regulation 10.60.40.1(3), the minimum width of a **dwelling unit** in a **townhouse** is 4.0 metres;
- (G) Despite regulation 10.5.50.10, a minimum of 1,310 square metres of **landscaping** will be provided on the **lot**, of which a minimum of 60 percent of the **lot** must be **soft landscaping**;
- (H) Despite regulation 200.5.10.1, resident **parking spaces** must be provided at a minimum rate of 1 **parking space** for each **dwelling unit** and a maximum rate of 2.1 **parking spaces** for each **dwelling unit**;
- (I) Despite regulation 200.5.10.1, visitor **parking spaces** must be provided at a minimum rate of 0.2 **parking space** for each **dwelling unit**; and
- (J) Despite regulation 200.15.10(1), a minimum of 4 accessible **parking spaces** must be provided.

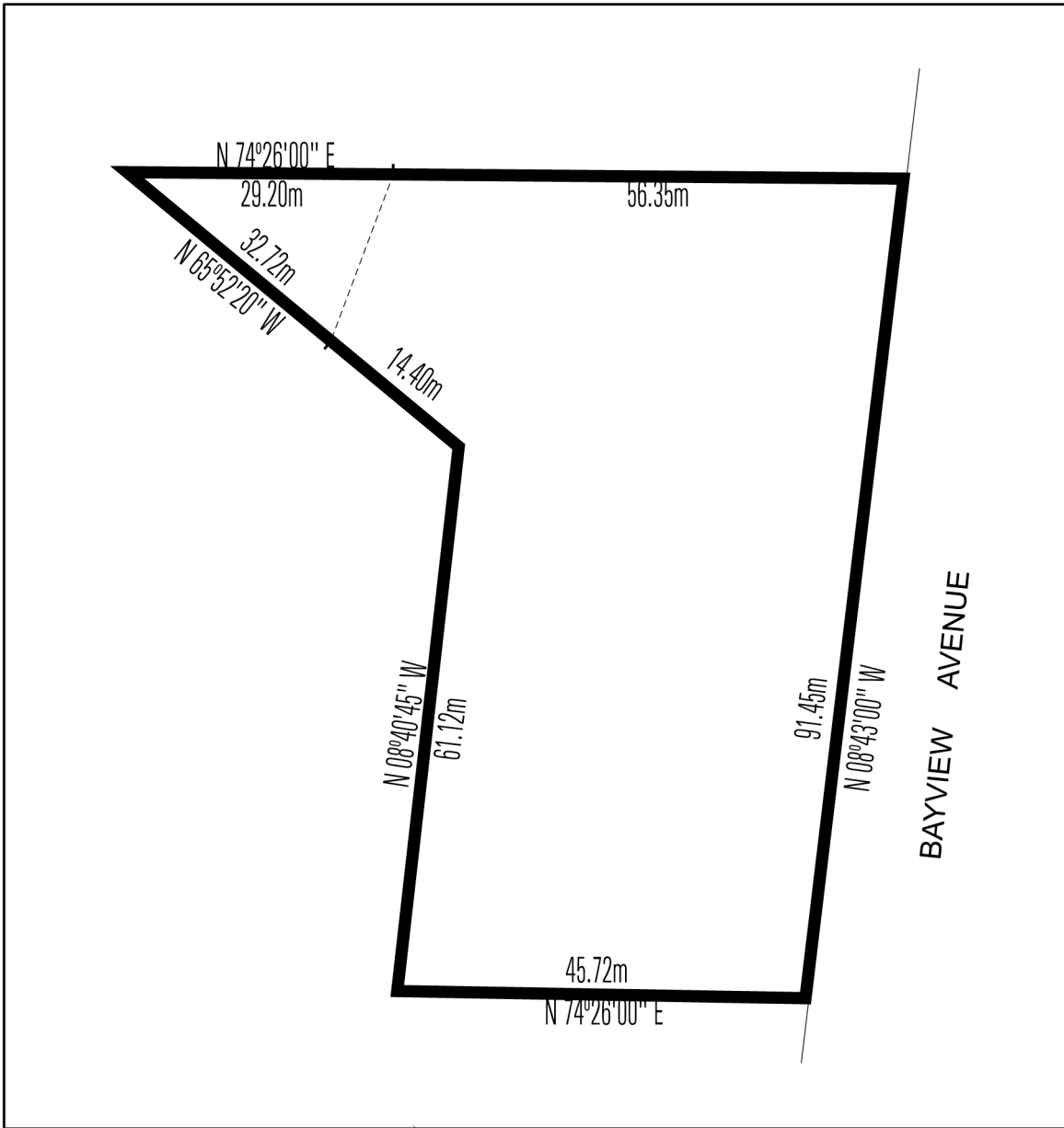
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on November 9, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



