

Authority: MM28.45, by Councillor John Filion, seconded by Councillor Joe Mihevc, as adopted by City of Toronto Council on April 26, 27 and 28, 2017

CITY OF TORONTO

BY-LAW 581-2017

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 2966 Bayview Avenue and 400 Hillcrest Avenue.

Whereas authority is given to Council 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*; and

Whereas Council of the City of Toronto repealed and replaced By-law 759-2016 with this By-law, to effect such stylistic and technical changes to By-law 759-2016; and

Whereas Council of the City of Toronto determined that the changes in this By-law are minor, technical in nature, and reflective of By-law 759-2016 previously considered by Council of the City of Toronto and, pursuant to subsection 34(17) of the *Planning Act*, no further public notice is required in respect of the proposed zoning by-law;

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 569-2013, Chapter 800 Definitions.
3. Zoning By-law 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 (au105)(x90) and RD (f12; a324)(x371) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 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 10.5.40.10(5), 10.20.40.10(2), 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 (H) 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 581-2017;
- (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 581-2017;
- (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 10.5.50.10(1), on a **lot** with a **detached house**, **semi-detached house**, **duplex**, **triplex**, **fourplex** or **townhouse**, a minimum of 70 percent of the required **front yard landscaping** must be **soft landscaping**;
- (G) Despite regulation 10.20.30.40(1), the permitted maximum **lot coverage** is 32 percent; and
- (H) Regulation 10.20.40.10(4)(A) does not apply.

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

5. Zoning By-law 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 10.5.40.10(5), 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 (M) 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 581-2017;

- (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 581-2017;
- (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 4.56 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 4.56 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;
- (K) For the purpose of 5.10.30.20(1), the **front lot line** is the **lot line** abutting Bayview Avenue;
- (L) Despite regulation 10.5.50.10(1), on a **lot** with a **detached house, semi-detached house, duplex, triplex, fourplex** or **townhouse**, a minimum of 73 percent of the required **front yard landscaping** must be **soft landscaping**; and
- (M) Despite regulation 200.5.1.10(2), a minimum **parking space** width of 2.8 metres shall be permitted.

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

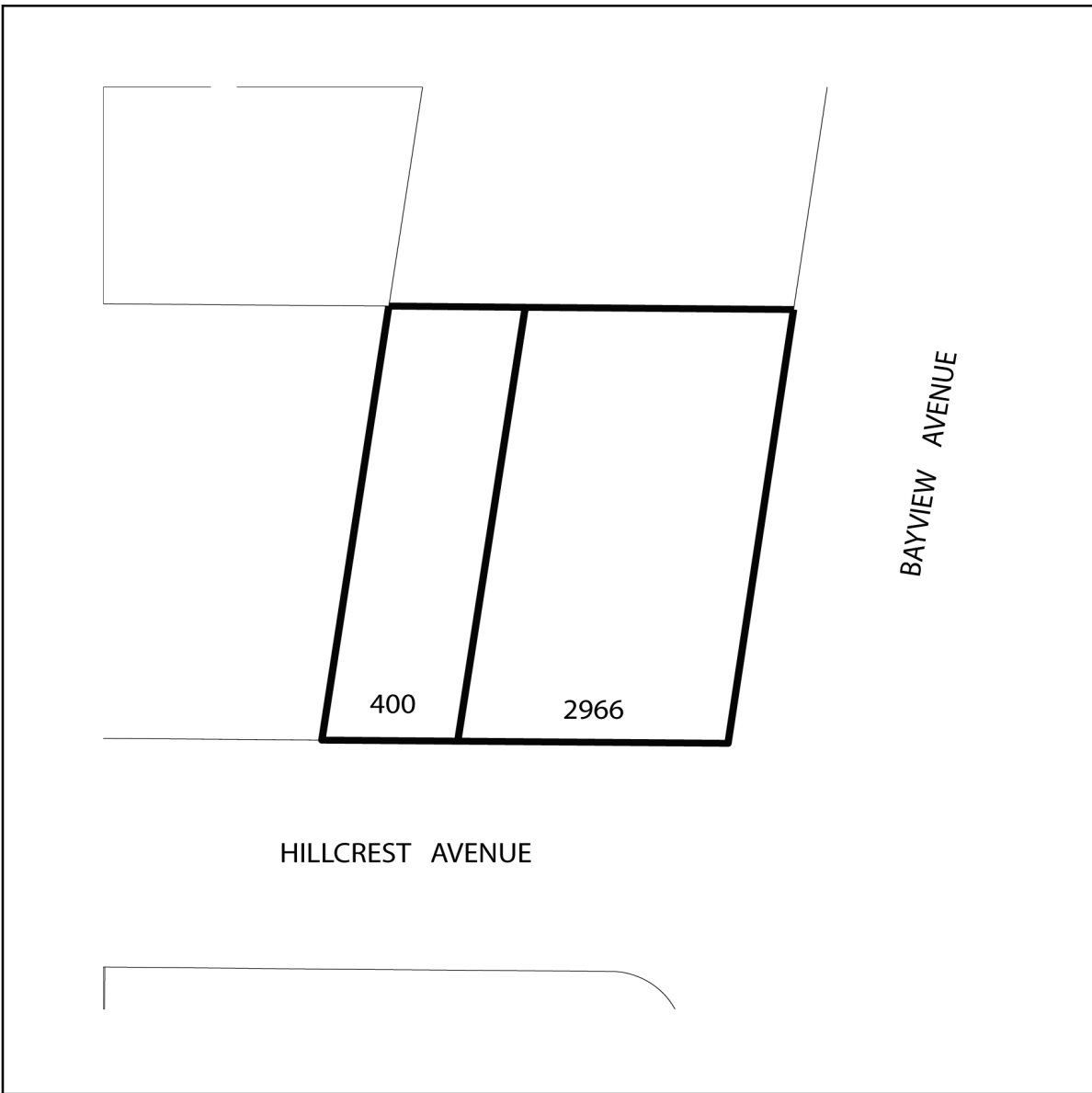
6. By-law 759-2016 is repealed.

Enacted and passed on May 26, 2017.

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

