

Authority: Ontario Municipal Board Decision issued July 27, 2017 and Local Planning Appeal Tribunal Order issued August 17, 2018 in Board/LPAT File PL160416

CITY OF TORONTO

BY-LAW 1341-2018(LPAT)

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2018 as 3049-3051 Bayview Avenue and 2 Blithfield Avenue.

Whereas the Ontario Municipal Board, by its Decision issued on July 27, 2017 and the Local Planning Appeal Tribunal by its Order issued on August 17, 2018, in Board/LPAT File PL160416 approved amendments to Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2018 as 3049-3051 Bayview Avenue and 2 Blithfield 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 (x171) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article Exception Number 171 so that it reads:

Exception RT 171

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 the uses listed in Article 10.60.20, the only uses permitted are: **dwelling unit** in the **townhouse** residential building type permitted by clause 10.60.20.40;
- (B) The permitted maximum number of **dwelling units** is 11;
- (C) Despite regulation 10.60.30.10(2) the required minimum **lot area** for each **townhouse dwelling unit** is 85.0;
- (D) Despite regulation 10.60.30.20(1)(C) the required minimum **lot frontage** for each **townhouse dwelling unit** is 4.2 metres;

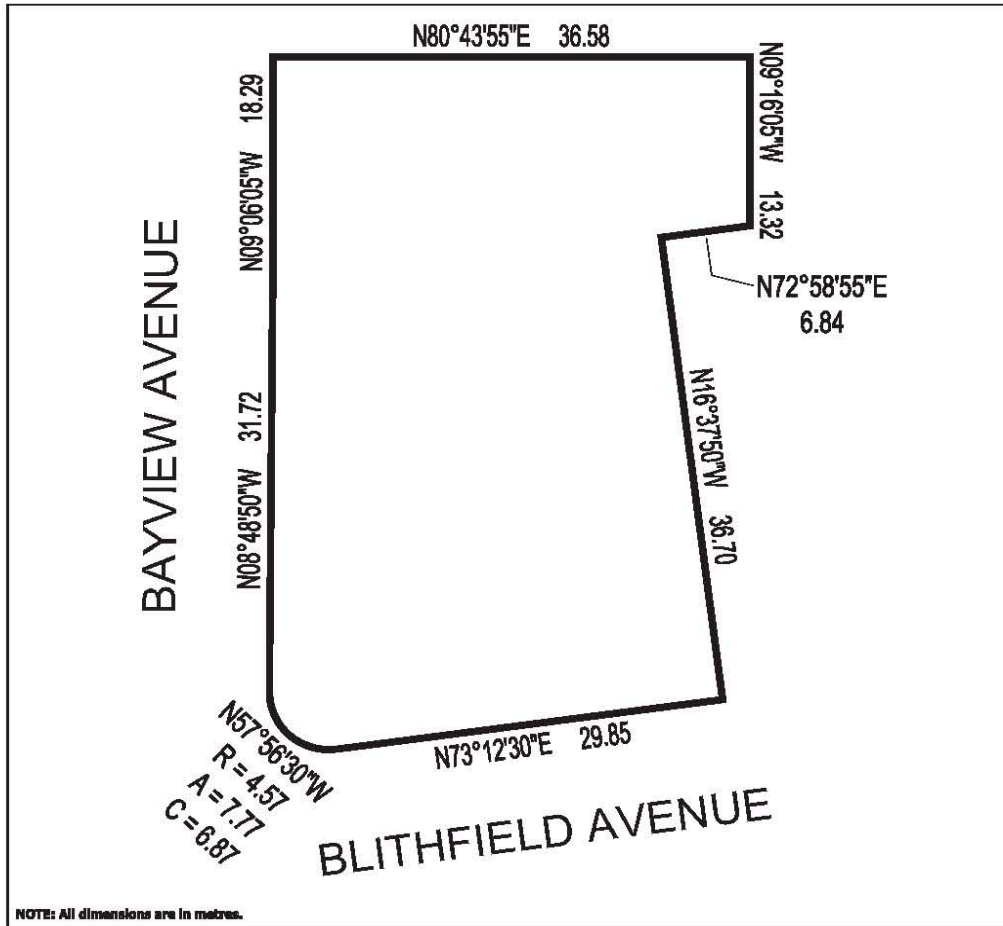
- (E) Despite clause 10.60.40.70 and regulation 10.5.40.70(1), the required minimum **building setbacks** are shown on Diagram 3, attached to By-law 1341-2018(LPAT);
- (F) Despite regulation 10.60.40.1(3), the minimum width of a **dwelling unit** in a **townhouse** is 4.2 metres;
- (G) Despite regulation 10.5.40.10(1), the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 181.35 metres and the elevation of the highest point of the **building**;
- (H) Despite regulations 10.60.40.10(1) and 10.60.40.10(2), the permitted maximum height of a **building** or **structure** and number of stories is as shown on Diagram 3 attached to By-law 1341-2018(LPAT);
- (I) Despite regulation 10.5.40.10(3) and (4) the following may project above the permitted maximum height:
 - (i) architectural features, parapet walls, railings, cornices, sills, and ornamental features may project a maximum of 1.2 metres; and
 - (ii) elevator overruns, roof accesses, skylights, and associated mechanical elements may project a maximum of 1.2 metres;
- (J) Despite clause 10.5.40.60, the following may encroach into the required minimum **building setbacks** shown on Diagram 3, attached to By-law 1341-2018(LPAT) as follows:
 - (i) Bay windows, juliet balconies, railings, architectural features such as cornices, frames and bands may encroach a maximum of 0.61 metres;
 - (ii) Canopies and porches may encroach a maximum of 1.5 metres; and
 - (iii) Stairs may encroach a maximum of 2.6 metres;
- (K) Despite clause 10.60.30.40, the permitted maximum **lot coverage** is 50 percent as shown on Diagram 4 attached to By-law 1341-2018(LPAT);
- (L) Despite regulation 10.60.30.10(1) the required minimum **lot area** is 1,760 square metres;
- (M) Despite regulation 10.60.40.40(1) the permitted maximum **gross floor area** is 2,715 square metres;
- (N) Despite clause 10.5.50.10, a minimum of 29.5 percent of the **lot area** must be maintained as **landscaping**, and the landscape buffer as shown on Diagram 3 to By-law 1341-2018(LPAT) shall be wholly comprised of **soft landscaping**;

