

Authority: North York Community Council Item NY27.4,
adopted as amended by City of Toronto Council on
November 12 and 13, 2025
City Council voted in favour of this by-law on November
13, 2025
Written approval of this by-law was given by Mayoral
Decision 14-2025 dated November 13, 2025

CITY OF TORONTO

BY-LAW 1386-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 2425-2427 Bayview Avenue and 1 The Bridle Path.

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 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 990.10 respecting the lands outlined by heavy black lines, from a zone label of RT (u20) (x216) and RD (f30.0; a1100) (x69), to a zone label of RD (f30.0; a1100) (x1339) and OR, as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended to amend Article 900.3.10 by adding Exception Number 1339 so that it reads:

(1339) Exception RD 1339

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 2425-2427 Bayview Avenue and 1 The Bridle Path, if the requirements of By-law 1386-2025 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (P) 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 154.35 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 10.5.80.30(1), a surface **parking space** must be at least 1.1 metres from all **main walls** of an **apartment building**;
- (D) Despite regulations 10.20.40.10(1) and (3), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" and the permitted maximum number of **storeys** is the numerical value following the letters "ST" as shown on Diagram 3 of By-law 1386-2025;
- (E) Despite regulations 10.5.40.10(2) to (4), 10.20.40.10(5) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1386-2025:
- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 4.5 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 4.5 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.0 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 1.8 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 1.8 metres; and
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 1.8 metres;
- (F) Regulation 10.20.40.20(4), regarding permitted maximum **building length** for an **apartment building**, does not apply;
- (G) A minimum 3.0 metre-wide strip of land used for **landscaping** and a barrier curb must be provided in the "Landscaping Zone", as shown in Diagram 3 of By-law 1386-2025;
- (H) Despite regulation 5.10.40.70(2), Clause 10.20.40.70 and regulation 10.20.40.80(1), the required minimum **building setbacks** and required minimum separation distance between **main walls** are as follows:

- (i) for the portions of a **building** at or above the Canadian Geodetic Datum of 154.35 metres, as shown in metres on Diagram 3 of By-law 1386-2025;
 - (ii) for the portions of a **building** below the Canadian Geodetic Datum of 154.35 metres and above ground, as shown in metres relative to the "Line of Structure Below Canadian Geodetic Datum of 154.35 Metres and Above the Actual Adjacent Grade" dashed line on Diagram 3 of By-law 1386-2025; and
 - (iii) for the portions of a **building** below ground, as shown in metres on Diagram 4 of By-law 1386-2025;
- (I) Despite regulation 10.5.40.60 and (H) above, the following elements may encroach into the required minimum **building setbacks** and the distance between **main walls**, as follows:
- (i) porches and balconies by a maximum of 2.5 metres;
 - (ii) divider screens and privacy screens for ground floor patios, by a maximum of 3.6 metres;
 - (iii) canopies, awnings or similar structures, with or without structural support:
 - (a) covering a balcony on the 2nd to 6th **storeys**, by a maximum of 2.5 metres;
 - (b) on the 1st **storey** over a **building** entrance, by a maximum of 5.0 metres; and
 - (c) despite (b) above, on the 1st **storey** and above the main entrance to the **building**, as shown as the "Main Entrance Canopy" on Diagram 3 of By-law 1386-2025;
 - (iv) exterior stairs, access ramps and elevating devices, by a maximum of 0.6 metres;
 - (v) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.6 metres;
 - (vi) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.6 metres;
 - (vii) window projections, including bay windows and box windows, above the Canadian Geodetic Datum of 154.35 metres, by a maximum of 0.6 metres;
 - (viii) eaves, by a maximum of 0.6 metres;
 - (ix) dormers, by a maximum of 0.6 metres; and

- (x) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.6 metres;
- (J) Despite (I)(i) above regarding permitted balcony encroachments:
- (i) on the 2nd to 4th **storey** of the west **main wall** of the **building** facing Bayview Avenue, balconies may encroach by a maximum of 1.5 metres into the required **building setbacks**;
 - (ii) on the 5th **storey** of the west **main wall** of the **building** facing Bayview Avenue, balconies may encroach by a maximum of 3.0 metres into the required **building setback**;
 - (iii) on the 6th **storey** of the west **main wall** of the **building** facing Bayview Avenue, balconies may not project more than 3.7 metres from the **main wall** to which they are attached provided they are no closer than 6.0 metre to the **lot line** abutting Bayview Avenue;
 - (iv) the total horizontal dimension of balconies on each floor of the 2nd to 4th and 6th **storeys** of the west **main wall** of the **building** facing Bayview Avenue may not exceed 45 percent of the width of the west **main wall**, measured parallel to the **street**;
 - (v) despite (i), (ii) and (iii) above:
 - (a) balconies projecting from the west **main wall** that are within 17.5 metres of the south **lot line** may not encroach into any required **building setbacks** from the west **lot line**; and
 - (b) portions of the balconies in the "Limited Balcony Projection Zone", as shown on Diagram 3 of By-law 1386-2025, may encroach up to a maximum of 1.5 metres into the required **building setback** from the south **lot line**;
 - (vi) no balcony may be located closer than 5.0 metres to the north **lot line**;
- (K) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms; and
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (L) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be

