

Authority: North York Community Council Item NY15.39, adopted as amended, by City of Toronto Council on July 12, 13, 14 and 15, 2016

CITY OF TORONTO

BY-LAW No. 759-2016

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2016 as 2966 Bayview Avenue and 400 Hillcrest 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 line 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 deleting the zone label on the Zoning By-law Map in Section 900.10, for the lands subject to the By-law, and applying to these lands the following zone labels: RT (au164)(x90) and RD (f12; a324)(x371) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.3.10 Exception Number 371 so that it reads:

Exception RD (371)

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) None of the provisions of 10.20.30(1)(A), 10.20.30.40(1), and 10.20.40.70(3)(C), apply to prevent the erection or use of a **building, structure**, addition or enlargement provided the **building** or **structure** complies with subsections (B) to (G) below;
- (B) The height of any **building** or **structure**, as measured from Canadian Geodetic Datum elevation of 178.85 metres, must not exceed the height and **storeys** specified by the numbers following the symbols HT and ST, respectively, on Diagram 3 of By-law 759-2016;

- (C) The minimum **front yard setback**, **rear yard setback** and **side yard setback** for any **building** or **structure** is the setback from the **lot line** shown on Diagram 3 of By-law 759-2016;
- (D) Despite regulation 10.5.40.60(3), exterior stairs providing pedestrian access measuring 2.7 metres in width may encroach into a required **building setback**;
- (E) Despite regulation 10.5.100.1.(1), for a detached house, a **driveway** that is located in or passes through the **front yard** will have a maximum width of 5.8 metres;
- (F) Despite regulation 10.20.30.40(1), the permitted maximum **lot coverage** is 32 percent; and
- (G) Regulation 10.20.40.10(4)(A) does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply).

5. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.5.10.80 Exception Number 90 so that it reads:

Exception RT (90)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing Bylaws and Prevailing Sections:

Site Specific Provisions:

- (A) None of the provisions of 10.5.40.60(3), 10.5.40.70(1), 10.5.50.10(2)(B), 10.5.50.10(3), 10.60.40.10(1), 10.60.40.70 and 200.15.10 apply to prevent the erection or use of a **building**, **structure**, addition or enlargement provided the **building** or **structure** complies with subsections (B) to (K) below;
- (B) The height of any **building** or **structure**, as measured from Canadian Geodetic Datum elevation of 178.85 metres, must not exceed the height and **storeys** specified by the numbers following the symbols HT and ST, respectively, on Diagram 3 of By-law 759-2016;
- (C) The minimum **front yard setback**, **rear yard setback** and **side yard setback** for any **building** or **structure** is the setback from the **lot line** shown on Diagram 3 of By-law 759-2016;
- (D) Despite Table 200.5.10.1, zero visitor **parking spaces** are required;
- (E) Despite regulation 10.60.30.10(1), the minimum **lot area** is 629 square metres;
- (F) Despite regulation 10.60.30.20(1), the minimum **lot frontage** for each dwelling unit is 4.6 metres;

- (G) Despite regulation 10.60.30.40(1), the maximum **lot coverage** is 53 percent;
- (H) Despite regulation 10.60.30.40.1(3)(A), the minimum width of a **dwelling unit** in a **townhouse** is 4.6 metres if the **dwelling unit** does not have an individual private **driveway** leading directly to the front of it;
- (I) The maximum number of **townhouse dwelling units** is 5;
- (J) The permitted maximum **floor space index** for **townhouses** is 1.54; and
- (K) For the purpose of regulation. 5.10.30.20(1), the **front lot line** is the **lot line** abutting Bayview Avenue.

