

Authority: Ontario Municipal Board Decision issued  
March 15, 2016 and Local Planning Appeal Tribunal Order  
issued on November 3, 2020 in File MM140064

## **CITY OF TORONTO**

### **BY-LAW 979-2020(LPAT)**

**To amend Zoning By-law 569-2013, as amended, with respect to lands municipally known in the year 2019 as 2655 and 2659 Bayview Avenue and 15 Old Colony Road.**

Whereas the Ontario Municipal Board, by its decision issued on March 15, 2016 and the Local Planning Appeal Tribunal Order issued on November 3, 2020, in LPAT File PL141126 and LPAT Case MM140064, approved amendments to the City of Toronto Zoning By-law 569-2013, as amended, with respect to lands municipally known as 2655 and 2659 Bayview Avenue and 15 Old Colony Road; and

Whereas the Local Planning Appeal Tribunal 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;

Therefore, pursuant to the Order of the Local Planning Appeal Tribunal, City of Toronto Zoning By-law 569-2013, as amended, is further amended as follows:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law 979-2020(LPAT).
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(x190) and RD(x669) as shown on Diagram 2 attached to this By-law 979-2020(LPAT).
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 label of 25 percent to 42.5 percent, 26 percent and 25 percent as shown on Diagram 4 attached to this By-law 979-2020(LPAT).
5. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.5.10 Exception Number 190 so that it reads:

#### **Exception RT 190**

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 regulation 10.60.30.10 (1), the required minimum **lot area** is 3,379 square metres;
- (B) Despite regulation 10.60.30.20(1)(D) the required minimum **lot frontage** is:
  - (i) 71.0 metres; and
  - (ii) 6.0 metres for each **townhouse dwelling unit**;
- (C) Despite regulation 10.60.40.40 (1) the permitted maximum floor space index is 0.81;
- (D) Despite clauses 10.60.40.70 and 10.60.40.80 , the required minimum **building setbacks** and **building** separations between **townhouse** blocks are shown on Diagram 3 of By-law 979-2020(LPAT);
- (E) Despite regulation 10.5.60.20(6)(B), the required minimum **buildings setbacks** for **ancillary buildings** or **structures** containing a **parking space** are shown on Diagram 3 of By-law 979-2020(LPAT);
- (F) The permitted maximum **building length** is as shown on Diagram 3 attached to this By-law 979-2020(LPAT);
- (G) Despite regulations 10.5.40.10 (1) and 10.5.60.40 (1) the height of a **building** or **ancillary building** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 173.97 metres for Block 1 and 174.40 metres for Block 2, as shown on Diagram 3 attached to this By-law 979-2020(LPAT), and the highest point of the **building**.
- (H) Despite regulations 10.60.40.10 (1) and (2) the permitted maximum height and the permitted maximum number of storeys are as shown on Diagram 3 attached to By-law 979-2020(LPAT);
- (I) Despite regulation 10.5.60.40(2) the permitted maximum **height** of **ancillary buildings** containing **parking spaces** is as shown on Diagram 3 of By-law 979-2020(LPAT);
- (J) Despite regulation 10.5.60.50(2), the permitted maximum total floor area for all **ancillary buildings** and **structures** is 410.0 square metres;
- (K) Despite regulation 10.5.60.70(1) the permitted maximum **lot coverage** for all **ancillary buildings** and **structures** is 12.1 percent;
- (L) Despite regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Bayview Avenue;

- (M) Despite regulation 200.5.10.1(1) a minimum of two **parking spaces** are required for each **dwelling unit**;
  - (N) Despite regulation 200.5.1.10(2)(A) the required minimum width of a **parking space** is 2.6 metres;
  - (O) Despite regulation 200.5.10.1(1) a minimum of 4 **visitor parking spaces** are required;
  - (P) Despite regulation 200.15.10(1) no accessible **parking space** is required to be provided;
  - (Q) Despite clause 10.5.50.10, a minimum of 1,440 square metres of **landscaping** must be provided, of which 1,050 square metres must be **soft landscaping**. Landscape buffers must be provided as shown on Diagram 3 attached to this By-law 979-2020(LPAT);
  - (R) The permitted maximum number of **dwelling units** is 10.
6. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.3.10 Exception Number 669 so that it reads:

**Exception RD669**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing Bylaws and Prevailing Sections.

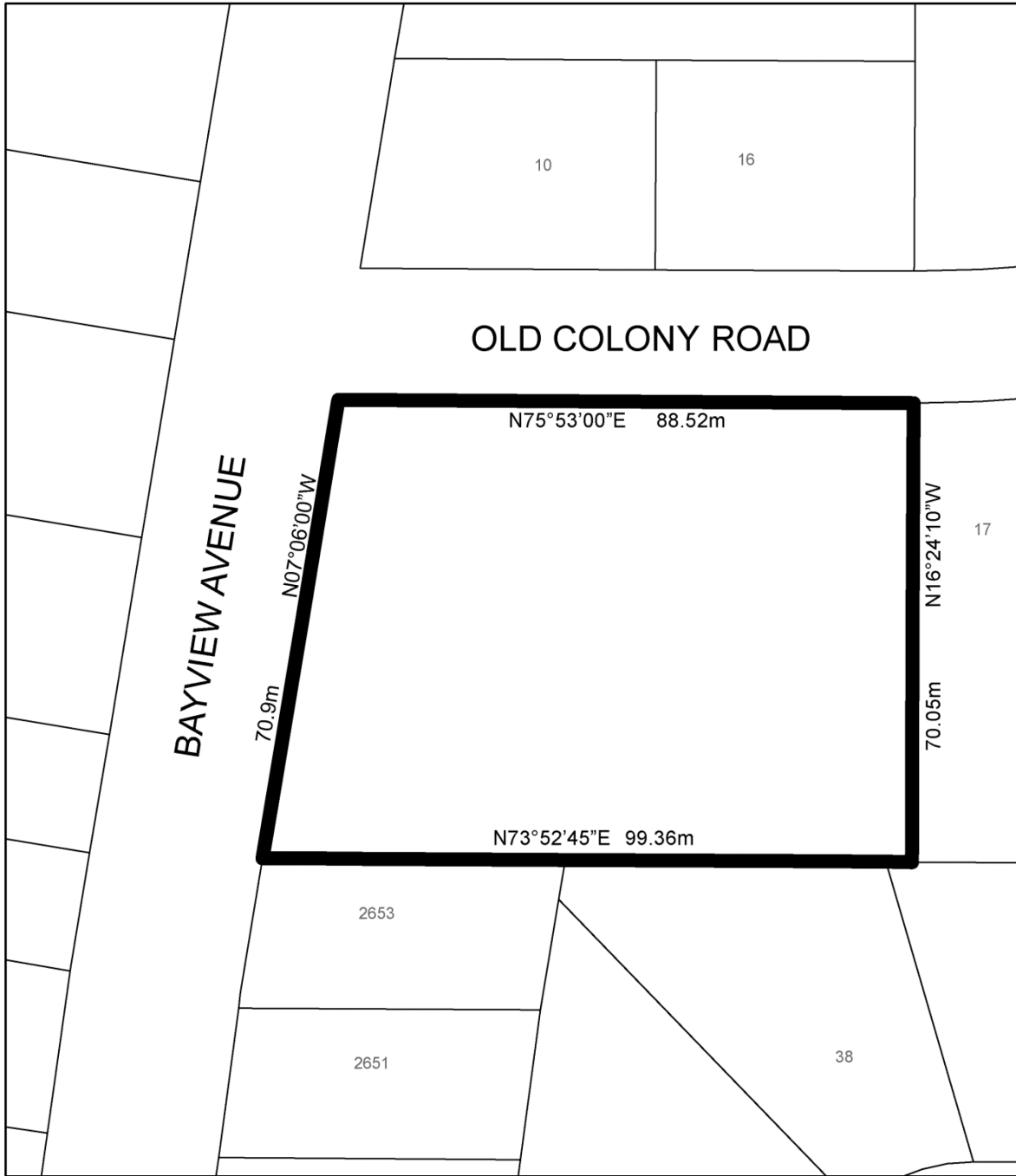
Site Specific Provisions:

- (A) A maximum of 1 **dwelling unit** is permitted on **lot B** and C, as shown on Diagram 2 attached to By-law 979-2020(LPAT);
- (B) The permitted maximum gross floor area per dwelling unit is 850 square metres for Lot B and 1230 square metres for Lot C;
- (C) Despite regulation 10.20.30.20 (B), the required minimum **lot frontage** for Lot B, as shown on Diagram 2 attached to By-law 979-2020(LPAT), is 18.2 metres;
- (D) Despite regulation 10.20.30.20 (B) the required minimum **lot frontage** for Lot C, as shown on Diagram 2 attached to By-law 979-2020(LPAT), is 27.4 metres;
- (E) Despite regulations 10.20.40.10(1) and (3) the permitted maximum **building** height is 2 **storeys** and 11.2 metres;
- (F) Despite regulation 10.5.40.10 (1) the height of a **building** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 175.84 metres and the highest point of the **building**;

