

Authority: North York Community Council Item NY17.9,
as adopted by City of Toronto Council on October 9 and
10, 2024
City Council voted in favour of this by-law on October 10,
2024
Written approval of this by-law was given by Mayoral
Decision 19-2024 dated October 10, 2024

CITY OF TORONTO

BY-LAW 1027-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 2619-2621 Bayview Avenue and 6 Heathcote 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;

The Council of the City of Toronto enacts:

1. The lands subject to By-law 1027-2024 are outlined by heavy black lines on Diagram 1 attached to By-law 1027-2024.
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 990.10 respecting the lands outlined by heavy black lines from a zone label of RD (f18.0; a813)(x592) to a zone label of RD (f18.0; a695)(x592) for 6 Heathcote Avenue, from a zone label of RT (au124.0)(x167) to a zone label of RT (x167) for 2619 Bayview Avenue, and RD (f21.0; a975)(x70) to a zone label of RT(x167) for 2621 Bayview Avenue as shown on Diagram 2 attached to By-law 1027-2024.
4. Zoning By-law 569-2013, as amended, is further amended by deleting the entire section of Article 900.3.10 Exception number 592, and replacing with the regulations below so that it reads:

(592) Exception RD 592

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 6 Heathcote Avenue, if the requirements of By-law 1027-2024 are complied with, a **building** or **structure** may be constructed, used, or enlarged in compliance with Regulations (B) to (G) below;
- (B) Despite Regulation 10.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum of 163.7 metres and the elevation of the highest point of the **building**;
- (C) Despite Regulations 10.20.40.10(1) and (3), the permitted maximum height and number of **storeys** of a **building** and **structure** is the number in metres following the letters "HT", as shown on Diagram 3 of the By-law 1027-2024;
- (D) Despite Clauses 10.5.40.70 and 10.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 attached to By-law 1027-2024;
- (E) Despite Regulations 10.5.40.50(2), 10.5.40.60 (1)(C), (3)(A) and (C) above, the following **building** elements, **structures** and projections are permitted to encroach into the required minimum **building setbacks** as shown on Diagram 3 attached to By-law 1027-2024, as follows:
 - (i) A platform without **main** walls, including an excavated porch, unexcavated porch, and a deck, with a floor level no higher than the first **storey** of the **building** above **established grade** may encroach into the required **rear yard** by a maximum of 4 metres;
- (F) Despite Regulation 10.20.30.40(1), the permitted maximum **lot coverage** of the **lot area** is 36 percent as shown on Diagram 4 attached to By-law 1027-2024; and
- (G) Despite Regulation 10.20.40.20(1), the permitted maximum **building length** for a **detached house** is 19 metres.

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

5. Zoning By-law 569-2013, as amended, is further amended by deleting the entire section of Article 900.5.10 Exception Number 167, and replacing with the following regulations below so that it reads:

(167) Exception RT 167

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:

- (H) On lands municipally known as 2619 and 2621 Bayview Avenue, if the requirements of By-law 1027-2024 and complied with, a **building** or **structure** may be constructed, used, or enlarged in compliance with Regulations (I) to (Z) below;

- (I) For the purposes of Regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Bayview Avenue;
- (J) Despite Regulation 10.60.30.20(1), the required minimum **lot frontage** for each **townhouse dwelling unit** is 5.8 metres;
- (K) Despite Regulation 10.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum of 163.53 metres and the elevation of the highest point of the **building**;
- (L) Despite Regulation 10.60.40.10(1), the permitted maximum height and of a **building** or **structure** is the number in metres following the letters "HT", as shown on Diagram 3 of the By-law 1027-2024;
- (M) 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 1027-2024; and
 - i. For the purpose of this exception, a mechanical penthouse, and a stair or elevator enclosure providing roof access do not constitute a **storey**;
- (N) Despite Regulation 10.5.40.10(2), the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1027-2024:
 - i. Antennae, flagpoles, parapets for a **green roof**, satellite dishes and weathervanes, by a maximum of 1.5 metres; and
 - ii. Planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2 metres;
- (O) Despite Clauses 10.5.40.70 and 10.60.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 attached to By-law 1027-2024;
- (P) Despite Regulations 10.5.40.60 (1), (2), (3), (5), and (6), and (M) above, the following **building** elements, **structures**, and projections may encroach into the required minimum **building setbacks** as shown on Diagram 3 attached to By-law 1027-2024, as follows:
 - (i) balconies may encroach into the required **rear yard** by a maximum of 1.5 metres for Units 1 to 6;
 - (ii) Rear access decks may encroach into the required **rear yard** of Units 7 to 10 provided the level of the floor of the platform does not exceed a height of 3.5 metres;

