

**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.

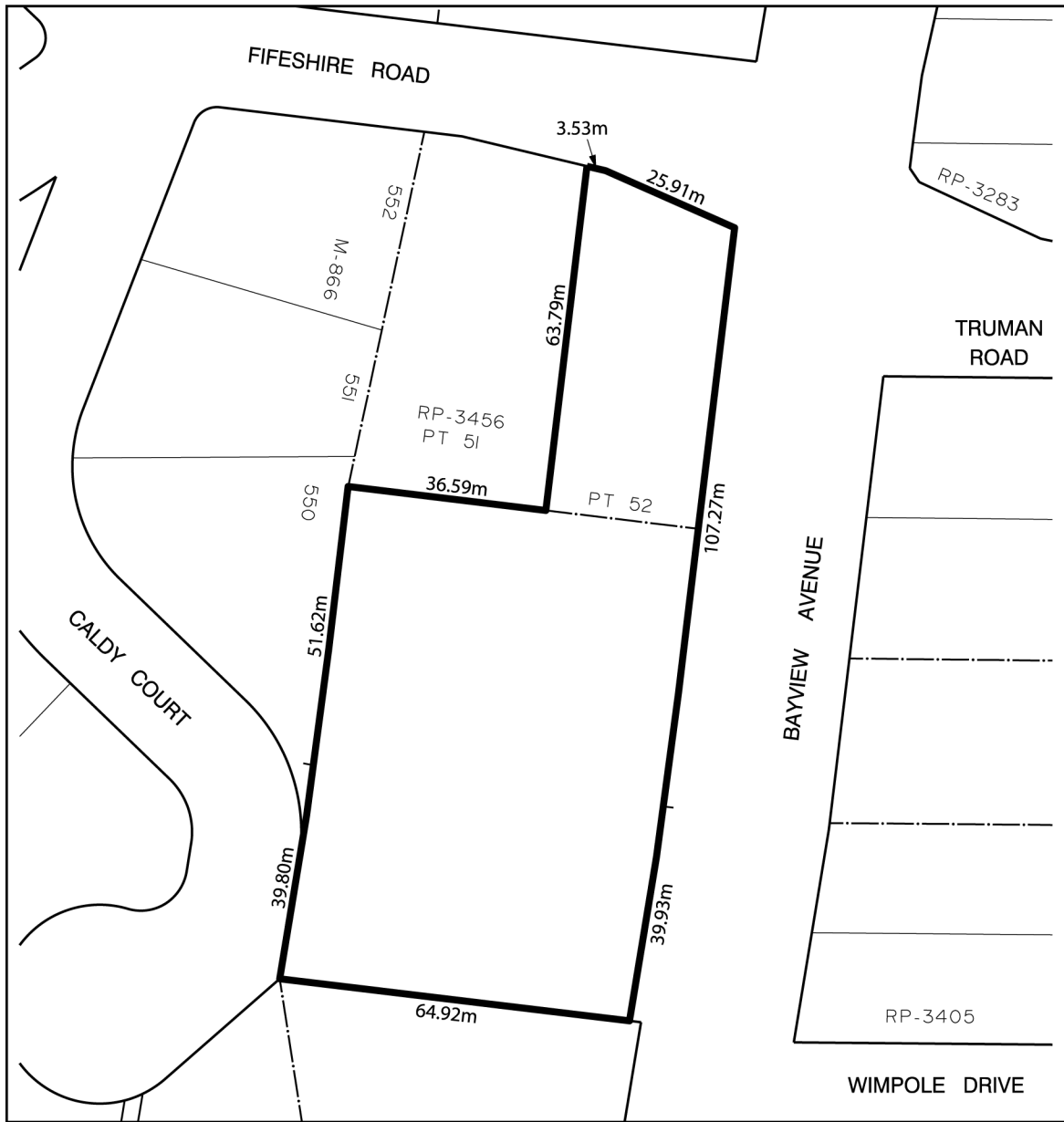
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on May 26, 2017.