provided in accordance with the following:

- (i) a maximum of 106 **parking spaces** for residents; and
 - (ii) a maximum of 16 **parking spaces** for visitors;
- (M) Despite Clause 200.15.10.10, a minimum of 5 of the **parking spaces** in (L) above are required to be accessible **parking spaces**;
- (N) Despite regulation 200.15.1(4), an accessible **parking space** in (M) above must be located within a minimum of 20 metres of a barrier-free entrance to:
- (i) a **building**; or
 - (ii) a passenger elevator that provides access to the 1st **storey** of a **building**; and
- (O) Despite regulation 230.5.10.1(1) and Table 230.5.10.1(1), bicycle parking spaces must be provided in accordance with the following:
- (i) a minimum of 0.69 "long-term" **bicycle parking spaces** must be provided for each **dwelling unit**; and
 - (ii) a minimum of 0.19 "short-term" **bicycle parking spaces** must be provided for each **dwelling unit**;
- (P) Despite regulation 230.10.1.20(2), a "short-term" **bicycle parking space** may be no more than 45 metres from a pedestrian entrance to a **building**.

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

5. 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.

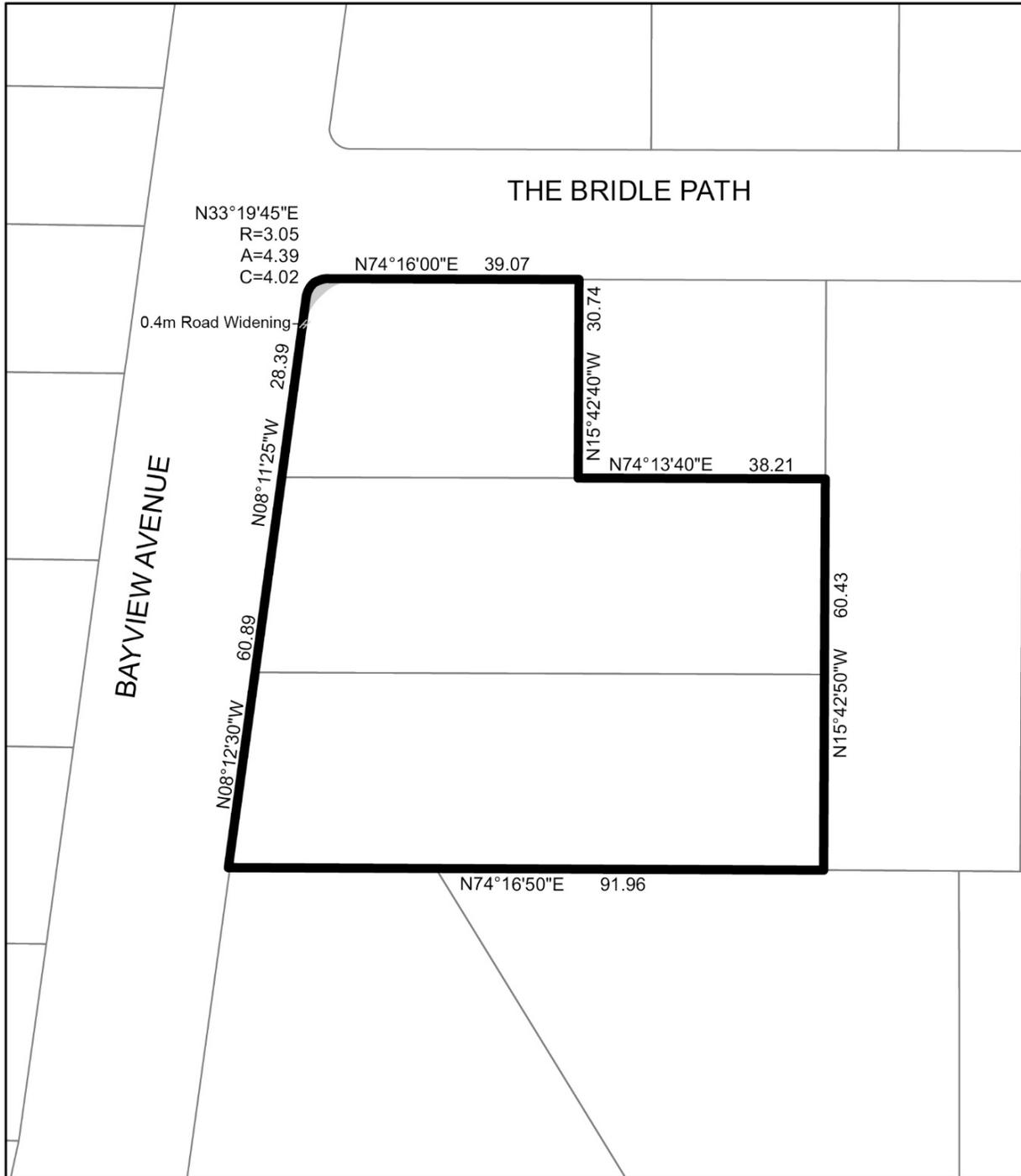
Enacted and passed on November 13, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



