

Authority: North York Community Council Item 23.26,  
as adopted by City of Toronto Council on February 23, 24 and 25, 2009  
Enacted by Council: February 25, 2009

## CITY OF TORONTO

### BY-LAW No. 284-2009

**To amend former City of North York Zoning By-law No. 29589, as amended,  
with respect to the lands municipally known as 2512-2540 Bayview Avenue and  
291-311 York Mills Road.**

WHEREAS authority is given to Council by 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 HEREBY ENACTS as follows:

1. Schedule “A” to By-law No. 29589 of the former City of North York is struck in its entirety and replaced with Schedule C2(14) attached to this By-law.
2. Section 1 of By-law No. 29589 of the former City of North York is struck in its entirety and hereby replaced with the following section and sub-sections:
  1. Notwithstanding Section 24.1 and 24.1.1 of By-law No. 7625 of the former City of North York, as amended, no person shall erect or use any building or structure or use any land on the “subject property” as shown on Schedule “C2(14)” attached hereto, except in accordance with the following provisions:
    - (a) Permitted Uses

Apartment hotels, taverns, theatres, assembly halls, banquet halls, clubs, commercial schools, billiard parlours, bowling alleys, motor vehicles sales buildings, or outdoor cafes shall be permitted; and no restaurants shall be permitted except one restaurant only which contains a maximum gross floor area of 624 square metres; which may sell wine and beer as articles incidental to the meal and which provides no entertainment.
    - (b) Gross Floor Area
      - (i) the aggregate gross floor area of all permanent and/or temporary buildings and structures on the subject property shall not exceed 8,613 square metres.
      - (ii) Notwithstanding any other definitions in By-law No. 7625, for the purposes of this By-law, the definition of “gross floor area” shall be the definition of “gross floor area” as contained in Section 22.39.1.

(c) Parking and Loading

- (i) there shall at all times be a minimum of 339 parking spaces.

(d) Yard Setbacks

- (i) The minimum front, side and rear yard setbacks shall be as shown on Schedule C2(14).

(e) Building Height

- (i) The maximum height of all buildings and structures shall not exceed one storey, except for a mezzanine with a maximum gross floor area of 138 square metres and a second storey with a maximum gross floor area of 740 square metres as shown on Schedule C2(14) of this bylaw.

(f) Access

- (i) Vehicular access shall be provided only from York Mills Road and Bayview Avenue.

(g) Landscaped Open Space

- (i) A landscaped strip with a minimum width of 4 metres shall be provided along the west lot line; and
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- (ii) A landscaped strip with a minimum width of 3 metres shall be provided along the south lot line.

(h) Parking Aisle Width

- (i) A parking aisle width of 10.84 metres on the east side of the subject property shall be permitted.

ENACTED AND PASSED this 25th day of February, A.D. 2009.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE C2(14)**

