

CITY OF TORONTO

BY-LAW 212-2020

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 2673-2675 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 By-law 212-2020.
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 RT (x209), 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 subject to this By-law from a lot coverage of 25 percent to 42 percent, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.5.10 Exception Number 209 so that it reads:

Exception RT (209)

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:

Site Specific Provisions:

- (A) The permitted maximum number of **dwelling units** is 10, of which a maximum of eight **dwelling units** must be in a **townhouse** and a maximum of two **dwelling units** must be in a **detached house**;
- (B) Despite regulation 10.60.40.1(3), the minimum width for each **dwelling unit** in a **townhouse** is 5.5 metres;

- (C) For purposes of this Exception, **established grade** is the Canadian Geodetic Data elevation of 176.20 metres;
- (D) Despite Clauses 10.5.40.70, 10.60.40.70 and 10.60.40.80, the required minimum **building setbacks** and the required minimum separation distances between **main walls of buildings** on the **lot** are as shown on Diagram 4 attached to By-law 212-2020;
- (E) Despite Clause 10.60.40.10, the permitted maximum height of a **building**, in metres, and the permitted maximum number of **storeys** are as shown on Diagram 4 attached to By-law 212-2020;
- (F) Despite Clause 10.6.40.40, the permitted maximum floor space index is 0.75;
- (G) Despite Clause 10.60.30.10, the required minimum **lot area** is 4,414 square metres;
- (H) Despite Clause 10.60.30.20, the required minimum **lot frontage** is 60.0 metres;
- (I) Despite regulation 10.5.40.60 (1) (A), a platform may encroach into the required **front yard setback** to a maximum of 2.5 metres;
- (J) Despite regulation 10.5.40.60 (1) (C), a platform may encroach into the required **rear yard setback** to a maximum of 2.2 metres;
- (K) Despite regulation 200.5.10.1(1), a minimum of two **parking spaces** must be provided for each **dwelling unit** and no visitor **parking spaces** are required;
- (L) Despite Clause 10.5.100.1, the permitted maximum **driveway** width is 6.5 metres;
- (M) Despite regulation 200.15.10(1), an accessible **parking space** is not required;
- (N) Despite Clause 10.5.50.10, a minimum of 1,500 square metres of **landscaping** must be provided, of which 50 percent must be **soft landscaping**; and
- (O) The total amount of **soft landscaping** required in (N) above must include a **soft landscape** buffer with a minimum width of three metres within the location shown on Diagram 4 attached to By-law 212-2020.

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

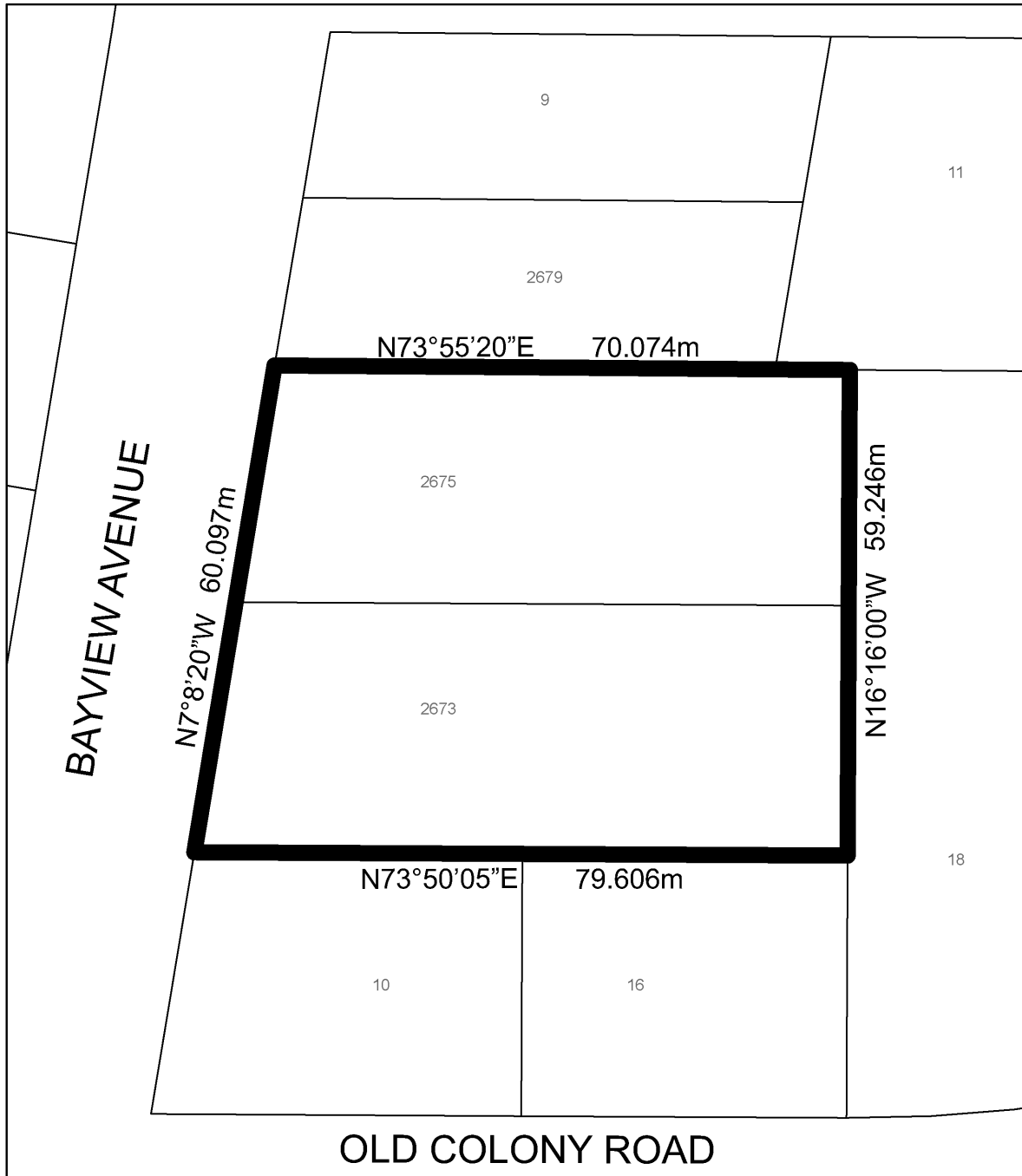
6. Despite any future severance, partition or division of the lands shown on Diagram 1, the provisions of this By-law apply to the whole of the lands as if no severance, partition or division occurred.