Francis Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk


(Seal of the City)

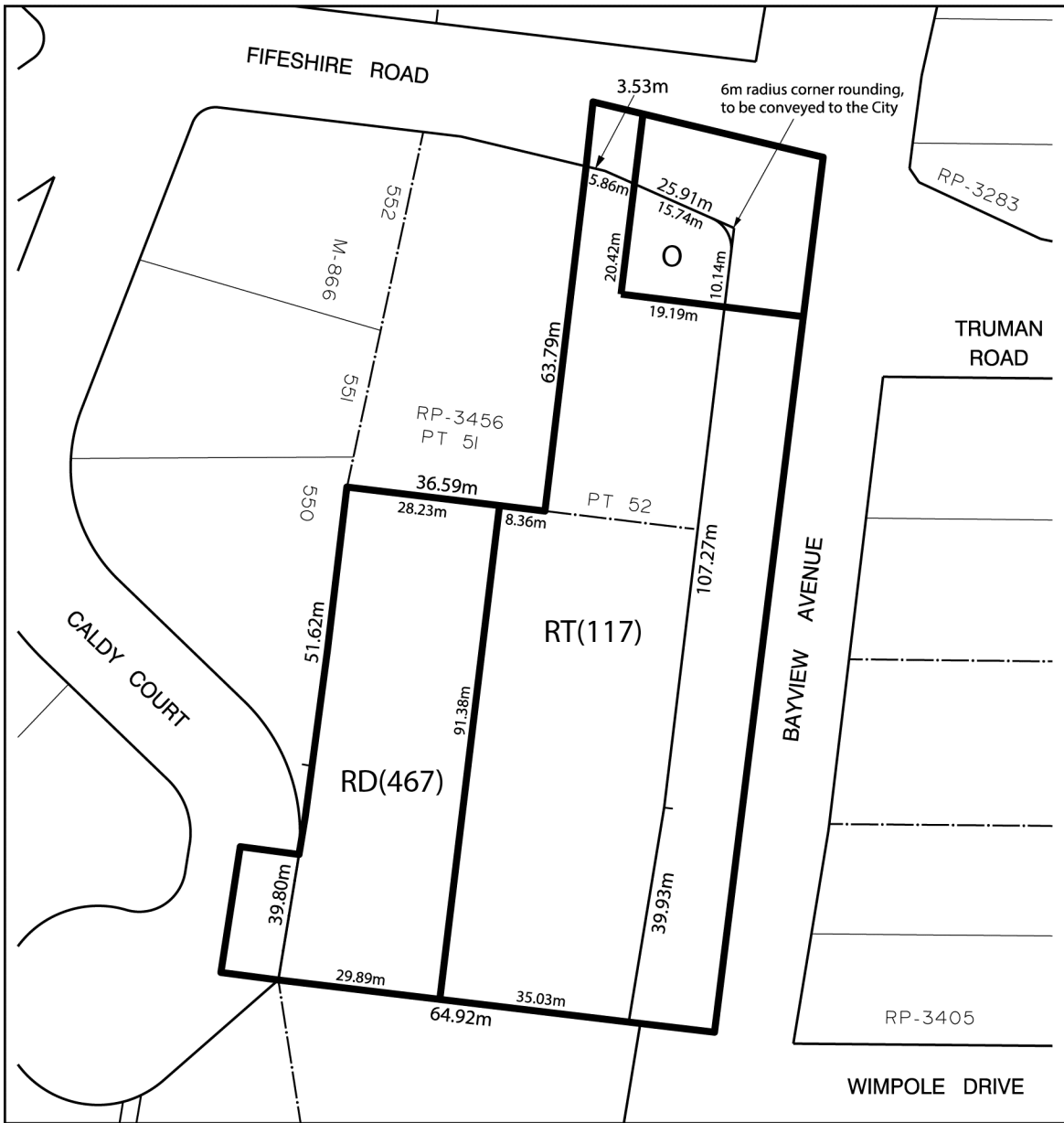


 **TORONTO**  
Diagram 1

2710, 2716, 2720 & 2722 Bayview Avenue

File # 15 267780 NNY 25 0Z

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



