

Authority: North York Community Council Item NY11.4,
as adopted by City of Toronto Council on December 17 and
18, 2019

CITY OF TORONTO

BY-LAW 1799-2019

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 2535-2537 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 By-law 1799-2019.
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 (x207), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 207 so that it reads:

Exception RT 207

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) A maximum of seven **townhouse dwelling units** are permitted with a minimum **dwelling unit** width of 6.1 metres.
- (B) For the purposes of this exception, **established grade** is the Canadian geodetic elevation of 160.50 metres;
- (C) Despite clauses 10.5.40.70, 10.60.40.70 and 10.60.40.80, the required minimum **building setbacks** and **building** separations are as shown on Diagram 3 of By-law 1799-2019;

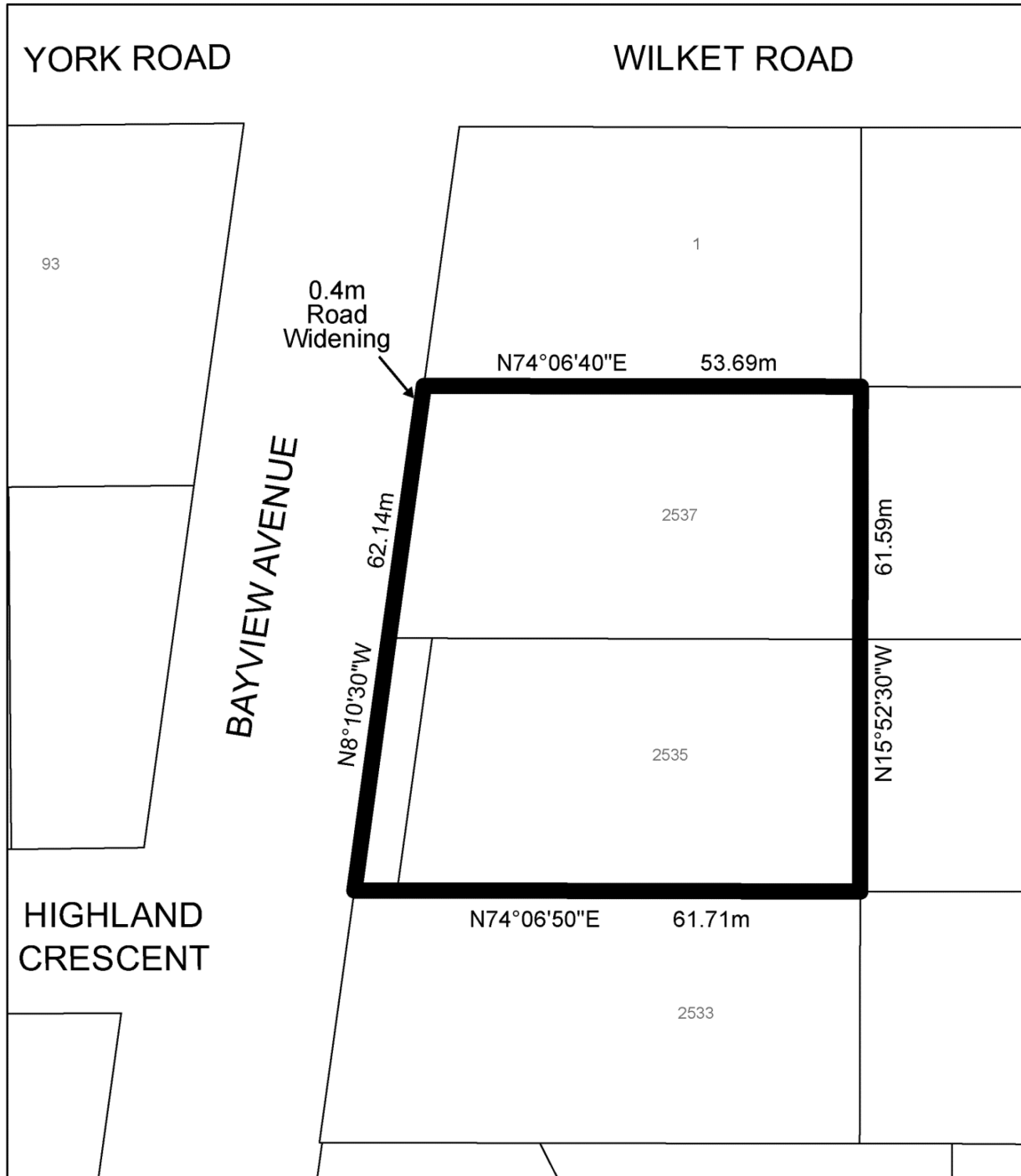
- (D) Despite regulation 10.20.40.70(2), the required minimum **rear yard setback** is 9.5 metres;
- (E) Despite clause 10.60.40.10, the permitted maximum height of a **building** and the number of **storeys** are as shown on Diagram 3 attached to By-law 1799-2019;
- (F) Despite regulation 10.60.40.40(1), the maximum floor space index is 0.56 times the area of the **lot**;
- (G) Despite regulation 10.60.30.10(1), the required minimum **lot area** is 3,500 square metres;
- (H) Despite regulation 10.60.30.20(1), the required minimum **lot frontage** is 61.5 metres for the entire **lot** fronting Bayview Avenue;
- (I) Despite regulation 10.5.40.60 (1) (A), a platform may encroach into the required **front yard setback** to a maximum of 2.5 metres;
- (J) Despite regulation 10.5.40.60 (1) (C), a platform may encroach into the required **rear yard setback** to a maximum of 2.2 metres;
- (K) Despite regulation 200.5.10.1(1), a minimum of two **parking spaces** must be provided for each **dwelling unit** within an integral garage and one visitor **parking space** must be provided for the **lot**;
- (L) Despite regulation 200.5.1(3), the minimum width for a **drive aisle** providing vehicle access to a **parking space** is 5.10 metres;
- (M) Despite Regulation 200.15.10(1), an accessible **parking space** is not required;
- (N) Despite Clause 10.5.50.10, a minimum of 1,400 square metres of **landscaping** must be provided, and 50 percent of the 1,400 square metres of **landscaping** must be **soft landscaping**. The total amount of **soft landscaping** must include a **soft landscape** buffer with a minimum width of 3 metres, as shown on Diagram 3 attached to By-law 1799-2019; and
- (O) Notwithstanding any future severance, partition or division of the lands shown on Diagram 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 December 18, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



 **TORONTO**
Diagram 1

2535-2537 Bayview Avenue

File # 17 278418 NNY 25 0Z