Enacted and passed on February 26, 2020.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

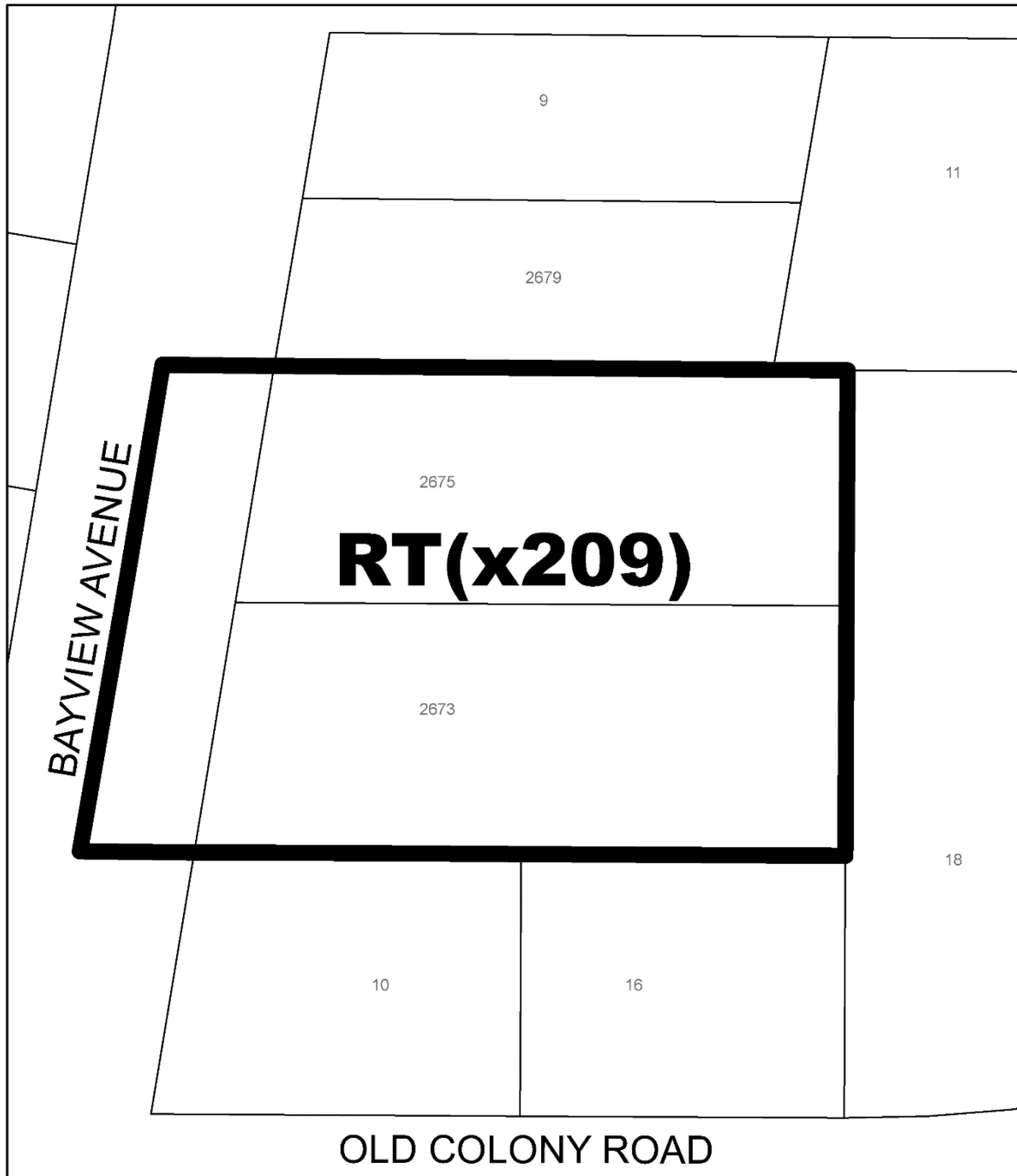
(Seal of the City)