- (G) Despite regulation 10.20.40.70 (1) the required minimum **front yard setback** for Lot B is 11.5 metres;
- (H) Despite regulation 10.20.40.70 (1) the required minimum **front yard setback** for Lot C is 18.0 metres;
- (I) Despite regulation 10.20.40.70 (2) the required minimum **rear yard setback** is 25.0 metres;
- (J) Despite regulation 10.20.40.70(3) the required minimum **side yard setback** for Lot C is 3.0 metres;
- (K) Despite regulation 200.5.10.1(1), a minimum of 2 **parking spaces** are required for each **dwelling unit**

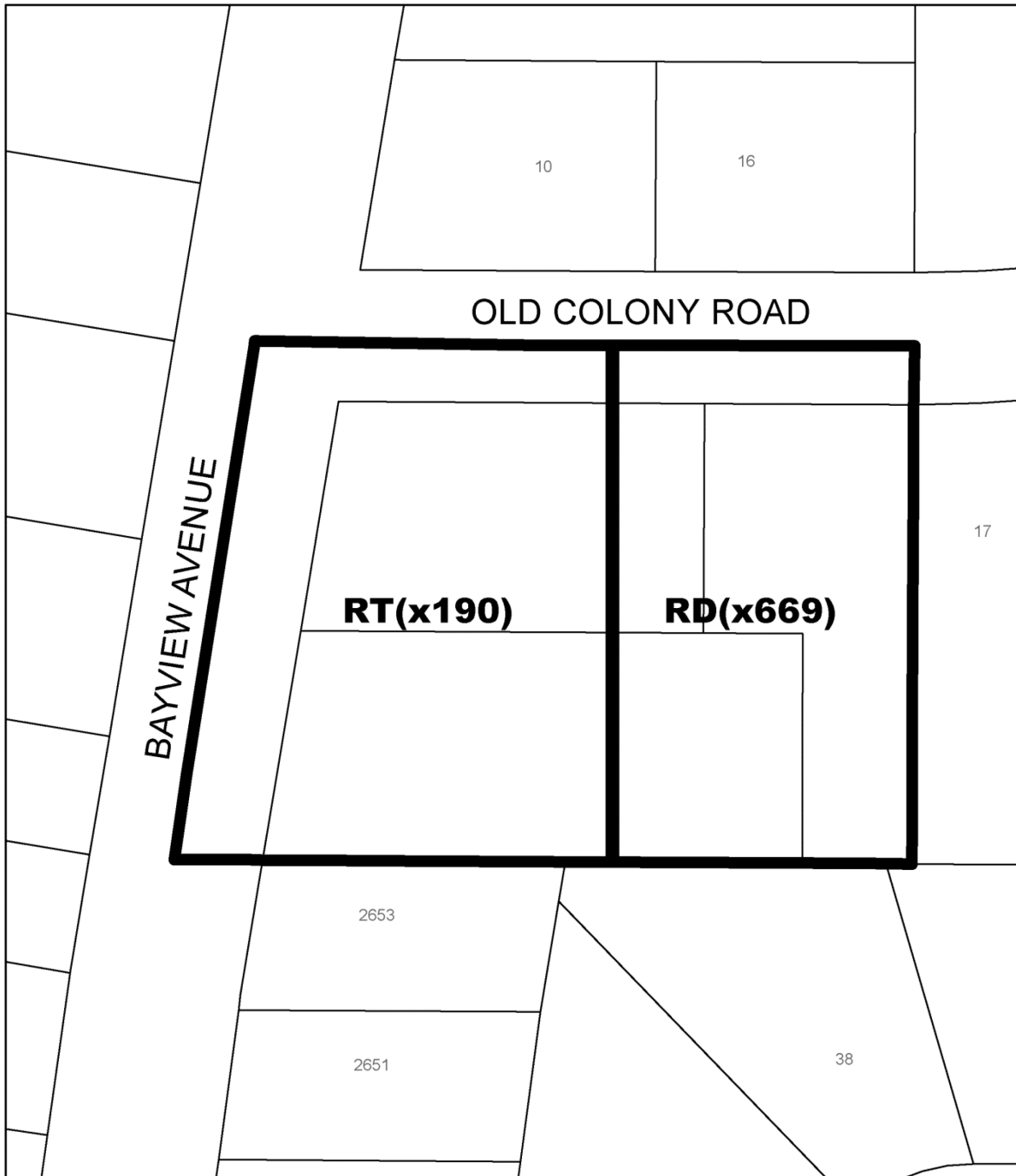
7. Prevailing By-laws and Prevailing Sections: (None Apply)

Local Planning Appeal Tribunal Decision/Order Issued on March 15, 2016 and November 3, 2020 in Tribunal File MM140064.