- (O) In addition to the **parking space** requirements of table 200.5.10.1 and the dimensions required in regulation 200.5.1.10(2), a minimum of 2 **parking spaces** per **dwelling unit** must be provided inside the **building**, one of which must have the minimum dimensions in (i) and the other must have the minimum dimensions in (ii):
- (i) length of 4.5 metres and width of 2.6 metres; and
 - (ii) length of 5.6 metres and width of 2.6 metres;
- (P) Despite regulations 200.5.1.10(5) and 200.5.1.10(6), required **parking spaces** noted in (O) above, may be **tandem parking spaces**;
- (Q) In addition to regulations 200.5.10.1(1) and 200.5.1.10(3), a minimum of 3 visitor **parking spaces** must be provided and one visitor **parking space** will have the following maximum dimensions:
- (i) length of 5.6 metres; and
 - (ii) width of 4.2 metres;
- (R) Despite regulation 200.5.1.10(13) **parking spaces** must have access to a **street** by means of a private **driveway** from Blithfield Avenue;
- (S) Despite regulation 10.60.40.80(2), the required minimum separation distance between the **townhouse** blocks is 2.0 metres shown on Diagram 3 of By-law 1341-2018(LPAT); and
- (T) Despite regulation 5.10.30.20(1), the **front lot line** and **rear lot line** are shown on Diagram 3 of By-law 1341-2018(LPAT).

Prevailing By-laws and Prevailing Sections: None Apply

5. Notwithstanding any other provisions of By-law 569-2013 to the contrary, the provisions of By-law 1341-2018(LPAT) shall apply to the site.

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3049 & 3051 Bayview Avenue and 2 Blithfield Avenue, Toronto