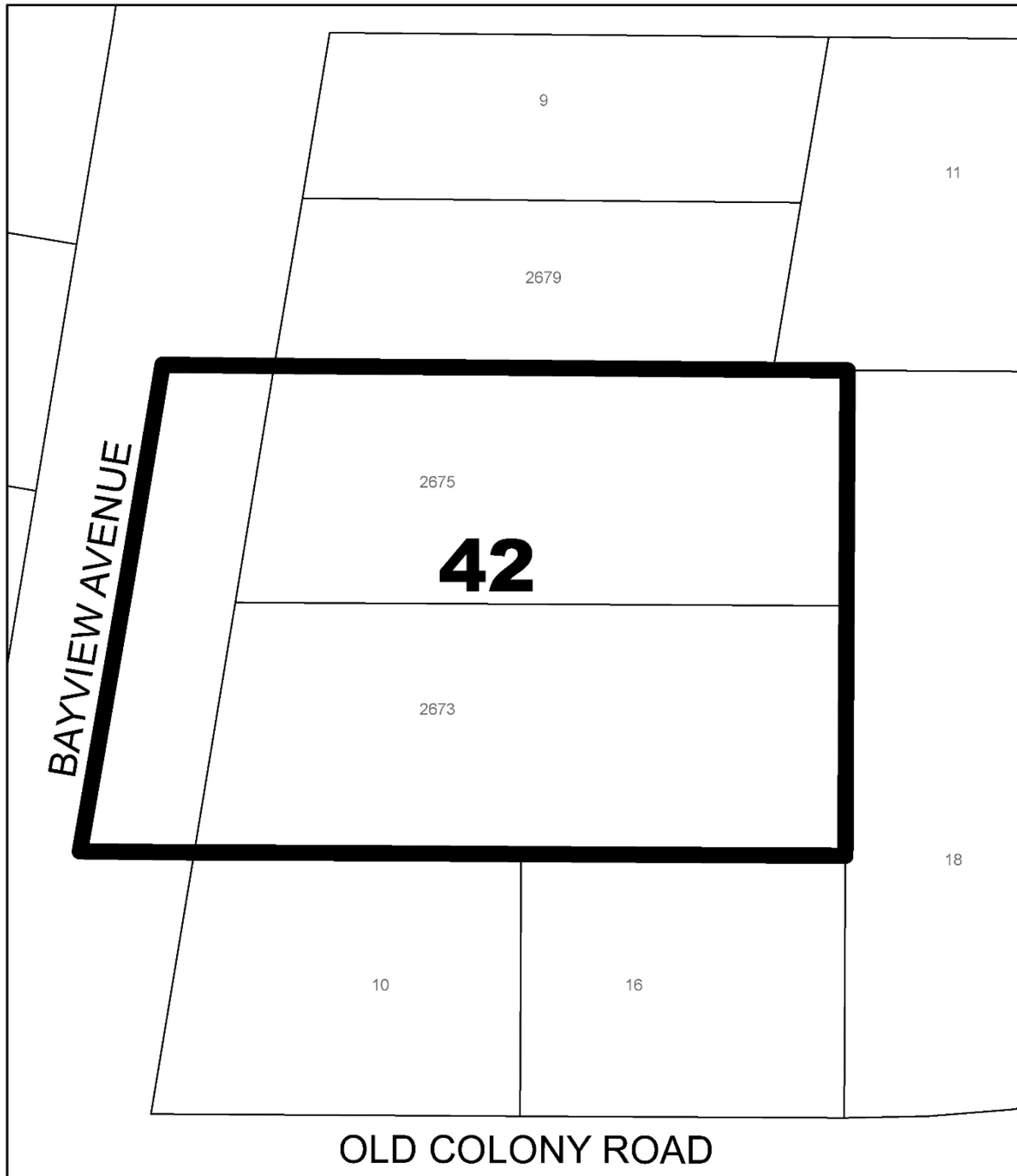


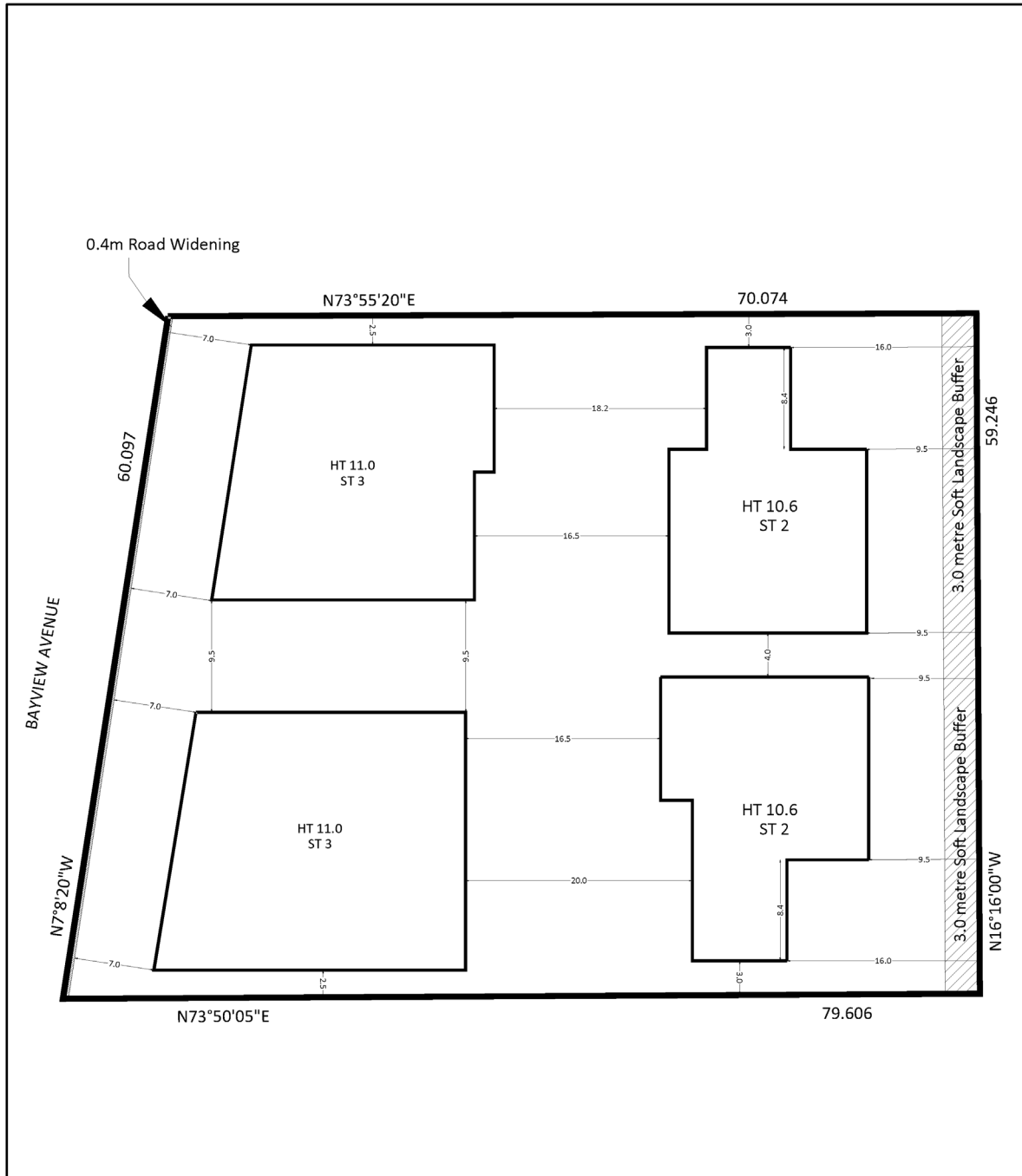
 **TORONTO**
Diagram 1

2673 - 2675 Bayview Avenue

File # 18 266038 NNY 15 0Z







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