

Authority: North York Community Council Item NY34.6,
adopted as amended, by City of Toronto Council on
July 19, 20, 21 and 22, 2022.

CITY OF TORONTO

BY-LAW 1091-2022

To amend Zoning By-law 569-2013, as amended, with respect to lands municipally known as 3358, 3360, 3362 and 3364 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 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 adding the lands municipally known in 2021 as 3358 Bayview Avenue to the Zoning By-law Map in Article 990.10.1, and by amending the zone label on the Zoning By-law Map in Article 990.10.1 respecting the lands outlined by heavy black lines to RT (au90)(x358), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569 -2013, as amended, is further amended by adding the lands municipally known in 2021 as 3358 Bayview Avenue to the Height Overlay Map in Article 990.20.1 and by amending the Height Overlay Map in Section 990.20 from a height and storey label of HT 10.0, ST 2 to HT 13.0 with no storey label as shown on Diagram 3 of this By-law.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands municipally known in 2021 as 3358 Bayview Avenue to the Lot Coverage Overlay Map in Article 995.30.1 and 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 30 per cent to 49 per cent as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands municipally known in 2021 as 3358 Bayview Avenue to the Policy Areas Overlay Map in Article 995.10.1 and the Rooming House Overlay Map in Article 995.40.1, and applying no value.

7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 358 so that it reads:

(358) Exception RT (358)

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) On 3358-3364 Bayview Avenue, a **building, structure**, addition or enlargement may be constructed or used in compliance with regulations (B) to (N) below;
- (B) Despite regulation 10.5.40.10(1), the height of a **building or structure** is the distance between the Canadian Geodetic Datum elevation of 180.77 metres and the elevation of the highest point of the **building or structure**;
- (C) Regulation 10.5.40.50(3), regarding platforms at or above the second **storey**, does not apply;
- (D) Despite regulations 10.5.40.60(1), 10.5.40.60(2), 10.5.40.60(5), and 10.5.40.60(6) window projections, architectural features, porches, and canopies may encroach up to 2.5 metres into the required **front yard setbacks**;
- (E) Despite regulations 10.5.40.60(1), no projections, including patios and balconies, are permitted at the rear of the buildings on the fourth floor or uppermost floor;
- (F) Despite clauses 10.5.40.70 and 10.60.40.70 the required minimum **building setbacks** are as shown in metres on Diagram 5 of this By-law 1091-2022;
- (G) A minimum 3.0 metre wide strip of land used only for **soft landscaping** must be provided in the location as shown on Diagram 5 of this By-law 1091-2022;
- (H) Despite clause 10.5.50.10(1)(D), a minimum of 45 percent of the **front yard landscaping** required in 10.5.50.10(1)(A)(B) or (C), must be **soft landscaping**;
- (I) Despite clause 10.60.30.10(1)(C), the required minimum **lot area** is 2,669 square metres;
- (J) Despite regulation 10.60.30.20(1), the required minimum **lot frontage** is 88.0 metres and the required minimum **lot frontage** for each **dwelling unit** is 4.5 metres;
- (K) Despite regulation 10.60.40.1(3), the minimum width of a **dwelling unit** in a **townhouse** is 4.53 metres if the **dwelling unit** does not have an individual private **driveway** leading directly to the front of it;

- (L) Despite regulation 10.60.40.10(2)(B), the permitted maximum number of **storeys** is 4;
- (M) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the **lot** in accordance with the following minimum rates:
 - (i) 1 **parking space** per dwelling unit for residential occupants;
 - (ii) 0.2 **parking spaces** per dwelling unit for residential visitors;
- (N) Despite regulation 200.15.10(1), of the required **parking spaces** in (L) above, 1 accessible **parking space** must be provided on the **lot** for residential occupants and no accessible **parking spaces** are required to be provided for residential visitors; and
- (O) Regulation 10.5.80.40(2), regarding the elevation of garage entrances, do not apply.

