

Authority: North York Community Council Item NY12.33, adopted as amended, by City of Toronto Council on March 10, 2016

CITY OF TORONTO

BY-LAW No. 281-2016

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2016 as 2437 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 this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 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: RD (f30; a1100) (x184), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 184 so that it reads:

Exception RD 184

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 Clause 10.20.30.40, the permitted maximum **lot coverage** is 39%;
- (B) Despite Regulation 10.20.40.10(1), the permitted maximum height for a **building** or **structure** is shown on Diagram 3 of By-law 281-2016;
- (C) The portion of the **building** or **structure** identified as having a height above 11.1 metres (HT 11.1m) to a maximum of 12.9 metres (HT 12.9m), as shown on Diagram 3 of By-law 281-2016, may be used for elements of the functional operation of the building only;
- (D) Despite Regulation 10.5.40.70(1), the required minimum **front yard setback** is 12 metres;
- (E) Despite Regulation 10.20.40.70(2), the required minimum **rear yard setback** is 21 metres;

- (F) Despite Regulation 10.20.40.70(5), the required minimum **side yard setback** is 3 metres;
- (G) Despite Regulation 10.20.20.100(8)(c), for a **Place of Worship**, the permitted maximum **gross floor area** is 2,540 square metres, of which the worship area must not exceed 216 square metres;
- (H) Despite Regulation 150.50.50.10(1)(b), for a **Place of Worship**, a required minimum of 60% of the **front yard** must be **landscaping**, of which 60% must be **soft landscaping**;
- (I) Despite Regulations 150.50.50.10(1)(a) and 150.50.50.10(1)(c), for a **Place of Worship**, where the **lot** abuts a **lot** in the Residential Zone category or the Residential Apartment Zone category, there must be, along the entire length of the part of the **lot line** abutting that lot:
- (i) a 1.8 metre wide strip of **soft landscaping**, in the case of a **side lot line**;
 - (ii) a 3.0 metre wide strip of **soft landscaping**, in the case of a **rear lot line**; and
 - (iii) a fence;
- (J) Despite Table 200.5.10.1 and Regulation 200.15.10(1), for a **Place of Worship** and a **Day Nursery**, the required minimum number of **parking spaces** is 16, of which 1 **parking space** must comply with the minimum dimensions for an accessible **parking space**;
- (K) Despite Section 200.15.1.5, for a Place of Worship, accessible **parking spaces** must be the **parking spaces** located:
- (i) closest to a main pedestrian access to a **building** from the **parking garage**; and
 - (ii) at the same level as the pedestrian access to the **building** from the **parking garage**;
- (L) Despite Table 230.5.10.1(1), for a **Place of Worship**, 6 short-term **bicycle parking spaces** are required.

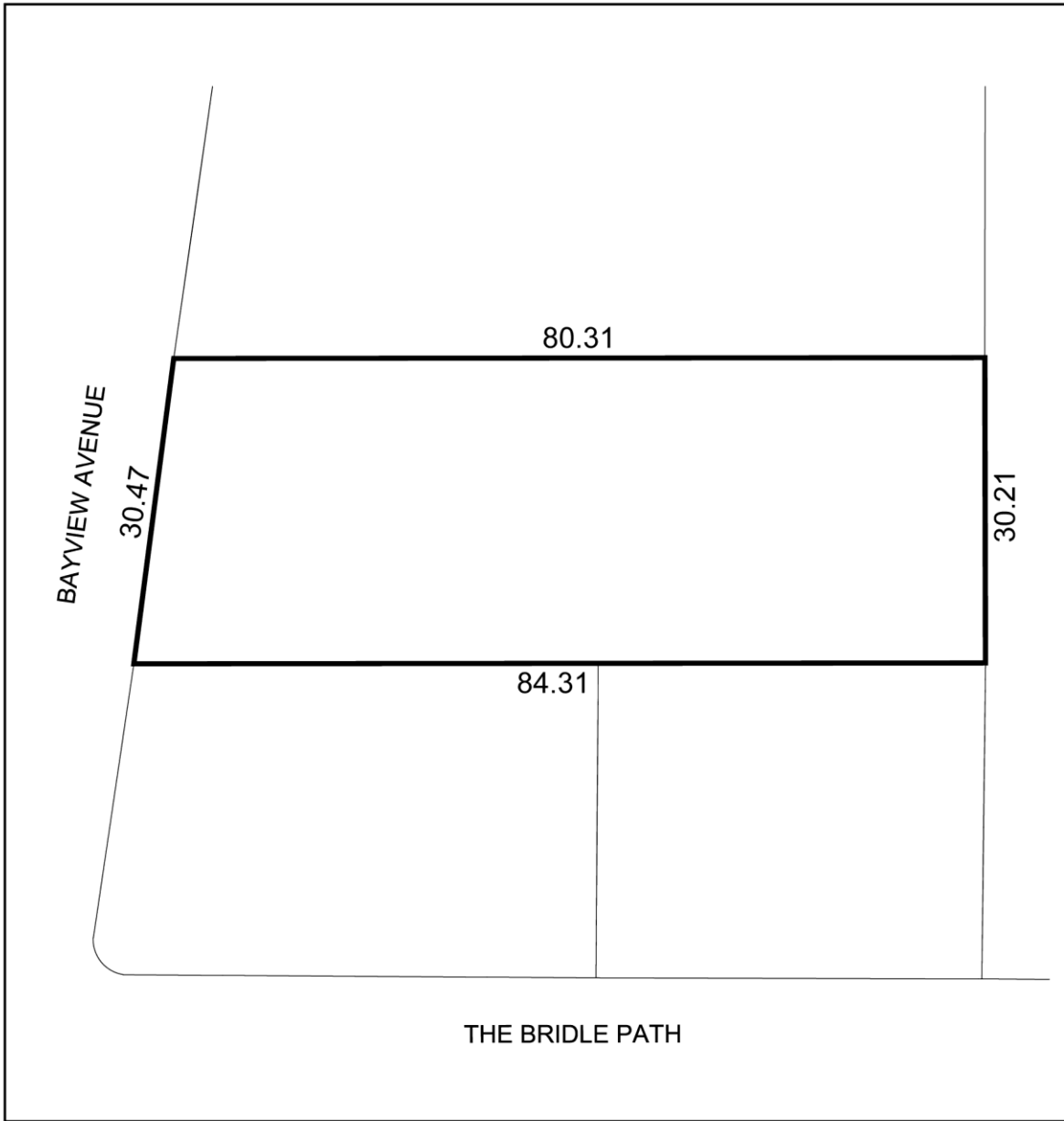
Prevailing By-laws and Prevailing Sections: None Apply.