3390 - 3398 Bayview Avenue



Diagram 1

File # 16 114795 NNY 24 0Z



Not to Scale
07/26/2017

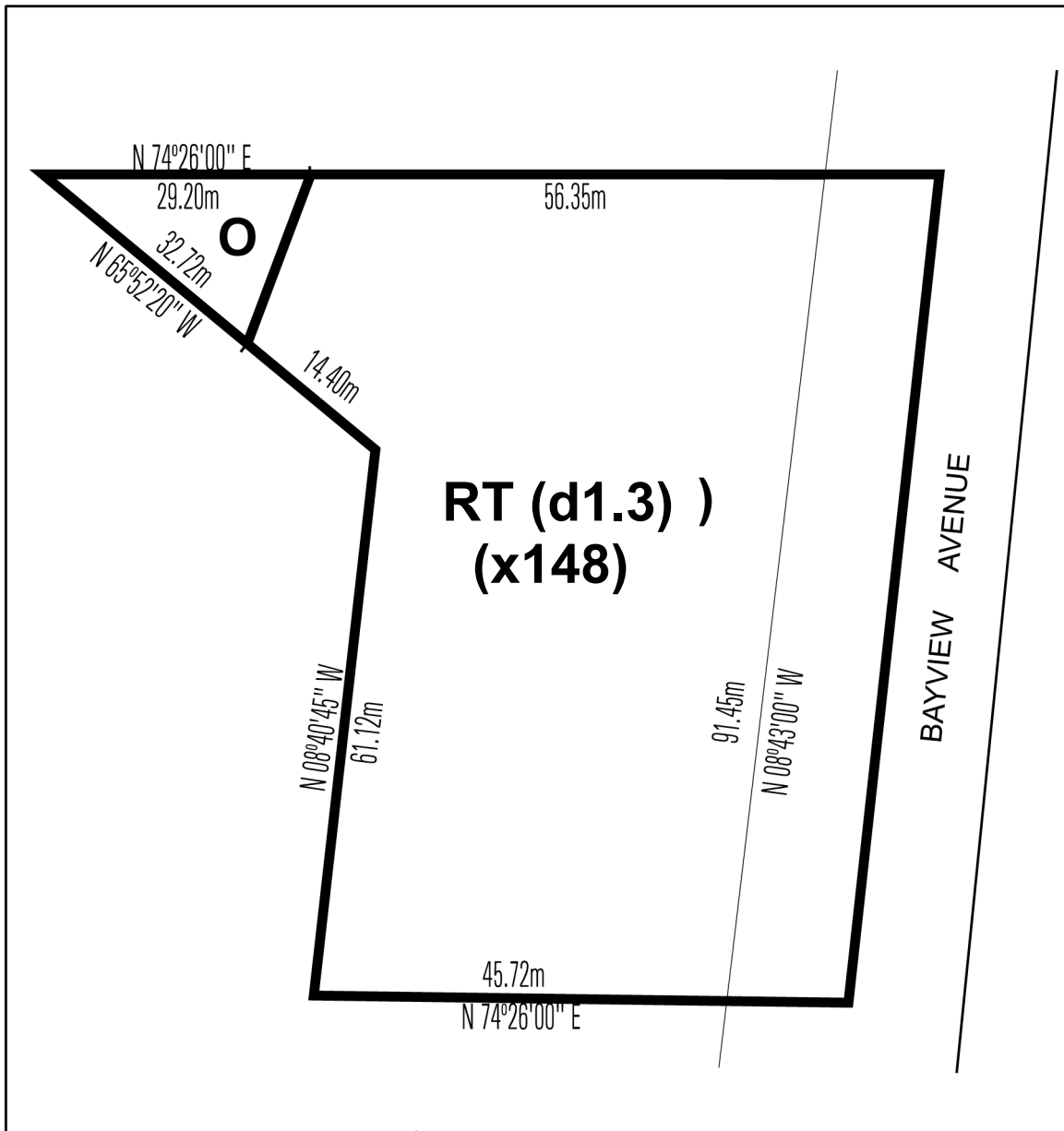


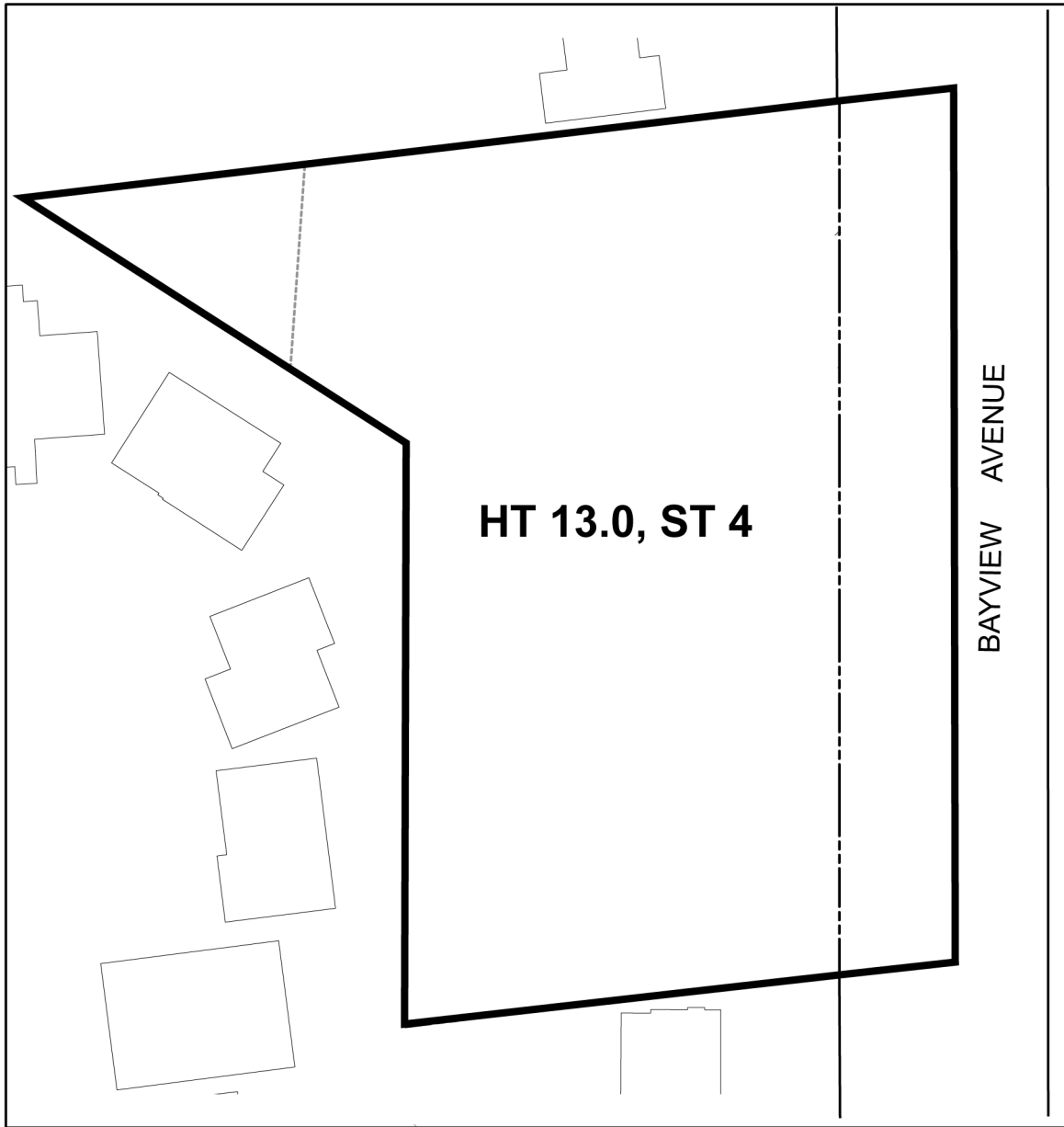
