

Authority: Ontario Municipal Board Decisions/Orders issued on October 30, 2015, May 3, 2016, May 26, 2016 and May 2, 2017 in Board File PL150625

CITY OF TORONTO

BY-LAW 546-2017(OMB)

To amend Zoning By-law 569-2013, as amended, with respect to lands municipally known as 3237 Bayview Avenue.

Whereas the Ontario Municipal Board pursuant to its Decision/Order issued on October 30, 2015, May 3, 2016, May 26, 2016 and May 2, 2017 upon hearing an appeal under Section 34(11) of the Planning Act R.S.O. 1990, c.P.13, as amended deems it advisable to amend By-law 569-2013, as amended, for the City of Toronto with respect to lands known as 3237 Bayview Avenue;

The Ontario Municipal Board Orders:

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 same 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 on Diagram 2 to CR 5.94 (c1.0; r5.94) SS3 (x94).
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height label to these lands: HT 38.65, as shown on Diagram 3 attached to this Bylaw.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map in Section 995.30.1, and applying the label to these lands: 73, as shown on Diagram 4 attached to this Bylaw.
6. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.11.10 Exception Number (94) so that it reads:

Exception CR 94

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) On the lands municipally known as 3237 Bayview Avenue, if the requirements of By-law 546-2017(OMB) are complied with, none of the provisions of subsections 40.5.40.10(1) and (2), 40.10.20, 40.10.30.40, 40.10.40.10, 40.10.40.40, 40.10.40.50, 40.10.40.60, 40.10.40.70, 40.10.40.80, 40.10.50, 40.10.80.20, 40.10.90.10, 200.5.1(3), 200.5.10.1(1) and 230.5.1.10(9) shall apply to prevent

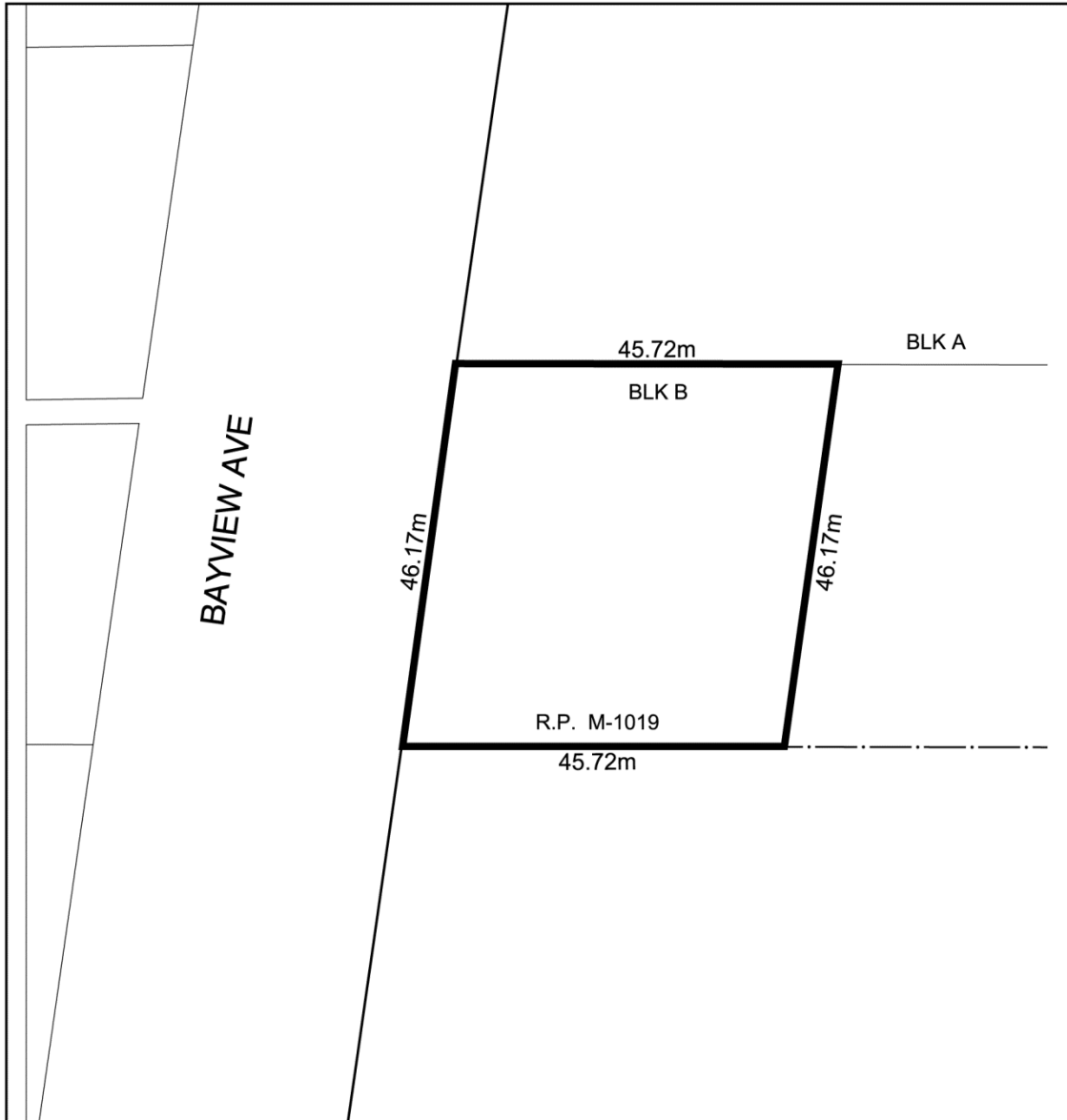
the erection or use of a **building, structure**, addition or enlargement permitted in By-law 546-2017(OMB) if the **building or structure** complies with (B) to (N) below;