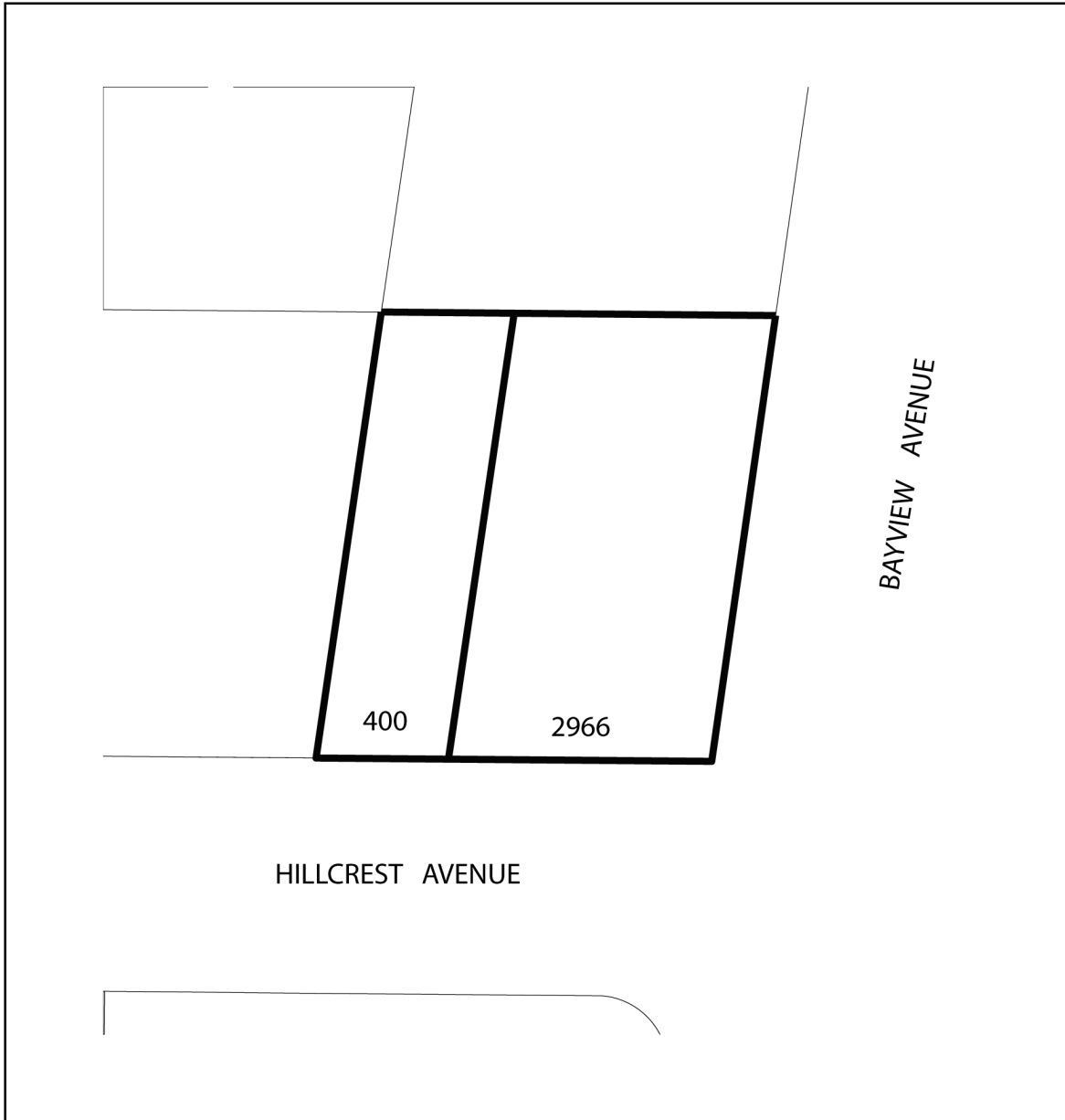
Prevailing By-laws and Prevailing Sections: (None Apply).