- (iii) Rear access decks and exterior stairs may encroach into the required **rear yard** of Units 7 to 10 by a maximum of 12.5 metres; and
 - (iv) Window projections, canopies, porches, pilaster, decorative column, cornice, sill, belt course, or other similar architectural features by a maximum of 2.5 metres;
- (Q) Despite Regulation 10.5.50.10(1), a minimum of 75 percent of the **front yard** must be **soft landscaping**;
- (R) Despite Regulation 10.60.30.10(1)(A), the minimum **lot area** is 2,450 square metres;
- (S) Despite Regulation 10.60.30.10(2), the required minimum **lot area** for each **townhouse** unit is 120 square metres;
- (T) Despite Regulation 10.60.30.40(1), the permitted maximum **lot coverage**, for Block A is 46 percent and for Block B is 26 percent as shown on Diagram 4 attached to By-law 1027-2024;
 - i) Regulation 10.5.30.40(2)(B) does not apply to rear access decks, balconies, and exterior stairs;
- (U) Despite Regulation 10.60.40.1(2), the permitted maximum number of **dwelling units** on the **lot** is 10;
- (V) Despite regulation 10.60.40.1(3), the required minimum width of a **dwelling unit** in a **townhouse** is the number in metres as shown on Diagram 3 attached to By-law 1027-2024;
- (W) Despite Regulations 200.5.1.10(2)(C), a visitor **parking space** that is adjacent and parallel to a **drive aisle** from which **vehicle** access is provided must have the following minimum dimensions:
 - (i) Length of 6.7 metres
 - (ii) Width of 2.75 metres;
 - (iii) Vertical clearance of 2.0 metres; and
 - (iv) the minimum width in (ii) must be increased by 0.3 metres for each side of the parking space that is obstructed according to 200.5.1.10(2)(D);
- (X) Despite Regulations 200.15.1(2), the accessible **parking space** must have the following minimum dimensions:
 - (i) Length of 7.1 metres;

- (ii) Width of 2.6 metres;
 - (iii) Vertical clearance of 2.1 metres; and
 - (iv) 1.5 metres barrier free path to the east;
- (Y) Despite Regulations 200.5.1(2), 200.5.10.1(1) and Table 200.5.10.1, and Regulation 970.10.15.5, **parking spaces** must be provided in accordance with the following:
- (i) A minimum of one occupant **parking space** must be provided for each **dwelling unit**;
 - (ii) a minimum of four visitor **parking spaces** must be provided in the area as shown on Diagram 3 attached to By-law 1027-2024; and
 - (iii) one of the four visitor **parking spaces** noted in (ii) above must be an accessible **parking space**;
- (Z) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- i. "Block A" and "Block B" means the portion of the lands outlined by black lines and accordingly labelled, as shown on Diagram 4 attached to By-law 1027-2024;
 - ii. "Rear Access deck" means an elevated platform above a **driveway** and/or **parking spaces**, and attached exterior stairs, which provides access from a **dwelling unit** to the rear portion of the **lands** associated with the **dwelling unit**, and is located entirely within the area labelled "Rear Access Deck" on Diagram 3 attached to By-law 1027-2024;
 - iii. "Unit 1", "Unit 2", "Unit 3", "Unit 4", "Unit 5", "Unit 6", "Unit 7", "Unit 8", "Unit 9" and "Unit 10" mean the dwelling unit in a townhouse outlined by dashed lines and accordingly labelled, as shown on Diagram 3 attached to By-law 1027-2024; and
 - iv. "Units 1 to 6" and "Units 7 to 10" means the **dwelling units** so numbered and described in (iii) above.