- (B) Despite clauses 40.10.20.10 and 40.10.20.20, only a **dwelling unit** use is permitted;
- (C) The maximum **lot coverage**, exclusive of those elements permitted to project beyond the building envelope by subsection (I) of By-law 546-2017(OMB), is 73 percent as shown on Diagram 4;
- (D) The maximum **gross floor area** is 12,400 square metres;
- (E) A minimum of 380 square metres of indoor **amenity space** and 125 square metres of outdoor **amenity space** must be provided and maintained on the **lot**;
- (F) The entire **building or structure** must be located within the areas delineated by heavy lines shown on Diagram 5 of By-law 546-2017(OMB);
- (G) The height of a **building or structure** is measured from the Canadian Geodetic Datum elevation of 182.80 metres;
- (H) A **building or structure** must not exceed the height in metres specified by the numbers following the symbol HT on Diagram 5 of By-law 546-2017(OMB);
- (I) Despite subsections (F) and (H) of By-law 546-2017(OMB), the following **building** elements and **structures** are permitted to project horizontally beyond the heavy lines and **building** envelopes other than a **lot** line, specified in Diagram 5 of By-law 546-2017(OMB):
 - i. guardrails, railings, stair enclosures, stairways, wheelchair ramps, porches, patios, privacy screens, lighting fixtures, underground garage ramps, bicycle parking infrastructure, landscape elements and public art which may project without limitation beyond the heavy lines and **building** envelopes specified on Diagram 5;
 - ii. balconies, belt courses, cornices, eaves, gutters, pilasters, sills, awnings, bay windows, and trellises which may project a maximum of 1.8 metres beyond the heavy lines and **building** envelopes specified on Diagram 5; and
 - iii. canopies which may project a maximum of 2.0 metres beyond the heavy lines and **building** envelopes specified on Diagram 5;
- (J) The maximum number of **dwelling units** is 153;
- (K) A minimum of 178 **parking spaces** must be provided and maintained of which 31 **parking spaces** must be for visitors;

- (L) Despite subsection 200.5.1.10(2)(A) a maximum of 3 **parking spaces** may have a minimum width of 2.6 metres despite being obstructed on one side;
- (M) Despite subsection 200.5.1.10(2)(C) a **parking space** which is adjacent and parallel to a **drive aisle** may have a minimum width of 2.6 metres despite being obstructed on one side, provided the **parking space** has a minimum length of 7.0 metres; and
- (N) A minimum of 105 **bicycle parking spaces** must be provided and maintained of which 11 **parking spaces** must be for visitors.

