

Authority: Ontario Municipal Board decision dated August 22, 2017 and Local Planning Appeal Tribunal Orders issued September 10, 2018 in Board File PL160955

CITY OF TORONTO

BY-LAW 1336-2018(LPAT)

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known as 2619 Bayview Avenue and 6 Heathcote Avenue.

Whereas the former Ontario Municipal Board pursuant to its decisions issued on August 22, 2017 and pursuant to the Local Planning Appeal Tribunal Order issued September 10, 2018 in Tribunal File PL160955 have determined to amend Zoning By-law 569-2013, with respect to the lands known municipally as 2619 Bayview Avenue and 6 Heathcote Avenue;

The Local Planning Appeal Tribunal Orders:

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 (au124)(x167), as shown on Diagram 2 attached to this By-law.
4. 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 RD (f18.0; a813)(x592), as shown on Diagram 2 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 592 so that it reads:

Exception RD (592)

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 a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 163.7 metres and the elevation of the highest point of the **building**;
- (B) Despite regulation 10.20.40.20(1), the permitted maximum **building length** is 19.0 metres;
- (C) Despite clauses 10.5.40.70 and 10.20.40.70, the required minimum **building setbacks** are as shown on Diagram 3 of By-law 1336-2018(LPAT);

- (D) Despite regulations 10.5.40.50(2) and 10.5.40.60(1)(C), a porch, deck, balcony or similar **structure** may encroach into a required **building setback** a maximum of 4.2 metres;
- (E) Despite regulation 10.5.100.1(1)(C), the permitted maximum **driveway** width is 6.0 metres.

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

6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 167 so that it reads:

Exception RT 167

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 5.10.30.20(1), the **front lot line** is the **lot line** abutting Bayview Avenue;
- (B) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 163.5 metres and the elevation of the highest point of the **building**;
- (C) In addition to regulation 10.5.40.10(2), a mechanical penthouse, stair enclosure, elevator enclose, air conditioner units/screening, parapets and terrace access may exceed the permitted maximum height for the **building** by 2.0 metres and is not considered a **storey**;
- (D) Regulation 10.5.40.50(3), regarding platforms at or above the second **storey**, does not apply;
- (E) Despite regulations 10.5.40.60(1), 10.5.40.60(2), 10.5.40.60(5), and 10.5.40.60(6) window projections, architectural features, balconies, porches, and canopies may encroach up to 2.5 metres into the required **building setbacks**;
- (F) Despite regulation 10.5.40.60(3), exterior stairs providing access to a **building** or **structure** must be no longer than a maximum 1.6 horizontal units for each 1.0 vertical unit above the ground at the point where the stairs meet the building or structure; and maintain a maximum width of 5.4 metres;
- (G) Despite clauses 10.5.40.70 and 10.60.40.70, the required minimum **building setbacks** are as shown on Diagram 3 of By-law 1336-2018(LPAT)];
- (H) Despite clause 10.5.50.10, a minimum of 70 percent of the **front yard** must be **soft landscaping**;

- (I) Despite regulation 10.60.30.20(1), the required minimum **lot frontage** is 38.0 metres and the required minimum **lot frontage** for each **dwelling unit** is 6.0 metres;
- (J) Despite clause 10.60.30.40, the permitted maximum **lot coverage** is 41 percent of the **lot area**;
- (K) Despite regulation 10.60.40.1(3), the minimum width of a **dwelling unit** in a **townhouse** is 6.0 metres if the **dwelling unit** does not have an individual private **driveway** leading directly to the front of it;
- (L) Despite regulation 10.60.40.10(1), the permitted maximum **building** height is 11.0 metres;
- (M) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** is 3;
- (N) Despite regulations 200.5.1.10(2)(A) and 200.5.1.10(2)(D), the required parking area within each **dwelling unit** in the **building** must have the following minimum dimensions:
 - (i) length of 5.5 metres; and
 - (ii) width of 5.8 metres;
- (O) Despite regulations 200.5.1.10(2)(C) and 200.5.1.10(2)(D), the visitor **parking space** must have the following minimum dimensions:
 - (i) length of 6.7 metres; and
 - (ii) width of 2.6 metres; and
- (P) Despite clause 200.5.10, a minimum of one visitor **parking space** must be provided.