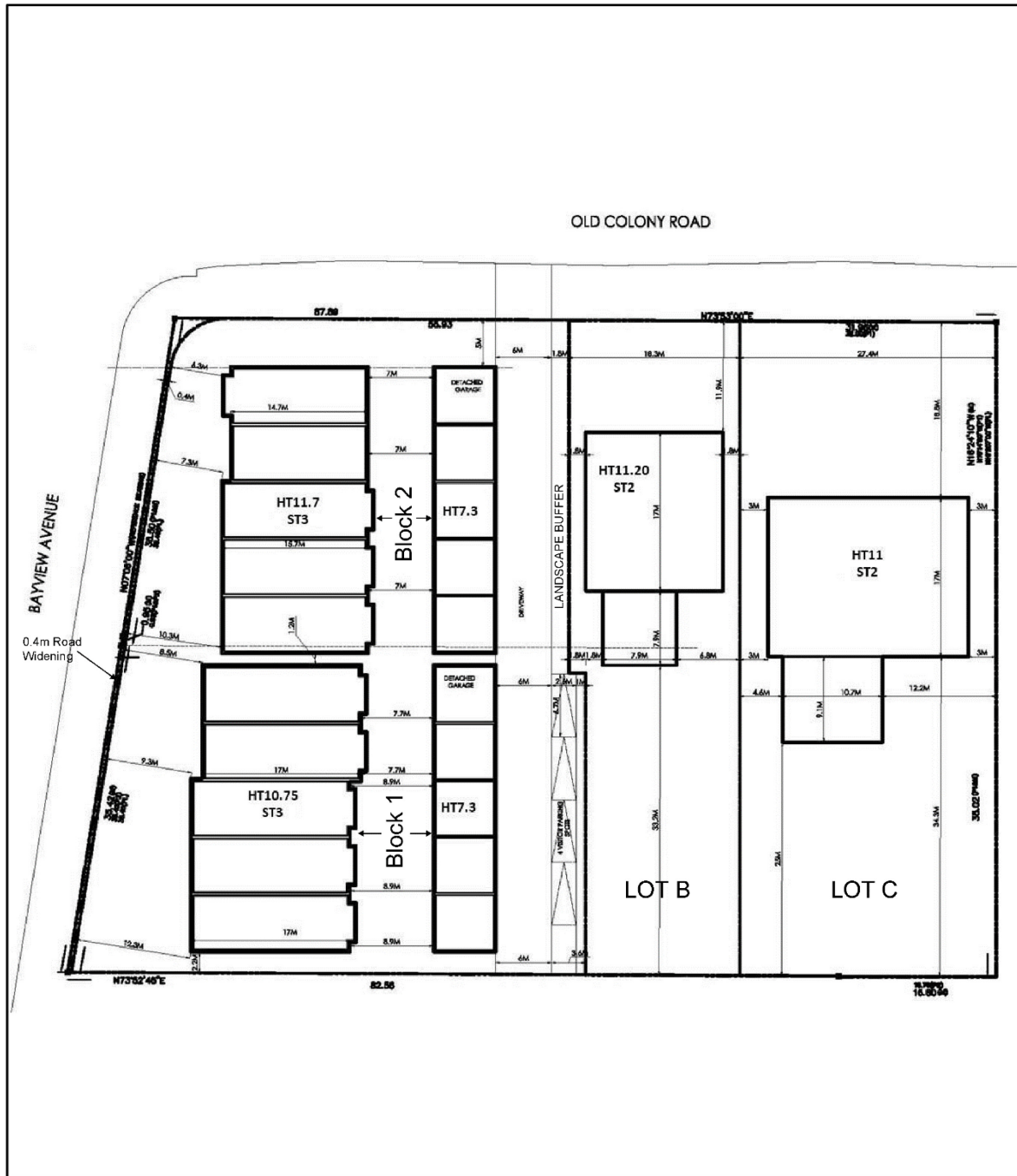
 **TORONTO**  
Diagram 1

**2655 & 2659 Bayview Avenue &  
15 Old Colony Road**  
File # 13 282215 NNY 25 0Z

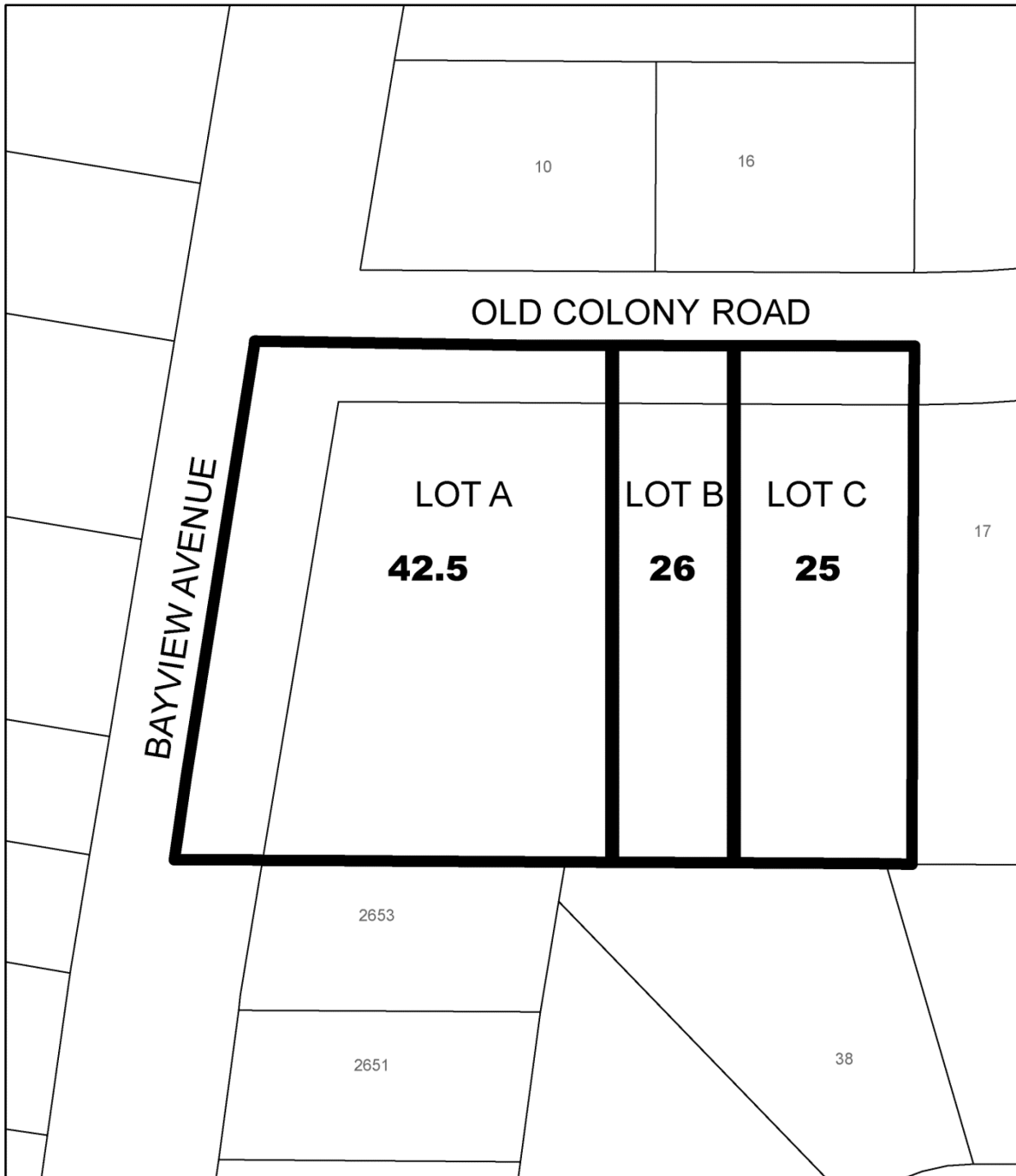


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Diagram 2

**2655 & 2659 Bayview Avenue &  
15 Old Colony Road**  
File # 13 282215 NNY 25 0Z



2655 & 2659 Bayview Avenue &  
15 Old Colony Road  
File # 13 282215 NNY 25 0Z



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Diagram 4

**2655 & 2659 Bayview Avenue &  
15 Old Colony Road**  
File # 13 282215 NNY 25 02