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.

Enacted and passed on October 10, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

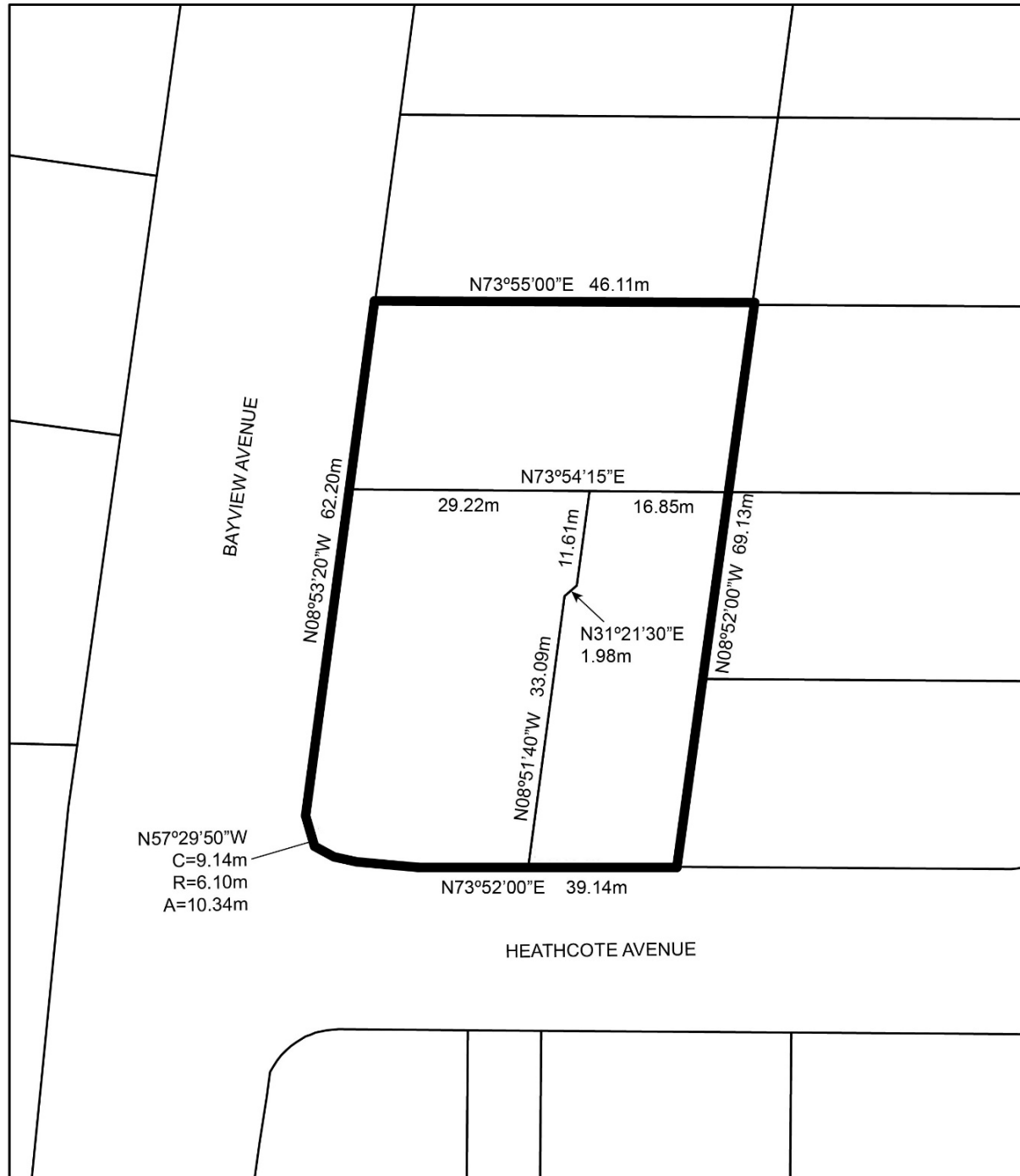
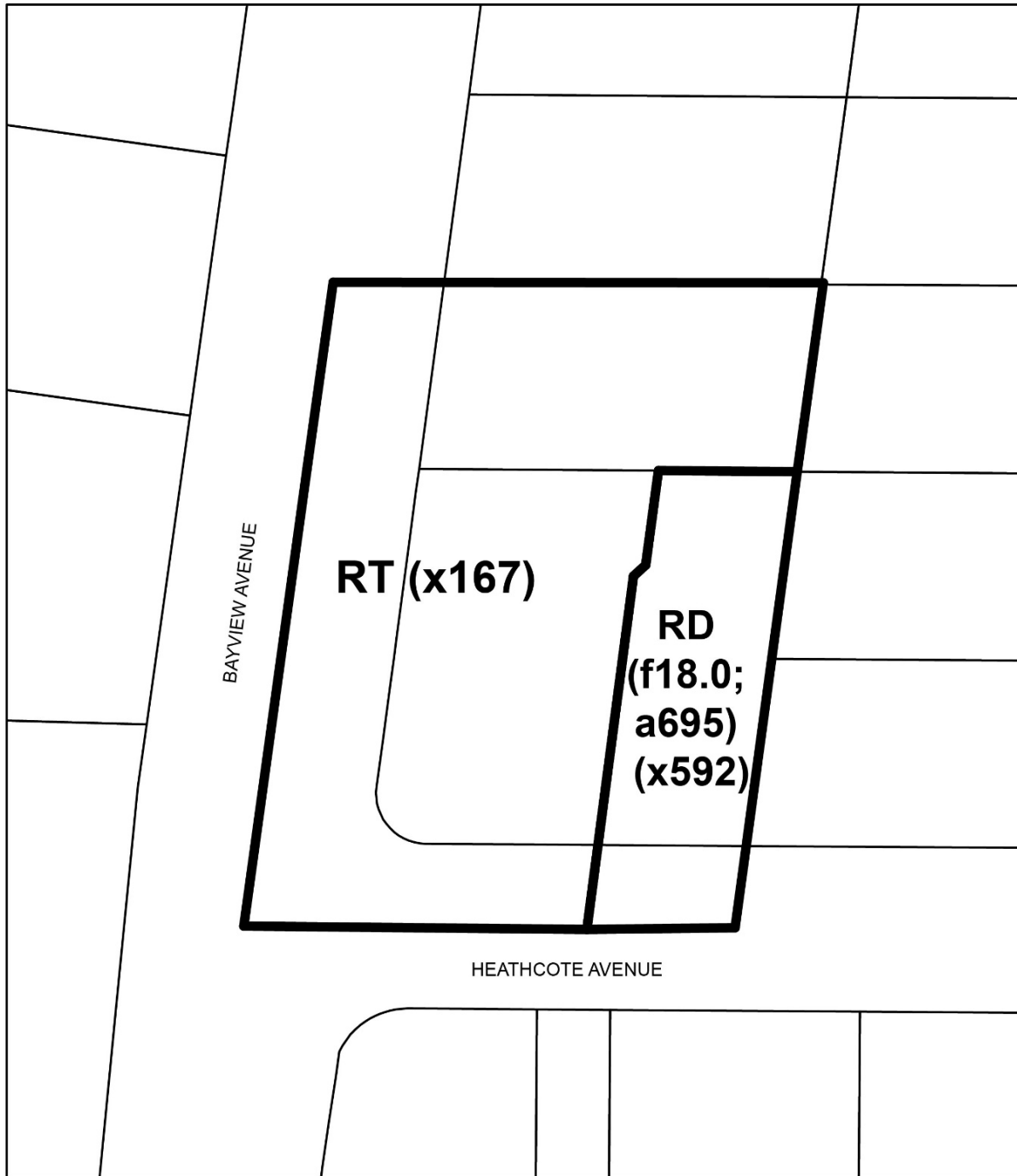