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

Pursuant to Ontario Municipal Board Decisions/Orders issued on October 30, 2015, May 3, 2016 and May 26, 2016 and May 2, 2017 in Board File PL150625



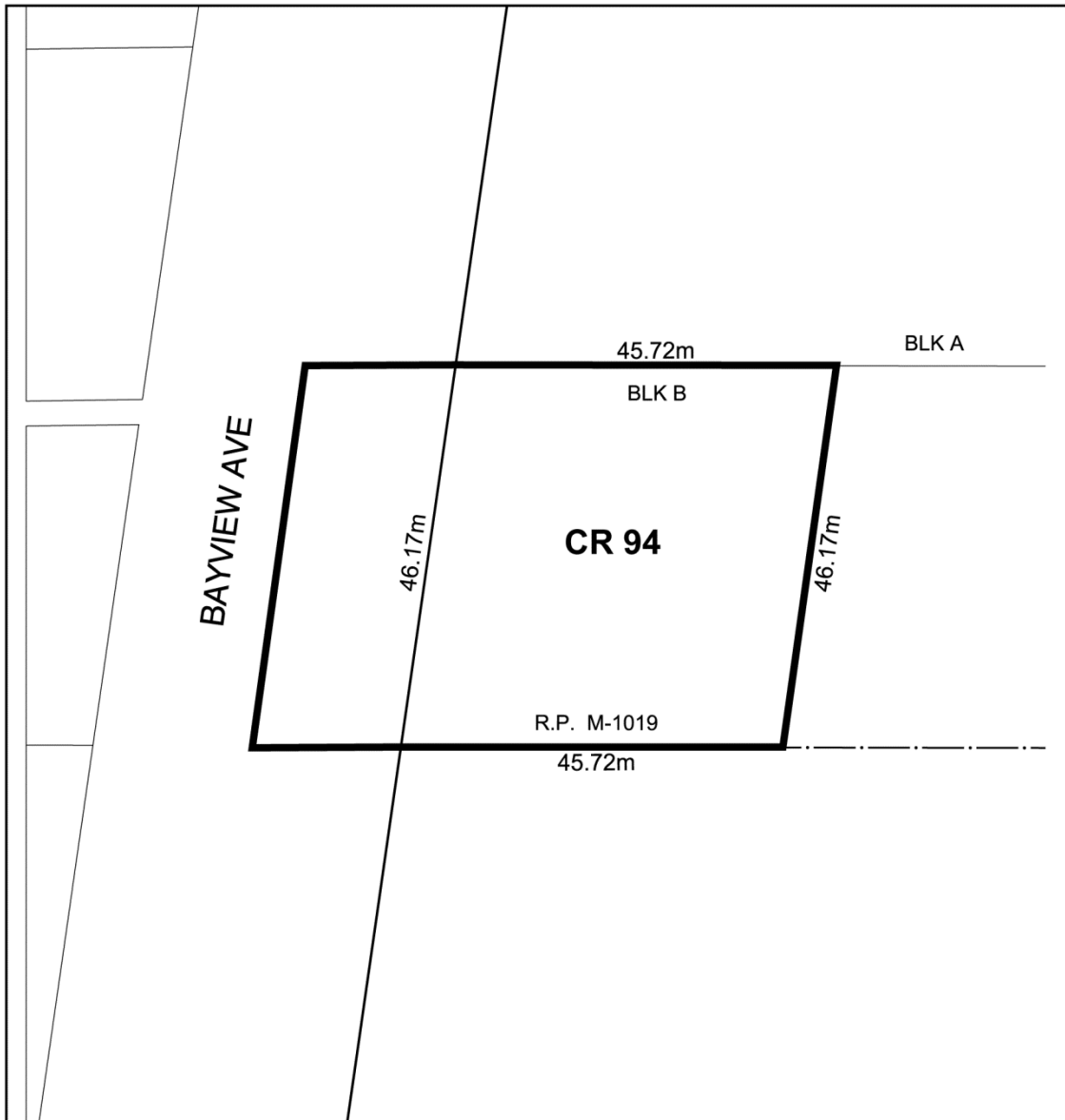
