

Authority: North York Community Council Item NY8.7,  
as adopted by City of Toronto Council on November 8 and  
9, 2023  
City Council voted in favour of this by-law on  
November 9, 2023  
Written approval of this by-law was given by Mayoral  
Decision 23-2023 dated November 9, 2023

## CITY OF TORONTO

### BY-LAW 1141-2023

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 2654, 2656, 2660, and 2668 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, as amended; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once Council removes the holding symbol "(H)" by amendment to the By-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)";

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, as amended, 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 990.1 respecting the lands outlined by heavy black lines from a zone label of RD (f30.0; a1850)(x975) to a zone label of (H)RT(x368) and (H)RD(x1308) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.5.10 Exception Number 368 so that it reads:

(368) Exception RT 368

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 lands municipally known as 2654, 2656, 2660, and 2668 Bayview Avenue, if the requirements of By-law 1141-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (U) below.
- (B) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 179.92 metres and the elevation of the highest point of the **building** or **structure**.
- (C) Despite Regulation 10.60.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area** is 43 percent for **Townhouse** Block 1 and 40 percent for **Townhouse** Block 2 as shown on Diagram 2 of By-law 1141-2023.
- (D) Despite Regulation 10.60.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 1141-2023.
- (E) Despite Regulation 10.60.40.10(2), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law 1141-2023.
- (F) Despite Regulation 10.60.40.10(2), the portion of the **building** identified as 4 **storeys** and having a height of 14 metres on Diagram 3 of By-law 1141-2023 may only be used to enclose a stairwell for rooftop access and for private storage.
- (G) Despite Regulations 10.5.40.10(2) to (4) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1141-2023:
- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, chimneys, and vents on the west half of the roof of the third **storey**, by a maximum of 1.5 metres;
  - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, by a maximum of 2.25 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a green roof, by a maximum of 0.25 metres;
  - (iv) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace on the roof of the third **storey** that are setback a minimum of 1.3 metres from any front **main wall** facing Bayview Avenue and a minimum of 0.7 metres from any side **main wall**, by a maximum of 2.5 metres; and

- (v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** on the roof of the third **storey**, by a maximum of 2.5 metres.
  
- (H) Despite Regulation 10.60.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on **Townhouse Block 1** and **Townhouse Block 2**, is 2,360 square metres each, as shown on Diagram 2 of By-law 1141-2023.
  
- (I) Despite Regulation 10.5.40.70(1) and Clause 10.60.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1141-2023.
  
- (J) Despite Regulations 200.5.1(2), 200.5.10.1(1), Table 200.5.10.1, and Clause 970.10.15.5, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 1 **parking space** must be provided for each **dwelling unit**;
  - (ii) a minimum of 3 visitor **parking spaces** must be provided for the total of **Townhouse Block 1** and **Townhouse Block 2** as shown on Diagram 2 of By-law 1141-2023; and
  - (iii) that 1 of the 3 visitor **parking spaces** noted in (ii) above must be an accessible **parking space**.
  
- (K) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
  - (i) length of 5.6 metres;
  - (ii) width of 3.4 metres; and
  - (iii) vertical clearance of 2.1 metres.
  
- (L) Despite Regulation 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5-metre-wide accessible barrier free aisle or path.
  
- (M) Despite Regulation 200.15.1(4) and (J)(iii) above, an accessible **parking space** must be the visitor **parking space** closest to the public road.
  
- (N) Despite Regulation 10.60.40.1(2), the permitted maximum number of **dwelling units** is 6 for **Townhouse Block 1** and 6 for **Townhouse Block 2** as shown on Diagram 2 of By-law 1141-2023.
  
- (O) Despite Regulation 10.60.30.10(1), the required minimum **lot area** is 1,130 square metres for **Townhouse Block 1** and 1,250 square metres for **Townhouse Block 2** as shown on Diagram 2 of By-law 1141-2023.
  
- (P) Despite Regulation 5.10.30.20(1), the **front lot line** is Bayview Avenue.

- (Q) Despite Regulation 10.60.30.20(1), the required minimum **lot frontage** for each **dwelling unit** is 5.7 metres.
- (R) Despite Regulation 10.60.30.10(2), the minimum **lot area** for each **dwelling unit** in a **townhouse** is 180 square metres.
- (S) Despite Regulation 10.60.40.1(3), the minimum width of each **dwelling unit** in a **townhouse** is 5.7 metres.
- (T) Despite Regulation 10.5.50.10(1)(D), a minimum of 65 percent of the **front yard** must be **soft landscaping**.
- (U) Despite Regulation 10.5.50.10(3), no **soft landscaping** is required in the **rear yard**.

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

5. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.3.10 Exception Number 1308 so that it reads:

(1308) Exception RD 1308

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 lands municipally known as 2654, 2656, 2660, and 2668 Bayview Avenue, if the requirements of By-law 1141-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (H) below.
- (B) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 179.92 metres and the elevation of the highest point of the **building** or **structure**.
- (C) Despite Clause 10.20.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area** is 35 percent for each Single Detached Dwelling Lot shown on Diagram 2 of By-law 1141-2023.
- (D) Despite Regulation 10.20.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 1141-2023.
- (E) Despite Regulation 10.20.40.10(3), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law 1141-2023.