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

Pursuant to Ontario Municipal Board Decision dated August 22, 2017 and Local Planning Appeal Tribunal Order issued on September 10, 2018 in Tribunal File PL160955.

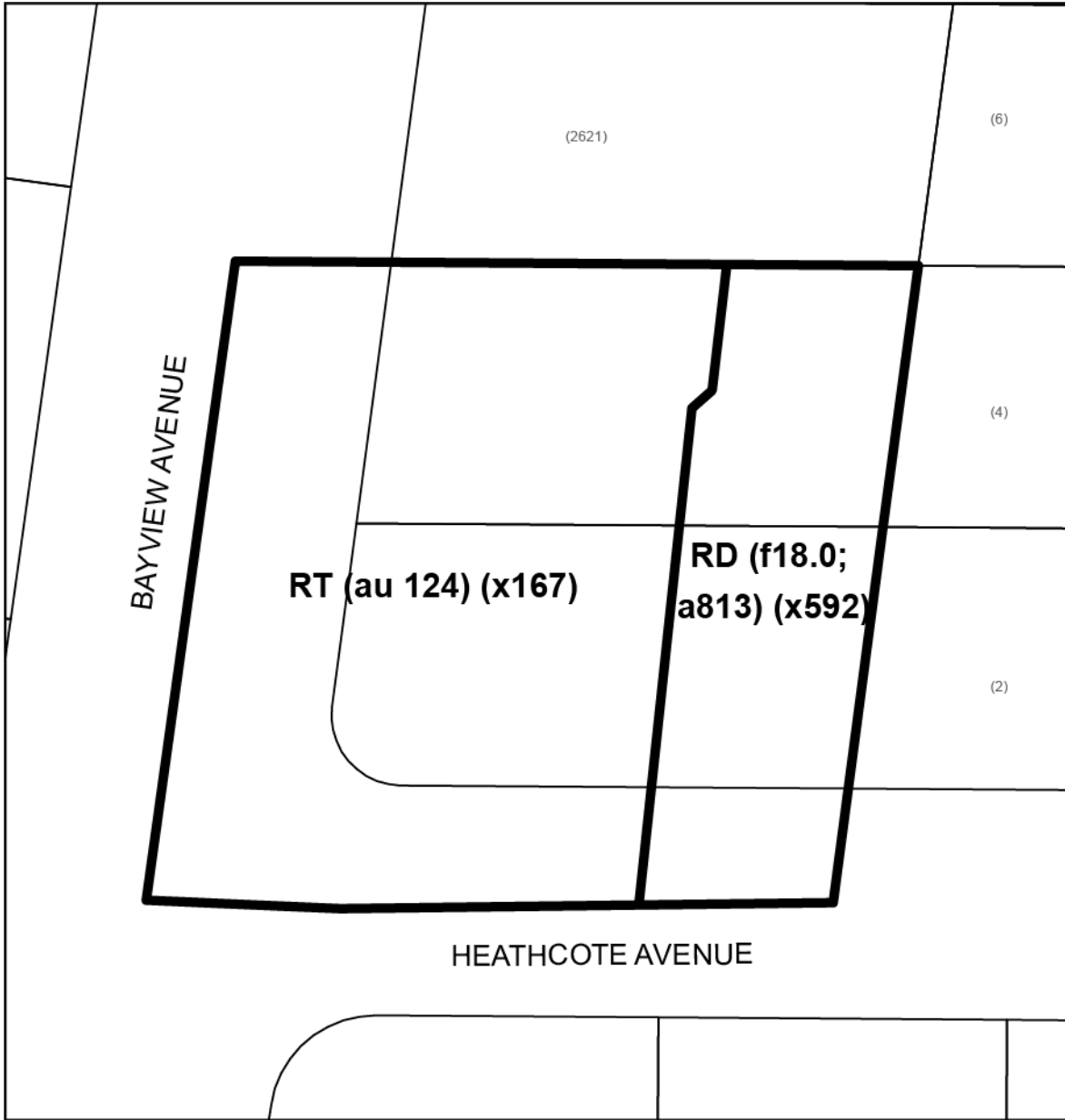


 **TORONTO**
Diagram 1

2619 Bayview Avenue & 6 Heathcote Avenue

File # 16 155576 NNY 25 0Z

