

Authority: North York Community Council Item 31.29,
as adopted by City of Toronto Council on May 6, 7 and 8, 2014

CITY OF TORONTO

BY-LAW No. 556-2014

To amend former City of North York Zoning By-law No. 7625, as amended, in respect of lands known municipally as 2350 to 2378 Bayview Avenue (Granite Club).

Whereas authority is given to the 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 enacts:

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.12(15) of By-law No. 7625 of the former City of North York is amended by deleting the text in its entirety and replacing it with the following:

"64.12(15) R3(15)

DEFINITIONS

- (a) Part 1 shall be the lands shown as Part 1 on Schedule R3(15)A.
- (b) Part 2 shall be the lands shown as Part 2 on Schedule R3(15)A.
- (c) Part 3 shall be the lands shown as Part 3 on Schedules R3(15)A and R3(15)B.

PERMITTED USES

- (d) In addition to the uses permitted by the R3 Zone, a private recreation club and accessory uses shall also be permitted subject to the following:
 - a. On Part 3 only tennis courts and soccer fields and accessory buildings and structures and other similar outdoor recreational uses associated with the private recreation club located on Parts 1 and 2 shall also be permitted. Air-supported structures shall also be permitted during the months from October 1 to April 30 of each year.

EXCEPTION REGULATIONS

- (e) Gross Floor Area
 - a. On Parts 1 and 2 combined the maximum gross floor area shall be:

- i. 30,220 square metres for all buildings and structures excluding air-supported structures; and
 - ii. 1,210 square metres for all air-supported structures.
- b. On Part 3 the maximum gross floor area shall be:
 - i. 880 square metres for all buildings and structures excluding air-supported structures; and
 - ii. 6,890 square metres for air-supported structures.

(f) Building Envelope

- a. For Parts 1 and 2, all buildings and structures, above and below grade, shall be located within the building envelopes shown on Schedule R3(15)A; and
- b. For Part 3, all buildings and structures above and below grade shall be located within the building envelopes shown on Schedule R3(15)B.

(g) Building Height

- a. The maximum building height on Part 1 shall be 5 storeys or 174 metres above sea level, whichever is less;
- b. The maximum building height on Part 2 shall be 3 storeys or 167.83 metres above sea level, whichever is less; and
- c. The maximum building height on Part 3 shall be:
 - i. For areas A and D, maximum 4.2 metres measured from an elevation of 152 metres above sea level;
 - ii. For areas B and C, air-supported structures shall have a maximum height of 11 metres measured from an elevation of 152 metres above sea level; and
 - iii. For area E, maximum 1 storey plus viewing platform or 6.0 metres, whichever is less, measured from an elevation of 152 metres above sea level.

(h) Mechanical Equipment

- a. For Part 3, areas A and B, all mechanical equipment for air-supported structures shall be located underground.

(i) Parking Spaces

 a. A minimum of 600 parking spaces shall be provided."

- 3.** Section 64.12(15) of By-law No. 7625 is amended by deleting Schedule R3(15) and replacing it with the attached Schedule R3(15)A and Schedule R3(15)B.

Enacted and passed on June 13, 2014.

Frances Nunziata,
 Speaker

Ulli S. Watkiss,
 City Clerk

(Seal of the City)