Enacted and passed on July 15, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)




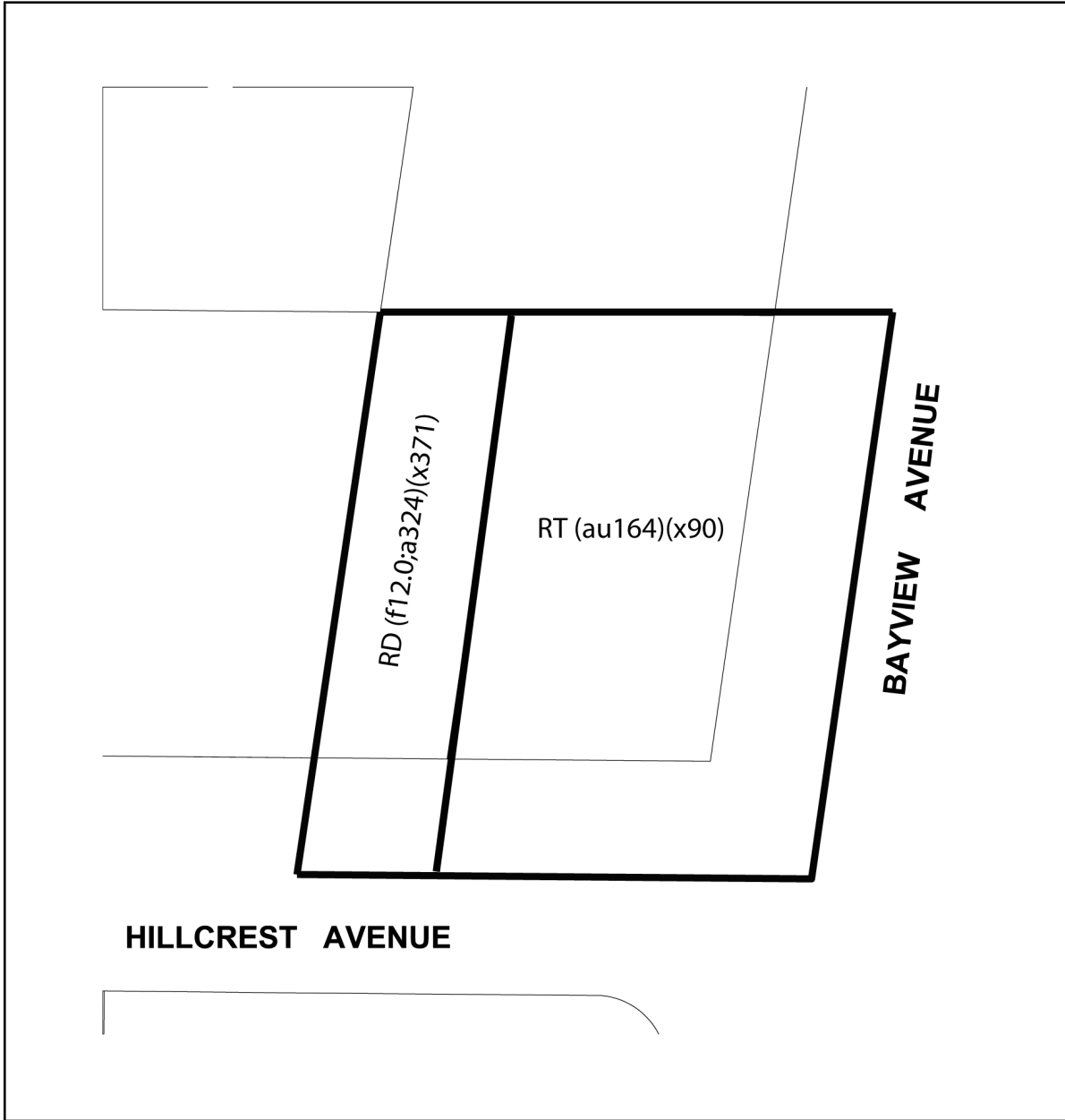
 **TORONTO** City Planning
Diagram 1

2966 Bayview Avenue & 400 Hillcrest Avenue

File # 15 139695 NNY 23 0Z

Approved by: J. Brander


City of Toronto By-Law 569-2013
Not to Scale
05/24/2016




 **TORONTO** City Planning
Diagram 2

2966 Bayview Avenue & 400 Hillcrest Avenue

File # 15 139695 NNY 23 0Z

Approved by: J. Brander


City of Toronto By-Law 569-2013
Not to Scale
05/24/2016