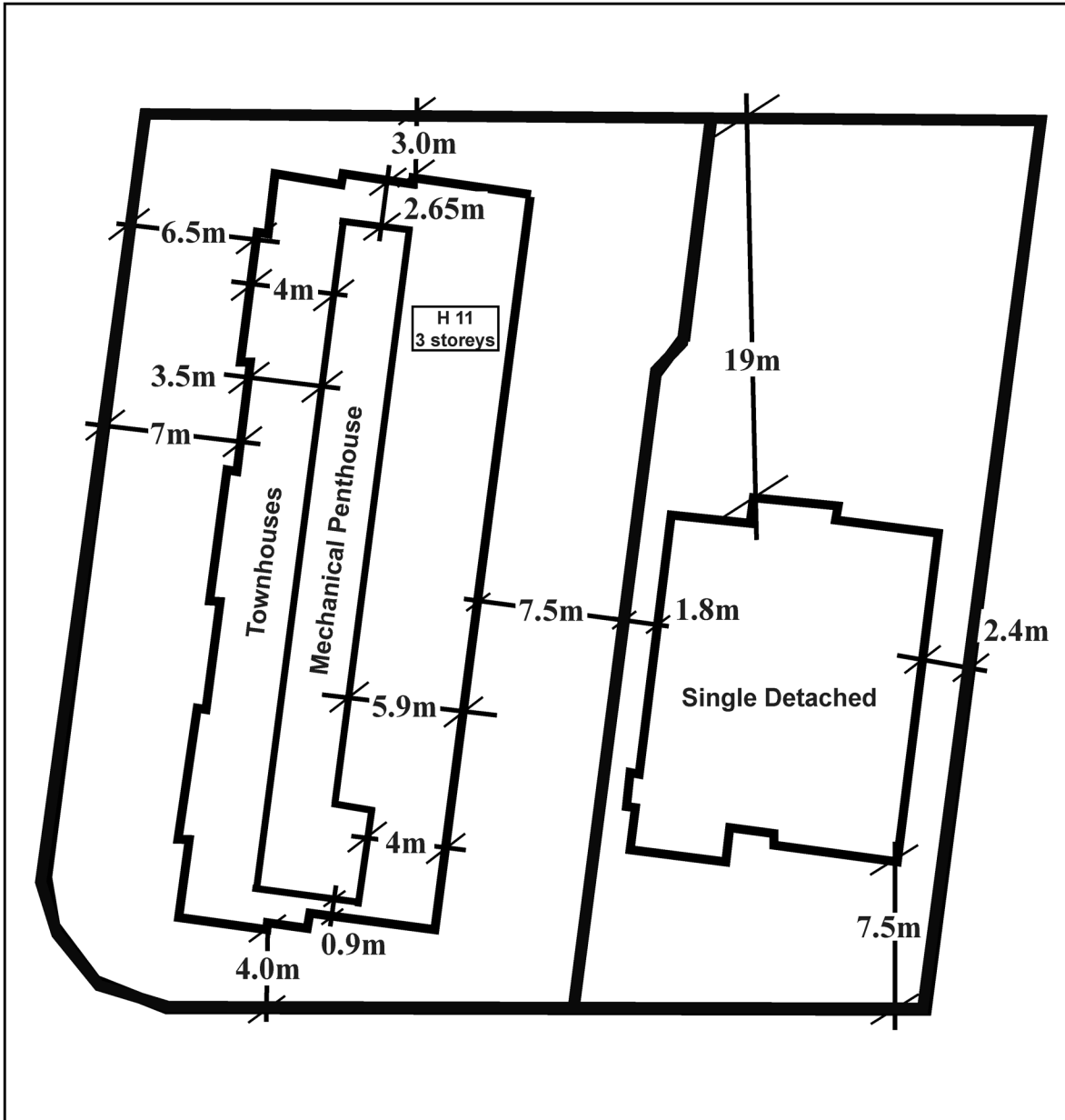

City of Toronto By-Law 569-2013
Not to Scale
2/1/2018



 **TORONTO**
Diagram 2

2619 Bayview Avenue & 6 Heathcote Avenue


File # 16 155576 NNY 25 0Z



 **TORONTO**
Diagram 3

2619 Bayview Avenue & 6 Heathcote Avenue

File # 16 155576 NNY 25 02


City of Toronto By-Law 569-2013
Not to Scale
05/24/2018