- (F) Despite Regulations 10.20.30.10(1) and 10.20.30.20(1), the minimum **lot area** and minimum **lot frontage** of each Single Detached Dwelling **Lot** shown on Diagram 2 of By-law 1141-2023 is as follows:

Single Detached Dwelling <b>Lot</b>	<b>Lot Area</b> (minimum)	<b>Lot Frontage</b> (minimum)
1	725 square metres	17.3 metres
2	920 square metres	13.2 metres
3	1,020 square metres	18.1 metres
4	850 square metres	18.7 metres
5	665 square metres	13.6 metres

- (G) Despite Regulation 10.20.40.70(2), the required minimum **rear yard setback** is 9.5 metres.
- (H) Despite Regulation 10.20.40.70(3), the required minimum **side yard setback** is 1.5 metres, except:
- (i) The required minimum east **side yard setback** of Single Detached Dwelling **Lot** 1 and Single Detached Dwelling **Lot** 5 is 2.0 metres; and
  - (ii) The area shown on Diagram 3 as "Area of 2.0 metre soft landscape buffer" shall be used exclusively for **soft landscaping**.

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

6. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition, or division occurred.
7. Holding Symbol Provisions:
- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
  - (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted by City Council when the following are fulfilled:
    - (i) The Owner has prepared and submitted a revised Functional Servicing Report to the Chief Engineer and Executive Director, Engineering and Construction Services, to demonstrate that the storm sewer, sanitary sewer and watermain systems have adequate servicing capacity and supply, and/or identify any required improvements to the storm sewer, sanitary sewer and/or watermain systems to accommodate the development of the lands to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and

- (ii) Where improvements to the storm sewer, sanitary sewer and/or watermain are recommended in the Functional Servicing Report as accepted by the Chief Engineer and Executive Director, Engineering & Construction Services, the Owner has entered into a financially secured agreement with the City to secure the construction of the required improvements.

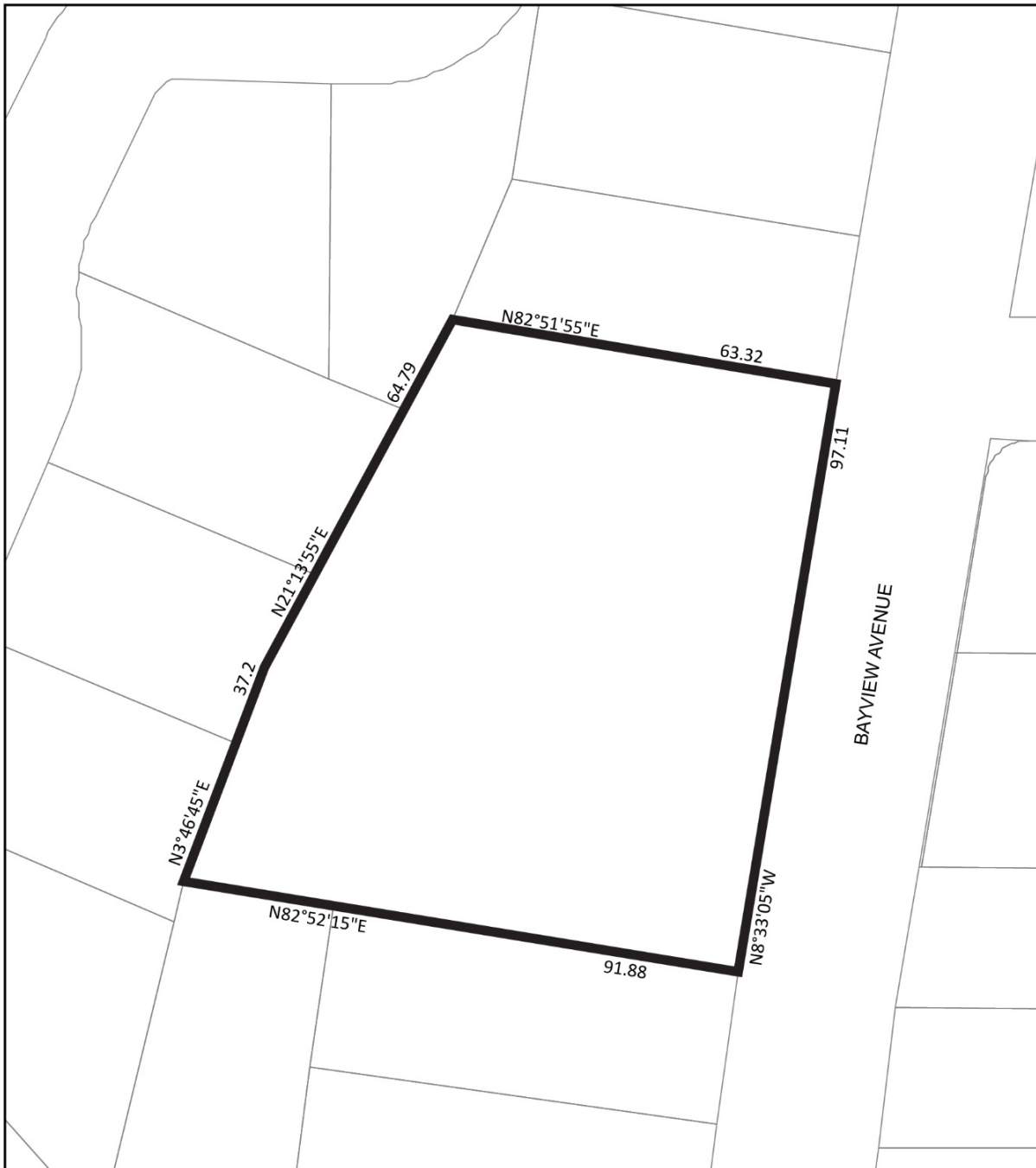
Enacted and passed on November 9, 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**  
Diagram 1