Enacted and passed on April 1, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)




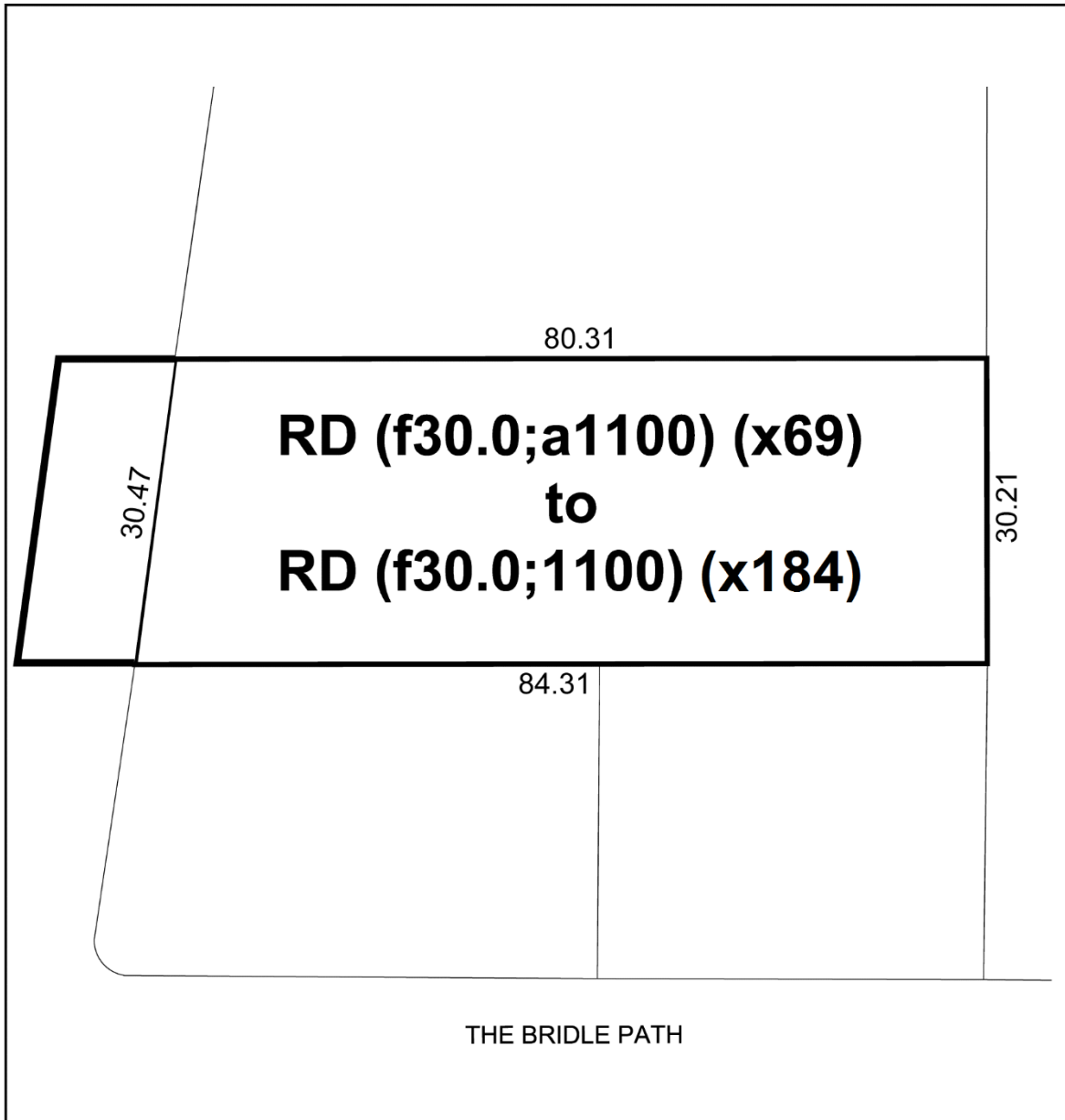
 **TORONTO**
Diagram 1

2437 Bayview Avenue

File # 14 249434 NNY 25 0Z

Plan of Lot 1, RP M-751 City of Toronto (Formerly City of North York)
Donald E. Roberts Ltd. Ontario Land Surveyor
Date: 1/26/2016
Approved by: M.C.


