CITY OF TORONTO

BY-LAW 595-2017

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 2710, 2716, 2720 and 2722 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 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 to RD (x467) and RT (x117), as shown on Diagram 2 attached to this By-law.

4. Zoning By-law 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30.1 for the lands outlined by heavy black lines from a lot coverage label of 30 percent to 31 percent, as shown on Diagram 3 attached to this By-law.

5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 117 so that it reads:

**Exception RT 117**

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 the uses listed in Article 10.60.20, the only uses permitted are: dwelling unit in a building type permitted by Clause 10.60.20.40;

(B) The maximum number of dwelling units is 20;

(C) The minimum front yard, side yard and rear yard setbacks for the building are shown on Diagram 4 of By-law 595-2017;

(D) The minimum building setback from the front lot line is 6.0 metres;

(E) The minimum lot frontage for each dwelling unit is 6.0 metres;
(F) The maximum building height of a building is as shown on Diagram 4 of By-law 595-2017;

(G) The maximum lot coverage shall be 31 percent;

(H) The maximum number of dwelling units in a townhouse building is 7 units;

(I) A minimum of two parking spaces must be provided for each dwelling unit;

(J) A maximum of one dwelling unit shall provide two small car parking spaces with a minimum length of 5.1 metres and a minimum width of 2.4 metres; and

(K) A minimum of four parking spaces must be provided for visitor parking, one of which must be an accessible parking space.

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

6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 467 so that it reads:

**Exception RD 467**

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 the uses listed in Article 10.20.20, the only uses permitted are: dwelling unit;

(B) The minimum front yard, side yard, and rear yard setbacks for the building are shown on Diagram 4 of By-law 595-2017;

(C) The maximum building height of a building is 2 storeys and 10.0 metres; and

(D) A minimum of two parking spaces must be provided for each dwelling unit.

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

Enacted and passed on May 26, 2017.

Francis Nunziata, Speaker

Ulli S. Watkiss, City Clerk

(Seal of the City)
City of Toronto By-law 595-2017

Diagram 2

2710, 2716, 2720 & 2722 Bayview Avenue

File # 15 267780 NNY 25 OZ
City of Toronto By-law 595-2017

Diagram 3

2710, 2716, 2720 & 2722 Bayview Avenue

File # 15 267780 NNY 25 OZ

City of Toronto By-Law 569-2013
Not to Scale
10/21/2016