Diagram 2



Toronto
Diagram 2

2619 - 2621 Bayview Avenue & 6 Heathcote Avenue

File # 22 139863 NNY 15 0Z

Diagram 3



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Diagram 3

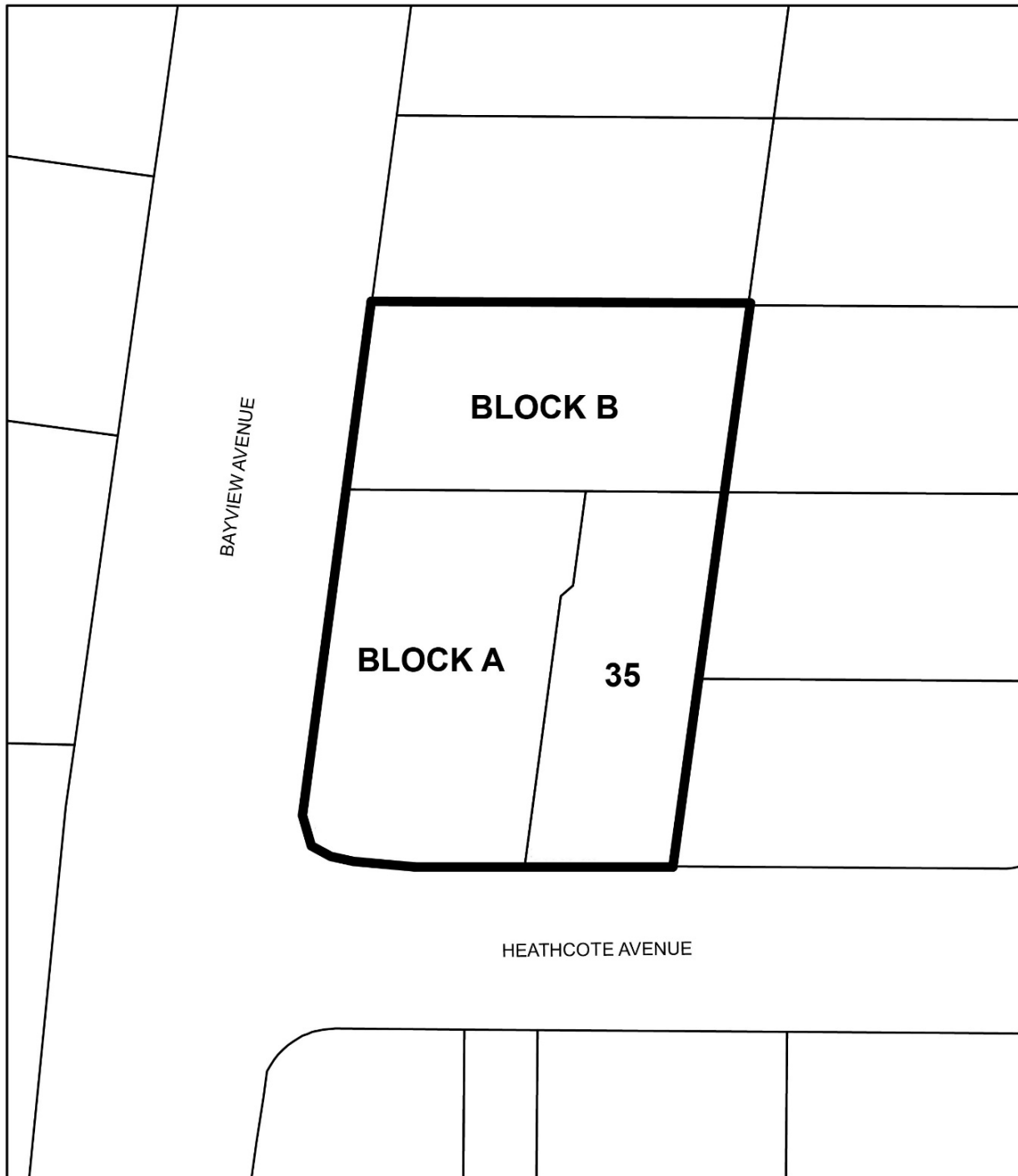
2619 - 2621 Bayview Avenue & 6 Heathcote Avenue

File # 22 139863 NNY 15 0Z



City of Toronto By-law 569-2013
Not to Scale
08/29/2024

Diagram 4



 **TORONTO**
Diagram 4

2619 - 2621 Bayview Avenue & 6 Heathcote Avenue

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