City of Toronto By-Law 569-2013
Not to Scale
1/26/2016



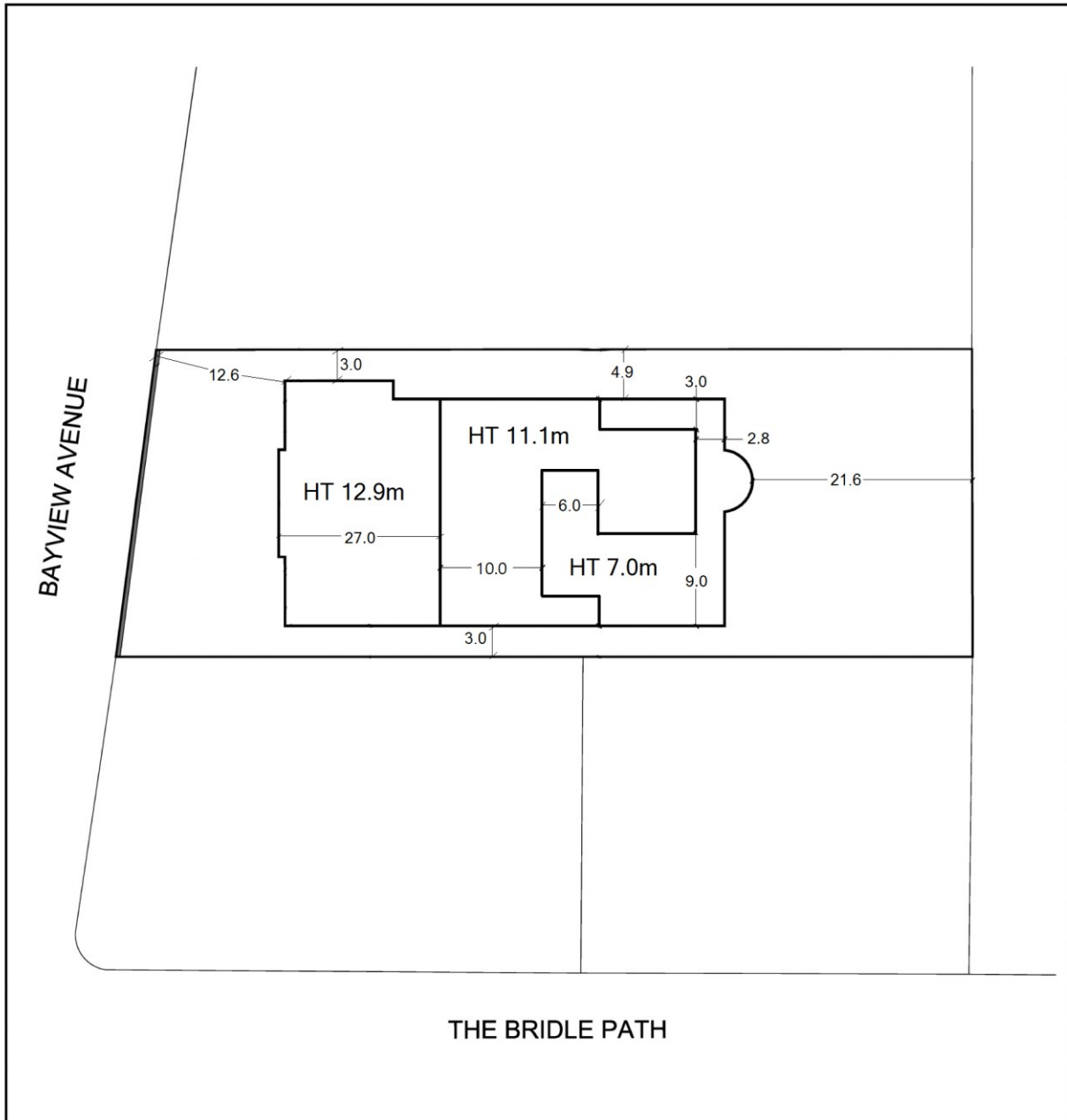
 **TORONTO**
Diagram 2

2437 Bayview Avenue

File # 14 249434 NNY 25 0Z



City of Toronto By-Law 569-2013
Not to Scale
1/26/2016



 **TORONTO**
Diagram 3

2437 Bayview Avenue

File # 14 249434 NNY 25 0Z



City of Toronto By-Law 569-2013
Not to Scale
1/26/2016