 **TORONTO**
Diagram 1

3237 Bayview Avenue

File # 15 112180 NNY 24 0Z



City of Toronto By-Law 569-2013
Not to Scale
03/20/2017



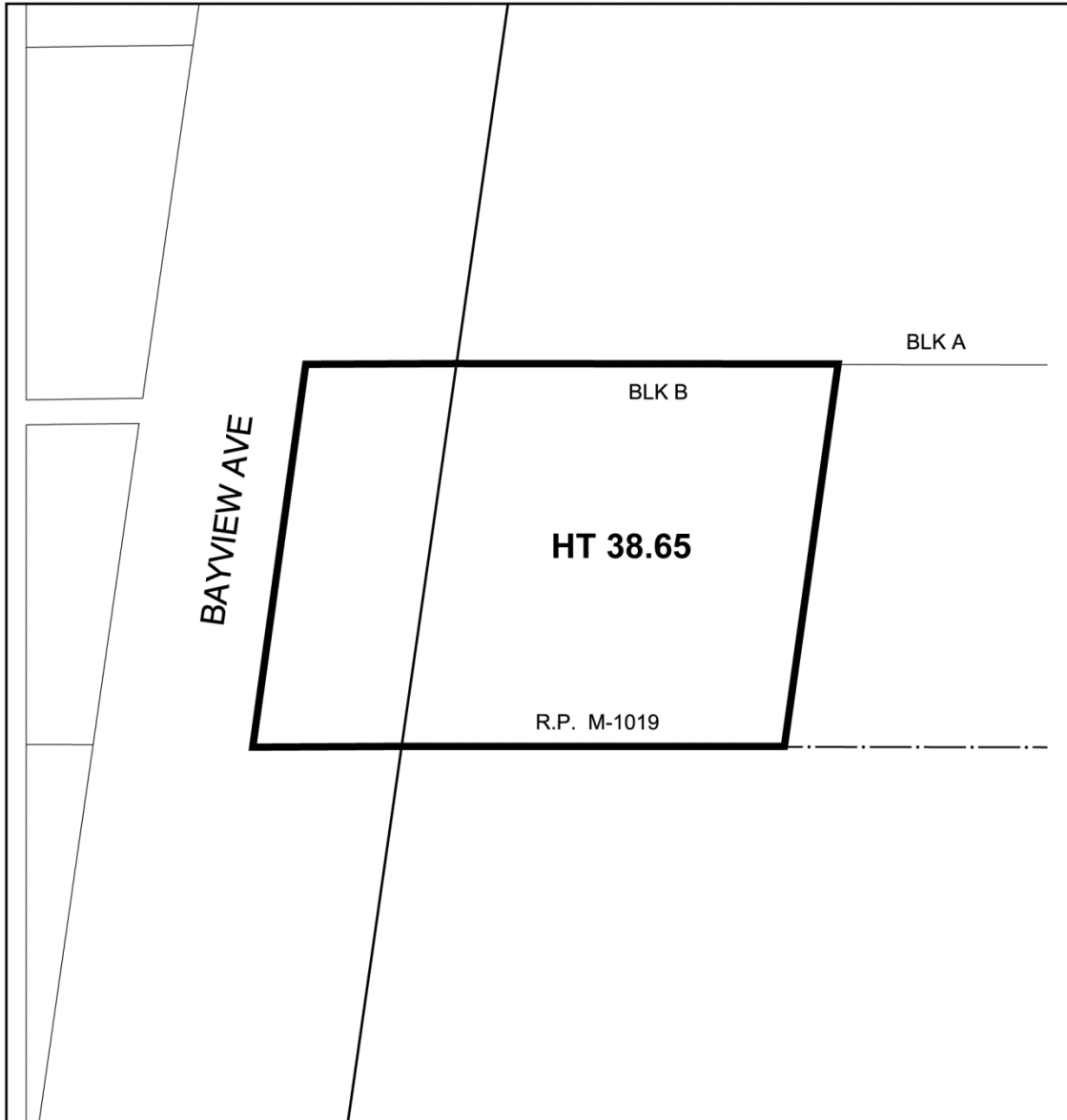
 **TORONTO**
Diagram 2

3237 Bayview Avenue

File # 15 112180 NNY 24 0Z