Diagram 2

3390 - 3398 Bayview Avenue

File # 16 114795 NNY 24 0Z



Not to Scale
08/02/2017



3390 - 3398 Bayview Avenue

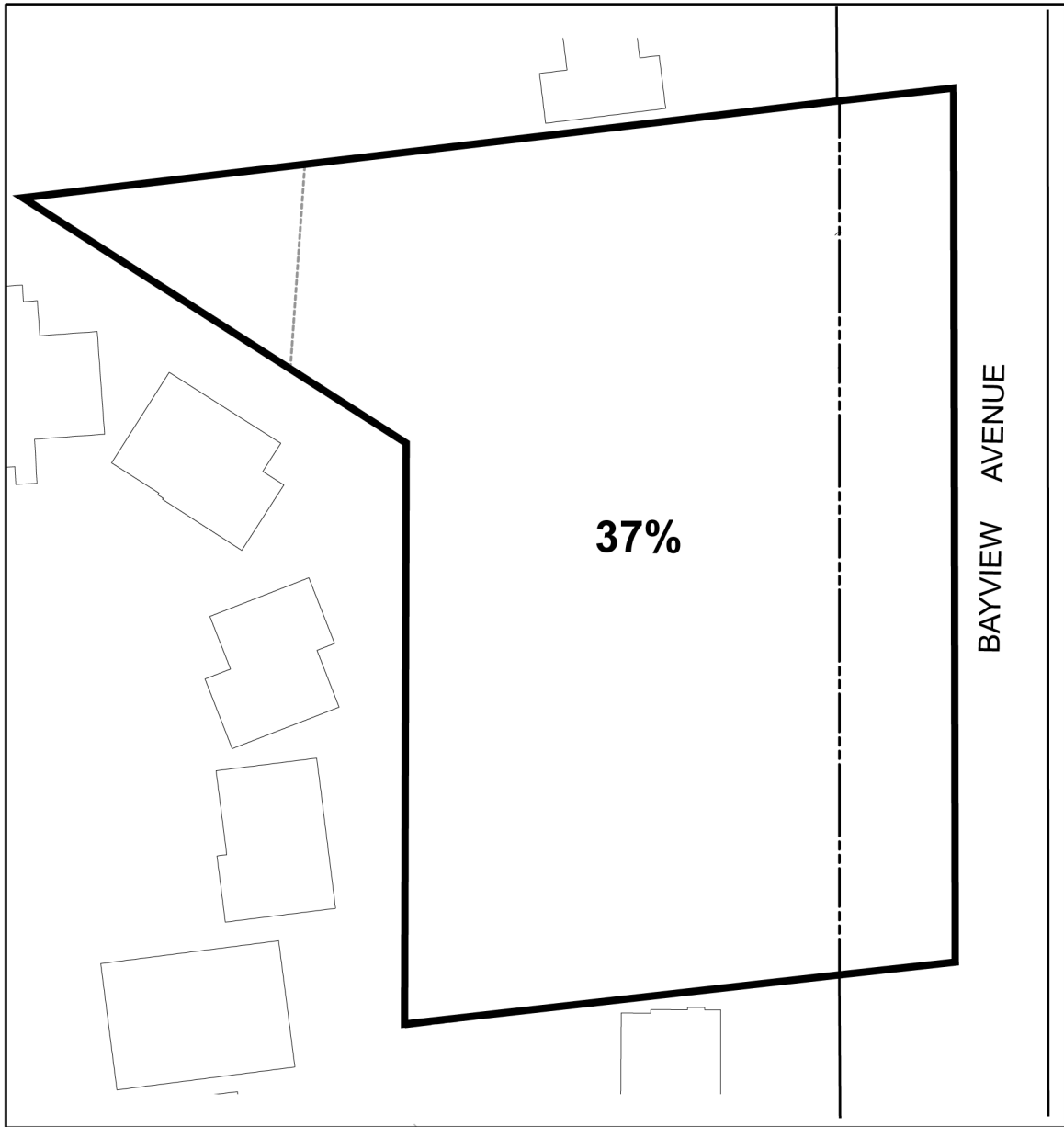


Diagram 3

File # 16 114795 NNY 24 0Z



Not to Scale
08/02/2017



BAYVIEW AVENUE

37%

3390 - 3398 Bayview Avenue



Diagram 4

File # 16 114795 NNY 24 0Z



Not to Scale
08/02/2017