2654-2668 Bayview Avenue

File # 18 140522 NNY 25 0Z



City of Toronto By-law 569-2013  
Not to Scale  
09/26/2023

**Diagram 2**

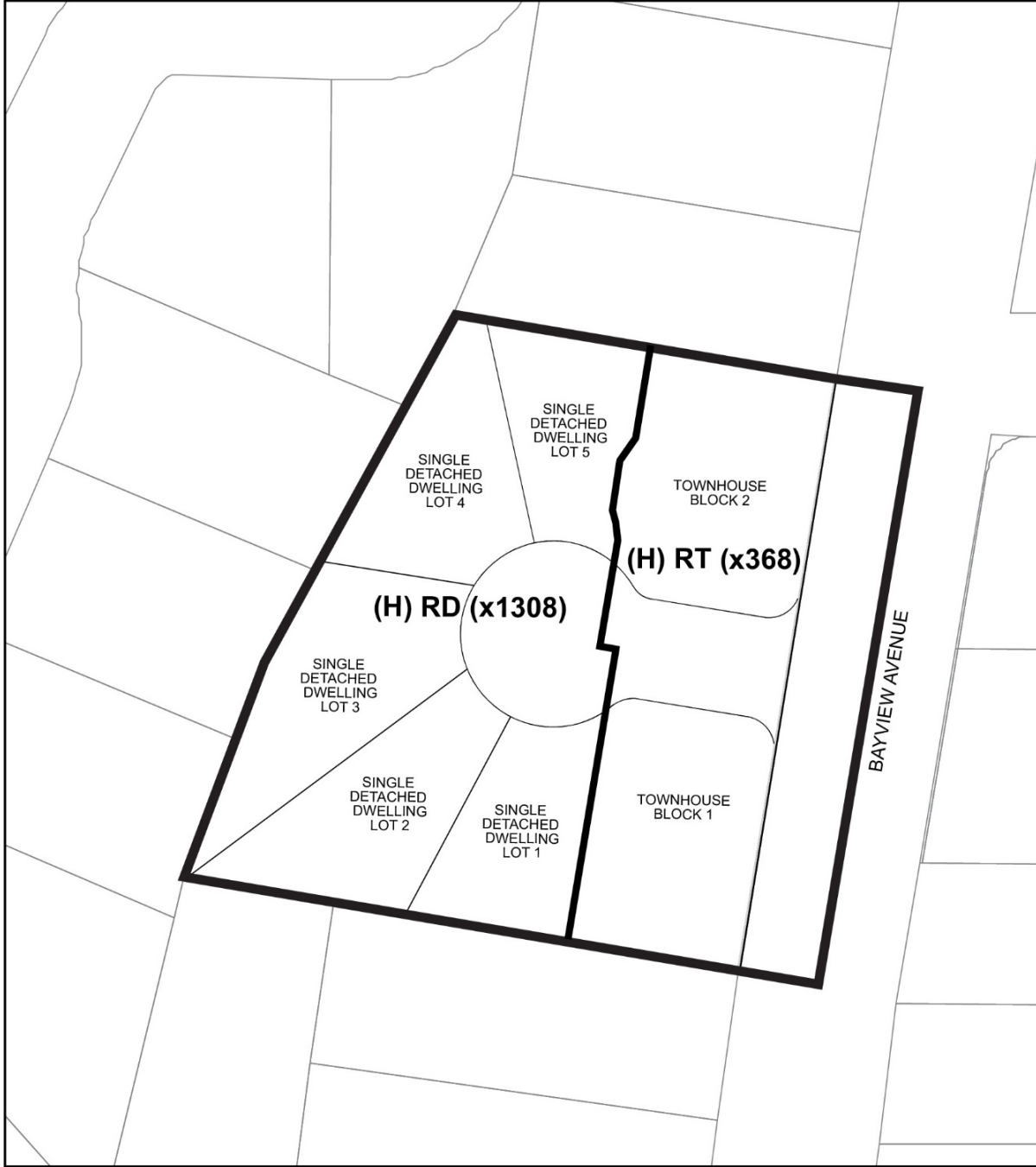


Diagram 3

