

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

CITY OF TORONTO

Bill 1759

BY-LAW -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 XXX;
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 XXX;
- (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 this By-law XXX;
- (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 this By-law XXX; and

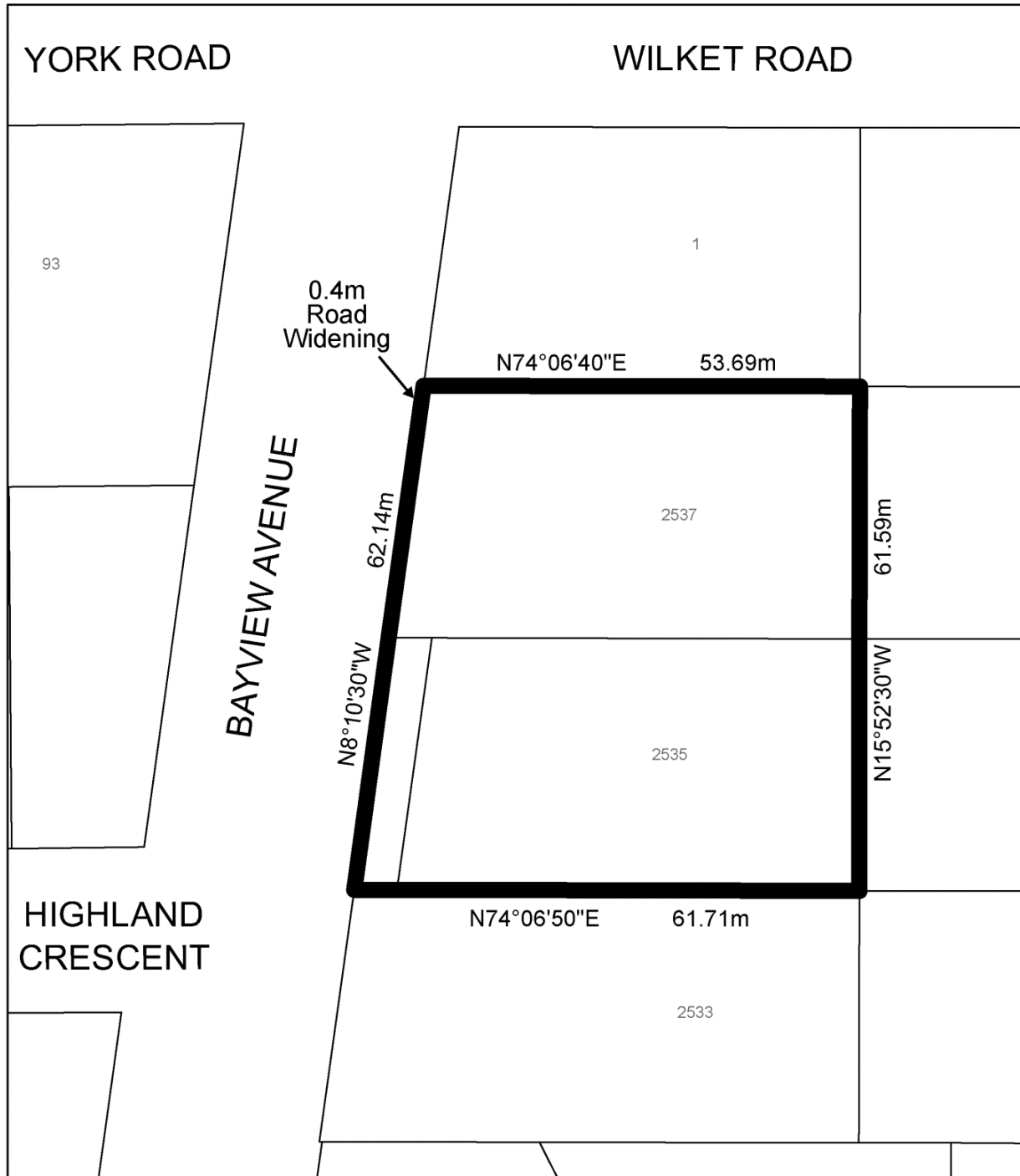
- (O) Notwithstanding any future severance, partition or division of the lands shown on Schedule 1, the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.