City of Toronto By-Law 569-2013
Not to Scale
03/20/2017



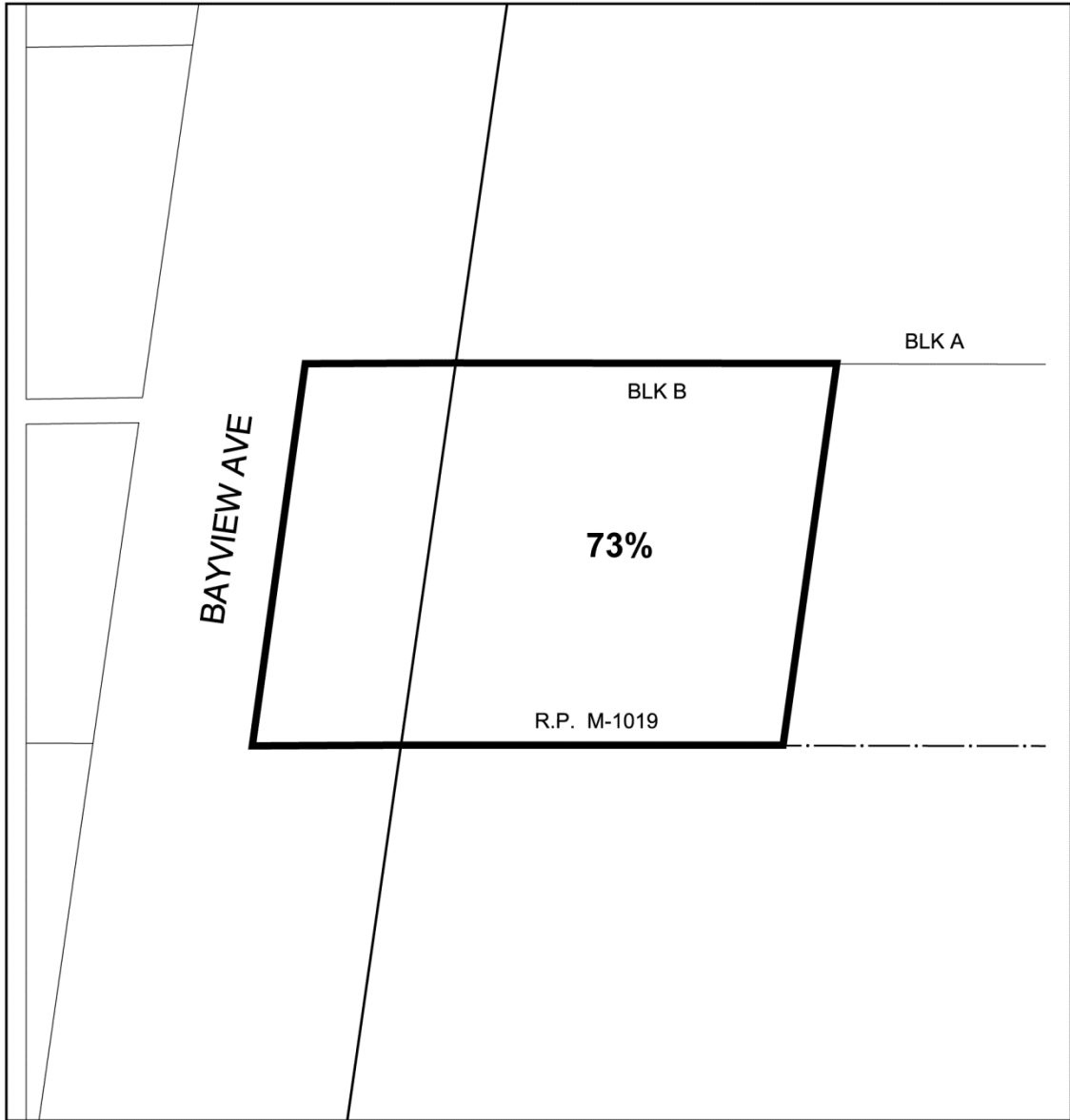
 **TORONTO**
Diagram 3

3237 Bayview Avenue

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City of Toronto By-Law 569-2013
Not to Scale
03/20/2017