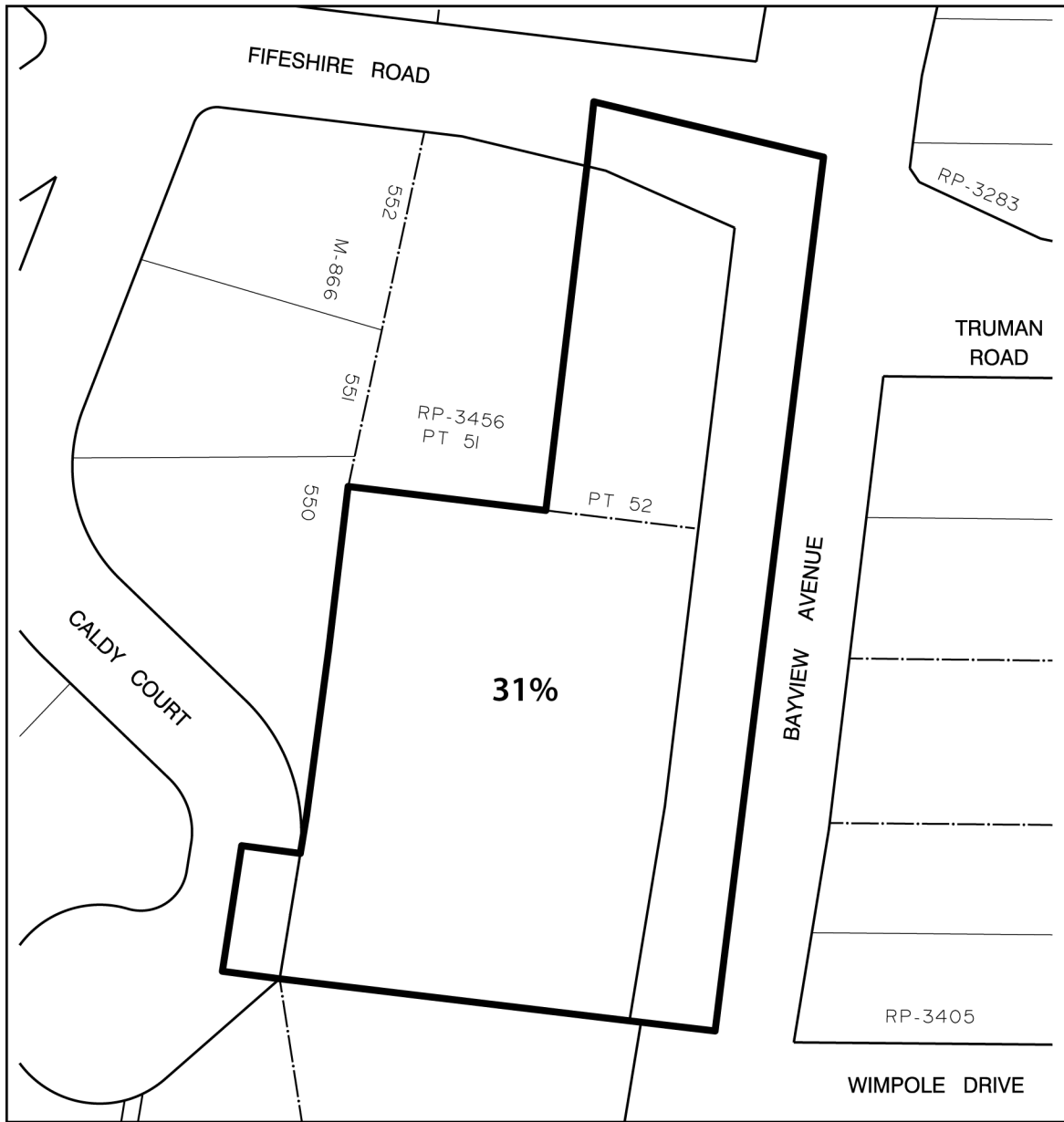
**TORONTO**  
Diagram 2

2710, 2716, 2720 & 2722 Bayview Avenue

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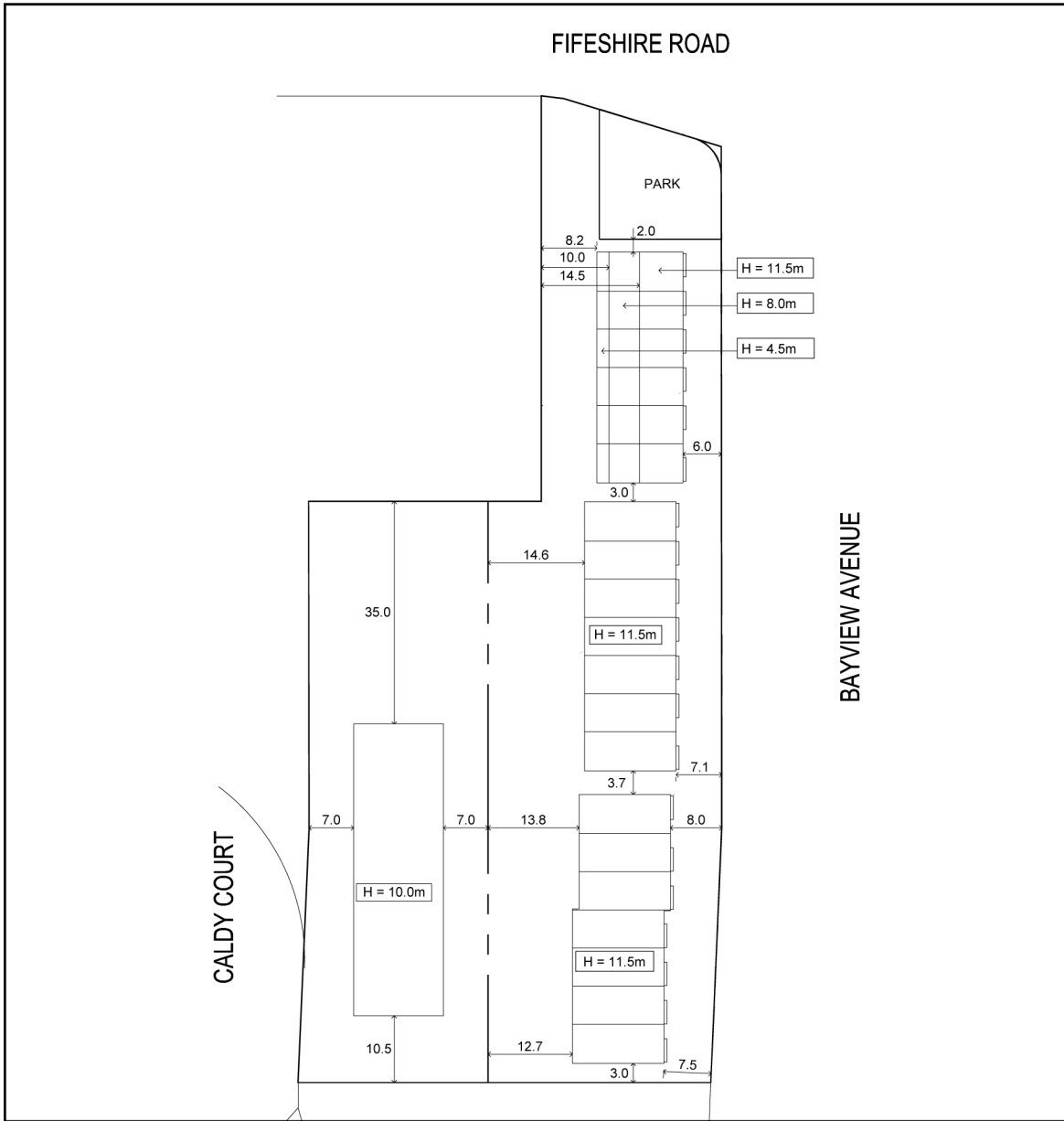
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 **TORONTO**  
Diagram 3

2710, 2716, 2720 & 2722 Bayview Avenue

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 **TORONTO**  
Diagram 4

2710, 2716, 2720 & 2722 Bayview Avenue

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City of Toronto By-Law 569-2013  
Not to Scale  
12/07/2016