Enacted and passed on December , 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

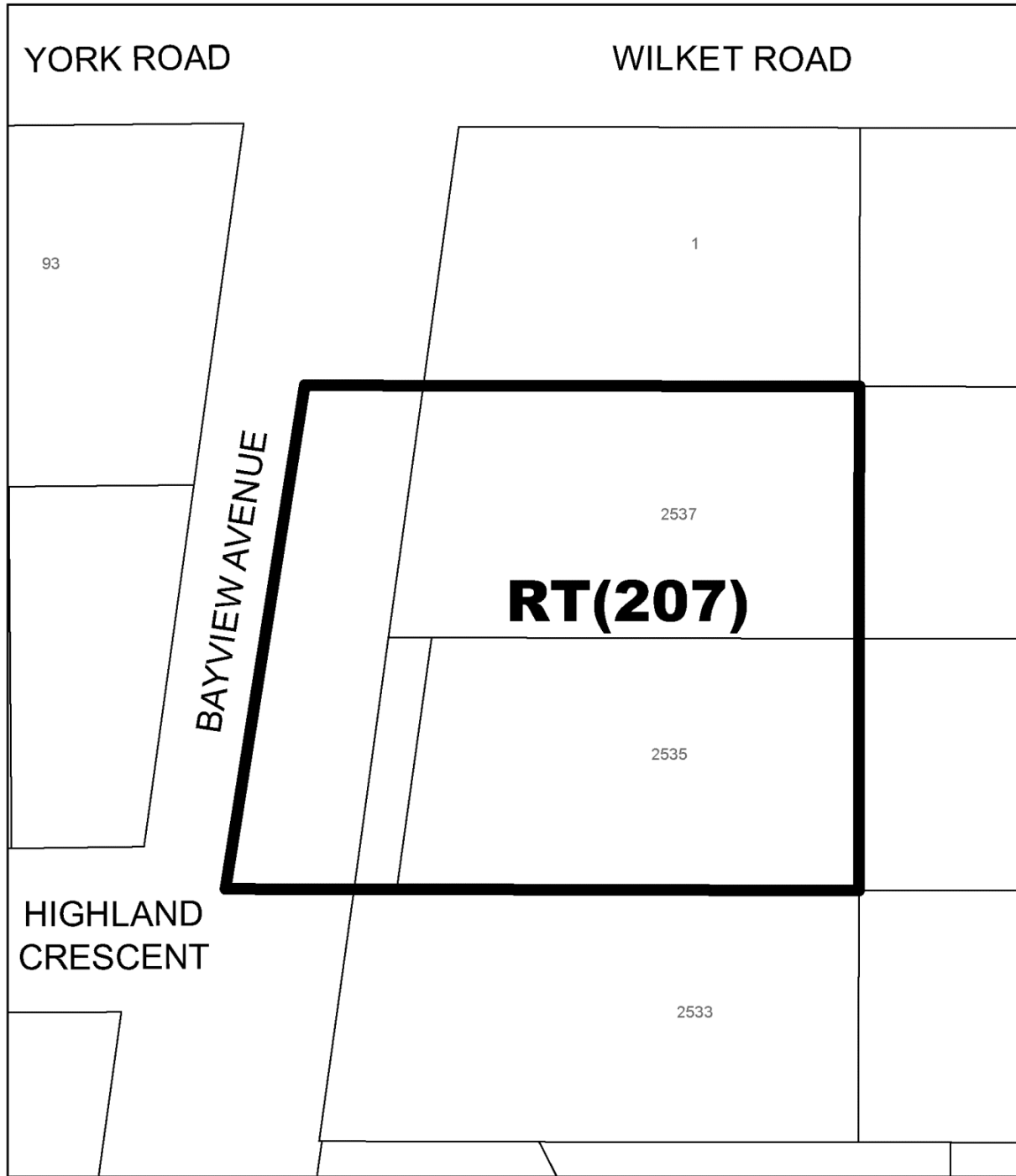
(Seal of the City)



 **TORONTO**
Diagram 1

2535-2537 Bayview Avenue

File # 17 278418 NNY 25 0Z



 **TORONTO**
Diagram 2

2535-2537 Bayview Avenue

File # 17 278418 NNY 25 0Z