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

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

Enacted and passed on July 22, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



 **TORONTO**
Diagram 1

3358-3364 Bayview Avenue

File # 18 246300 NNY 24 0Z



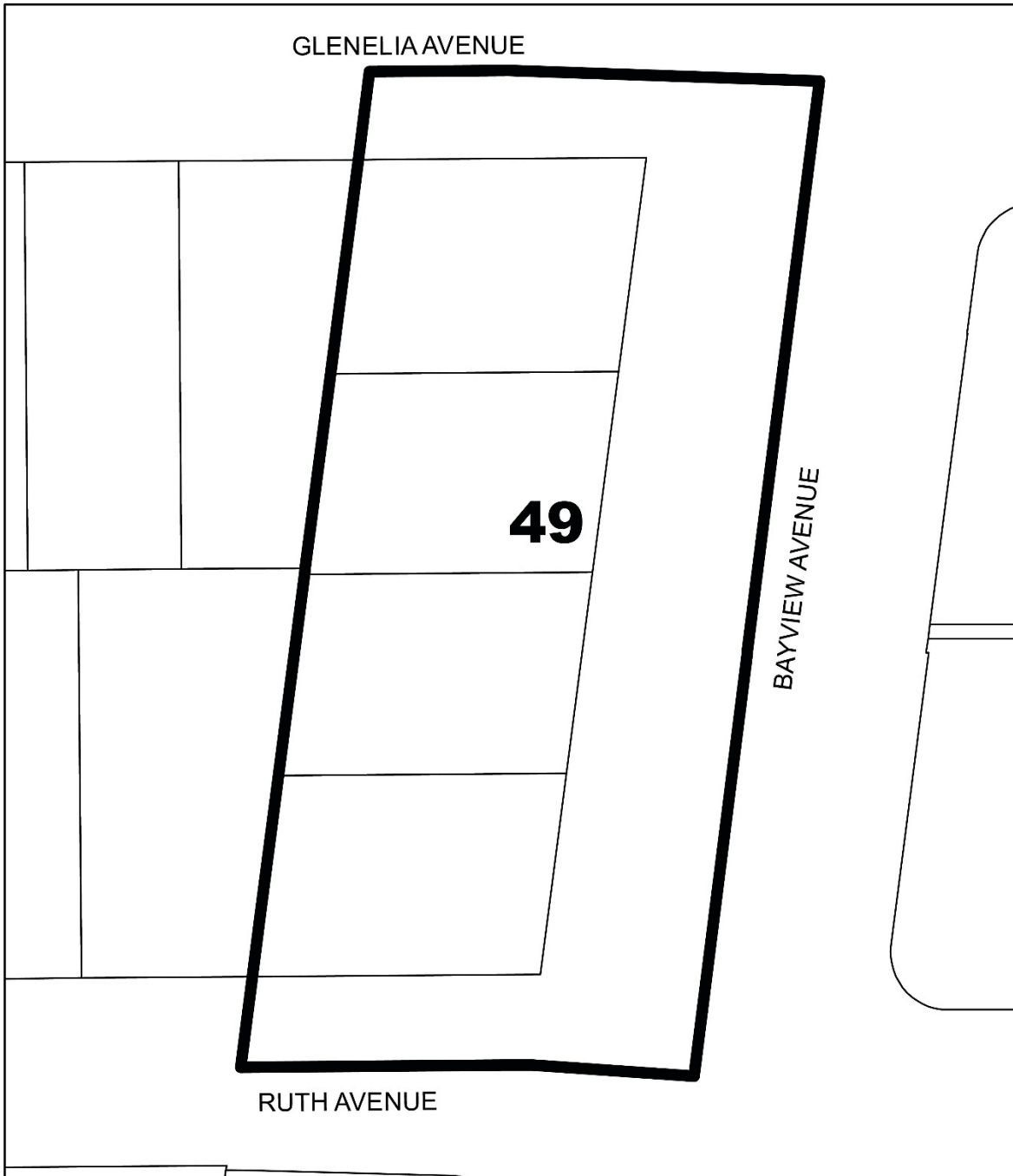
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Diagram 3

3358-3364 Bayview Avenue

File # 18 246300 NNY 24 OZ



City of Toronto By-law 569-2013
Not to Scale
05/18/2022



 **TORONTO**
Diagram 4

3358-3364 Bayview Avenue

File # 18 246300 NNY 24 0Z



City of Toronto By-law 569-2013
Not to Scale
05/18/2022