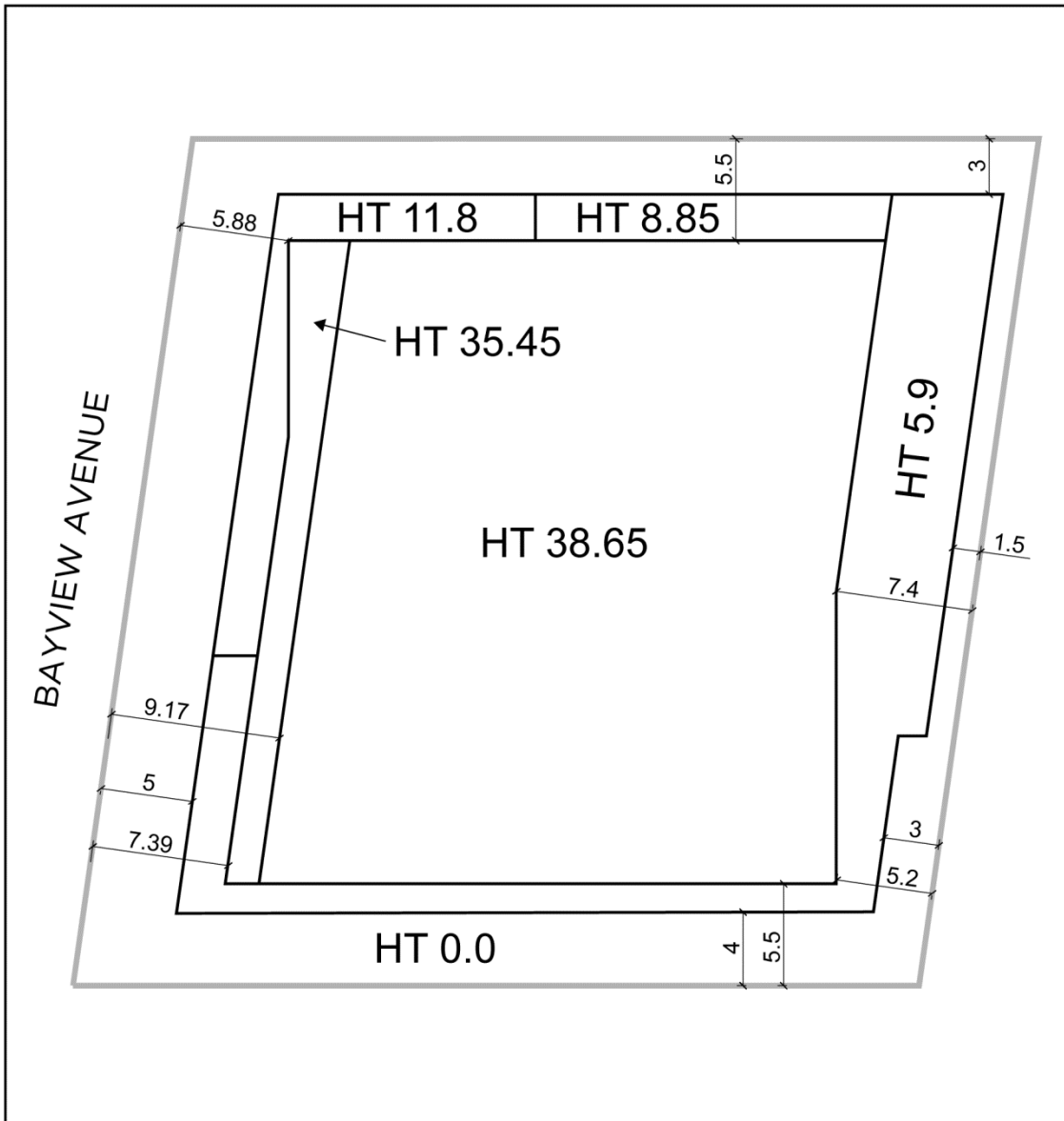
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Diagram 4

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Diagram 5

3237 Bayview Avenue

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City of Toronto By-Law 569-2013
Not to Scale
03/22/2017