Diagram 1

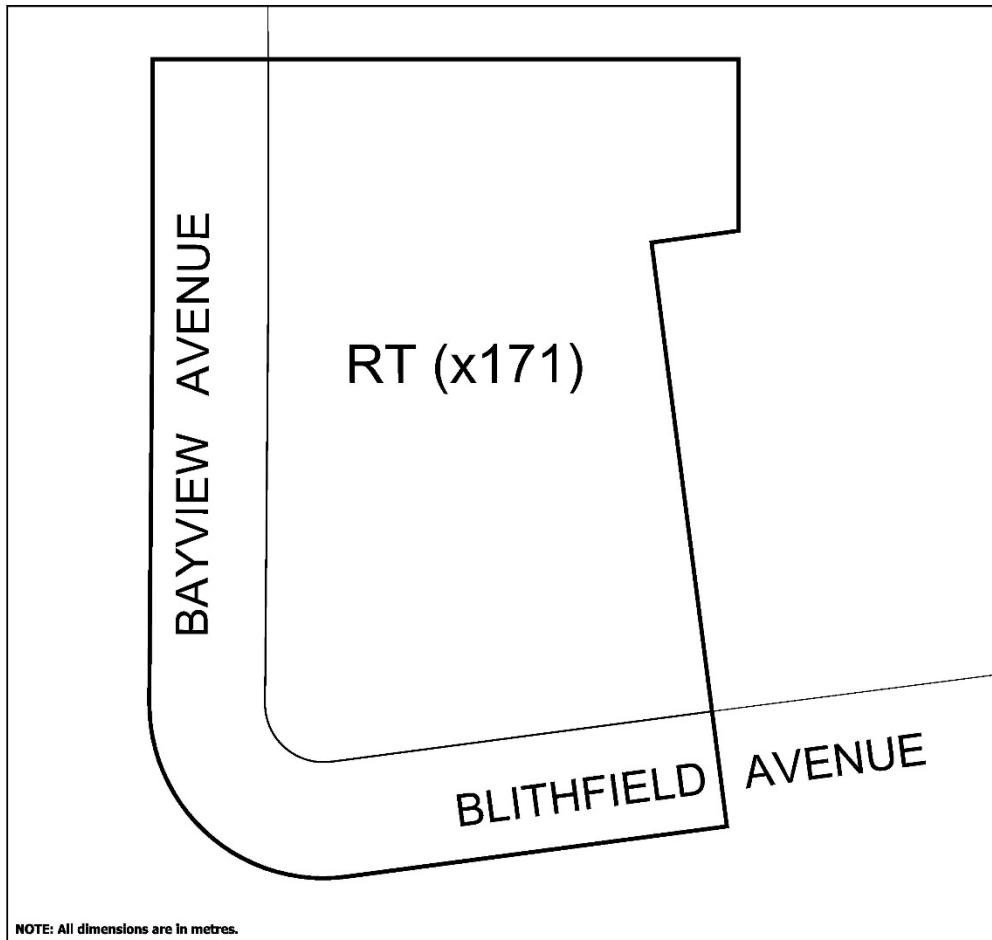
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Not to Scale

City of Toronto By-law 569-2013



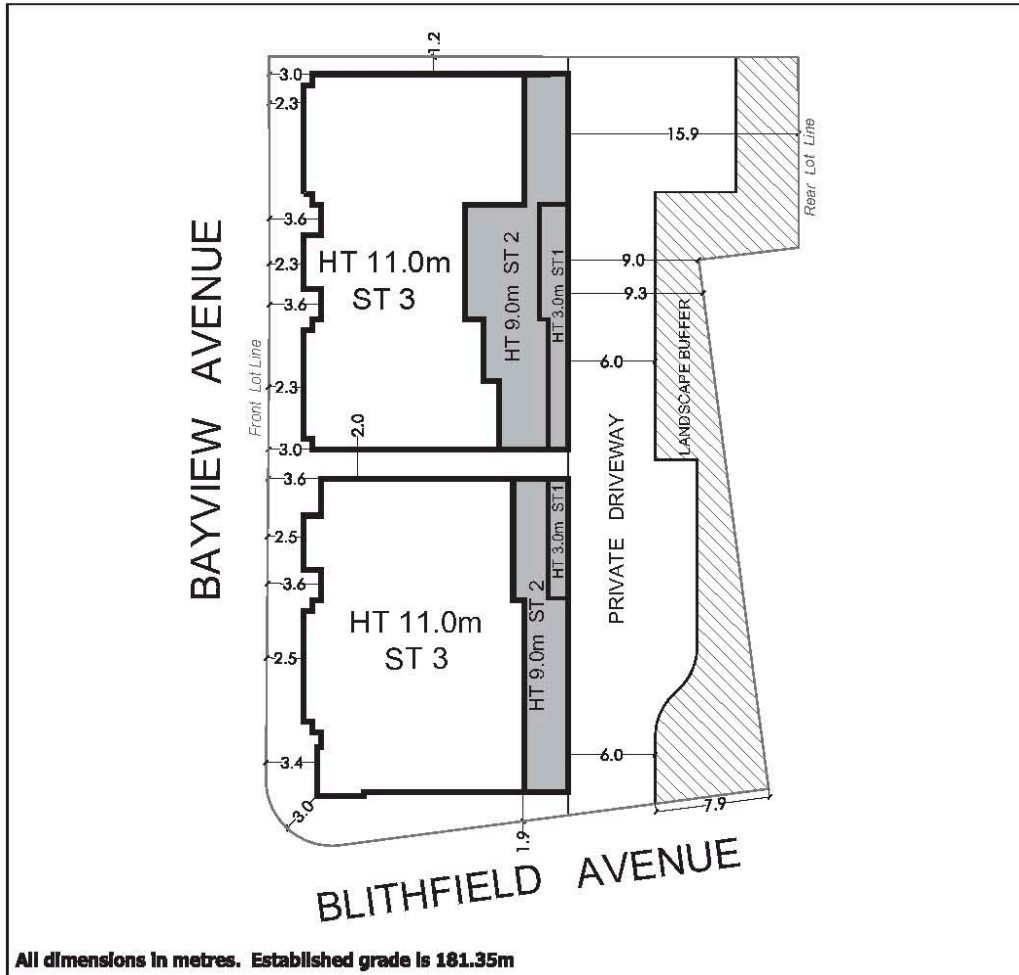
3049 & 3051 Bayview Avenue and 2 Blithfield Avenue, Toronto

Diagram 2

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All dimensions in metres. Established grade is 181.35m



3049 & 3051 Bayview Avenue and 2 Blithfield Avenue, Toronto

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Diagram 3



Landscaped Buffer

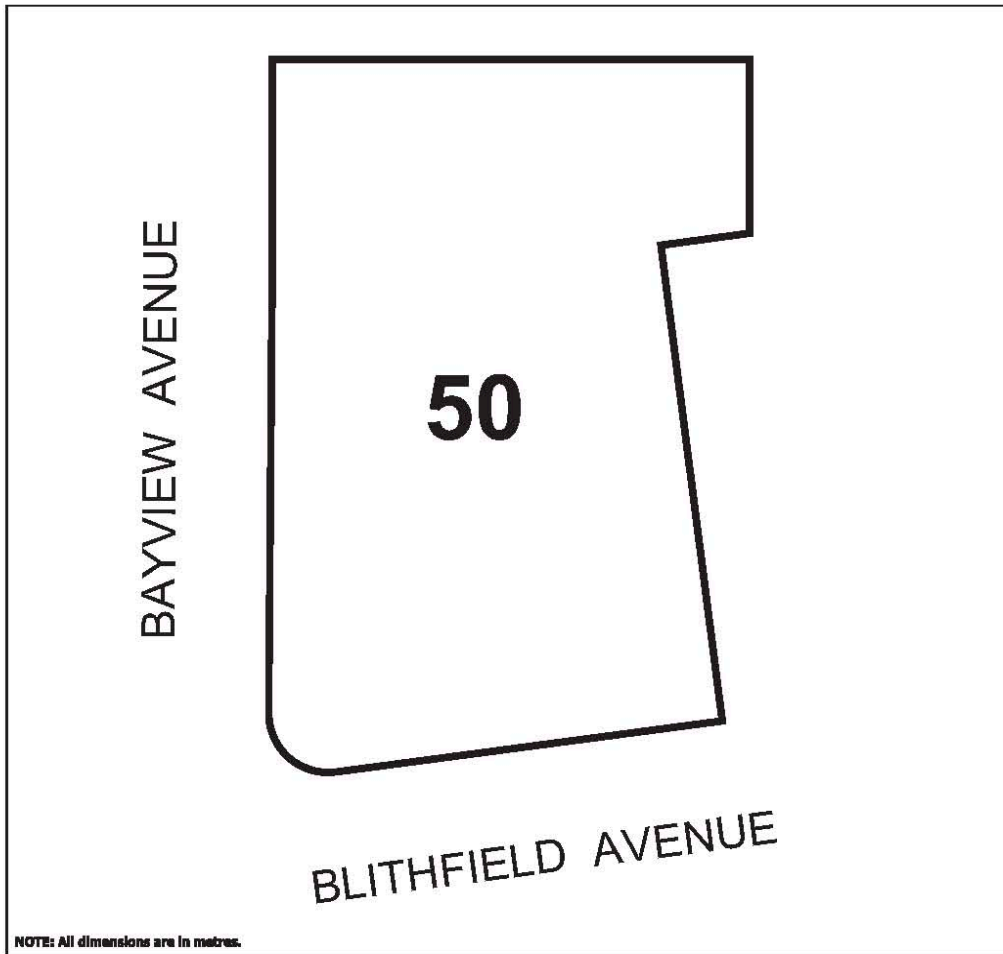


Terraces



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City of Toronto By-law 569-2013



3049 & 3051 Bayview Avenue and 2 Blithfield Avenue, Toronto

Diagram 4

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