2425-2427 Bayview Avenue & 1 The Bridle Path

File # 24 245561 NNY 15 0Z

■ Road Widening

Diagram 2

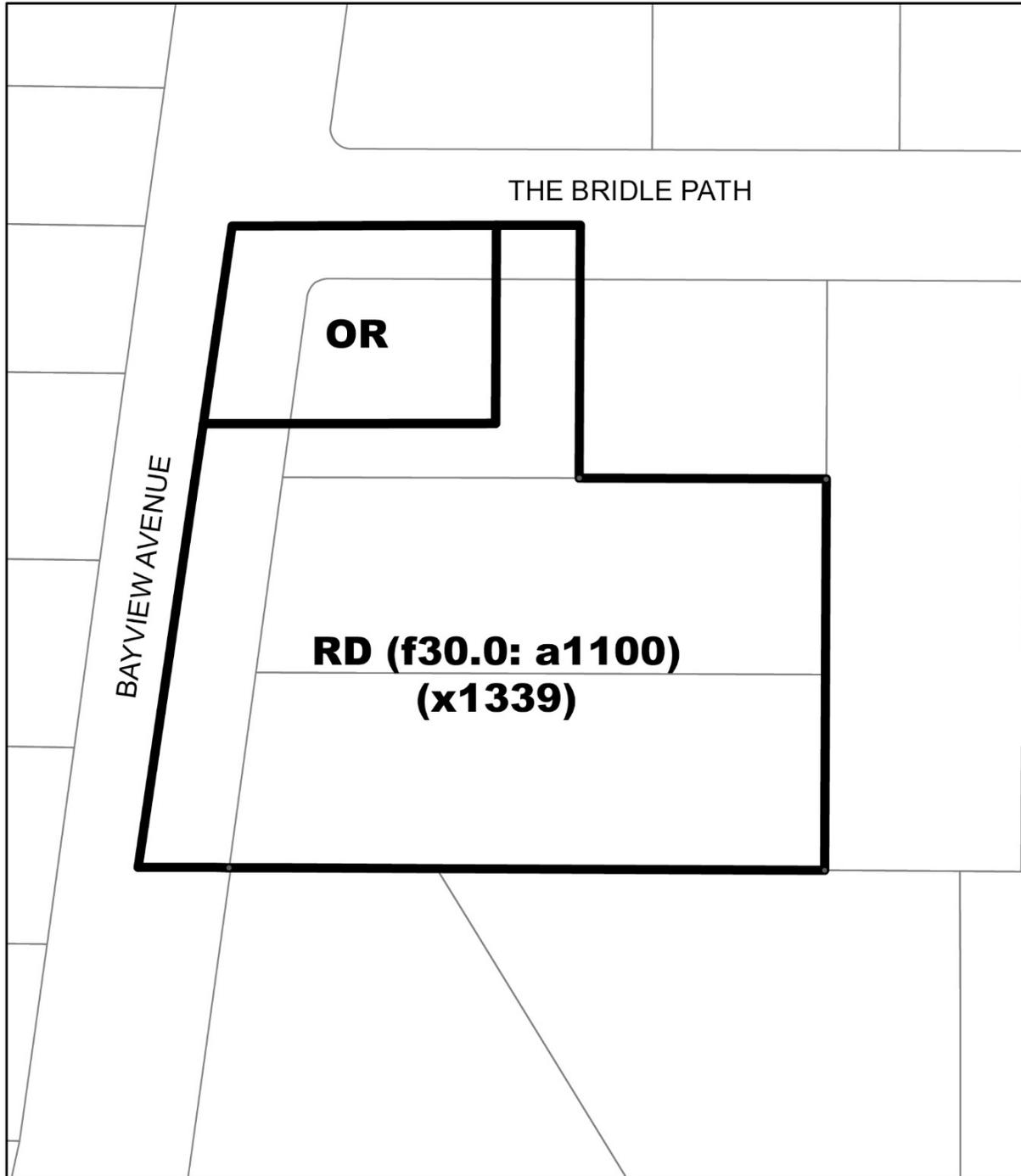
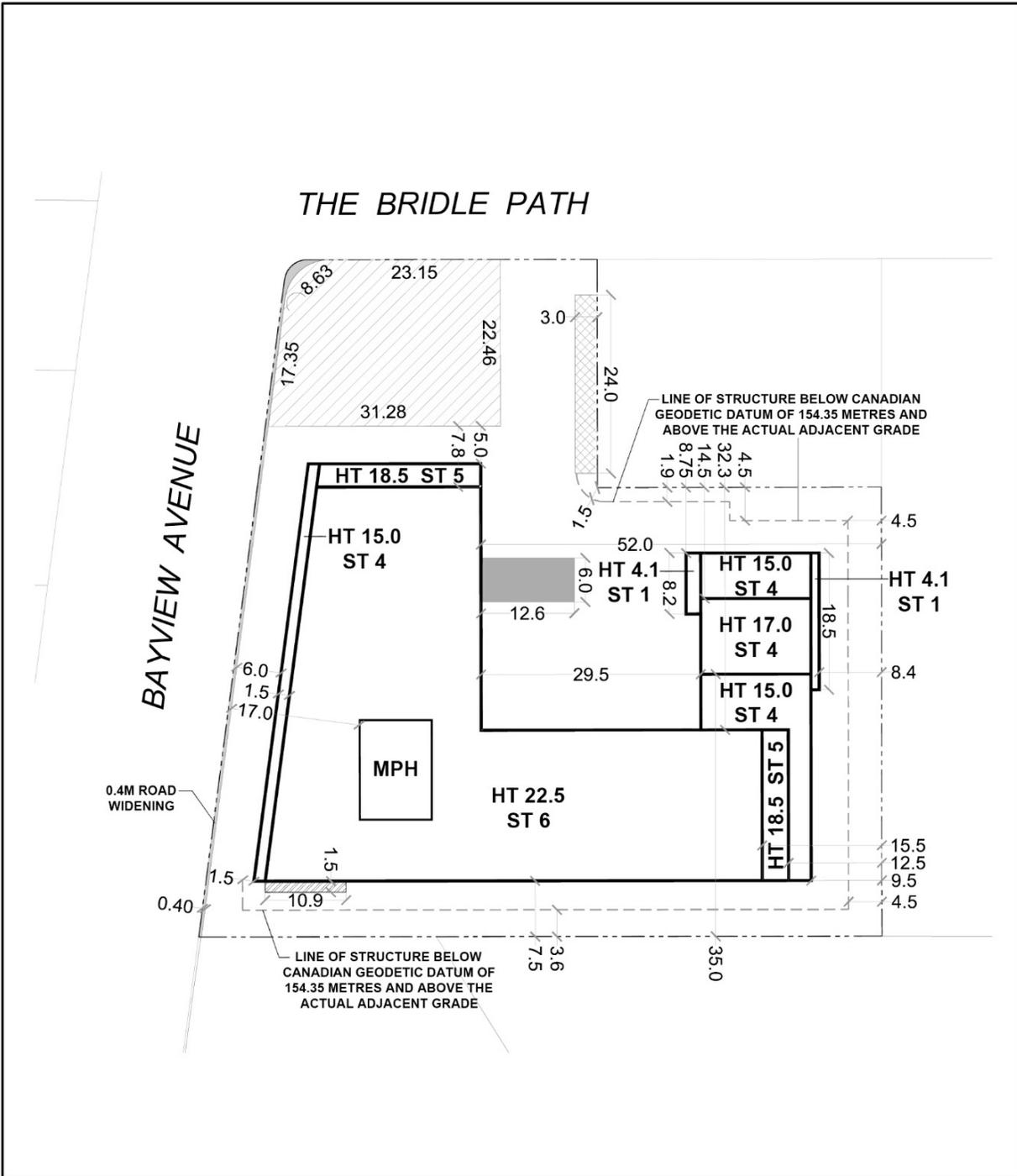


Diagram 3



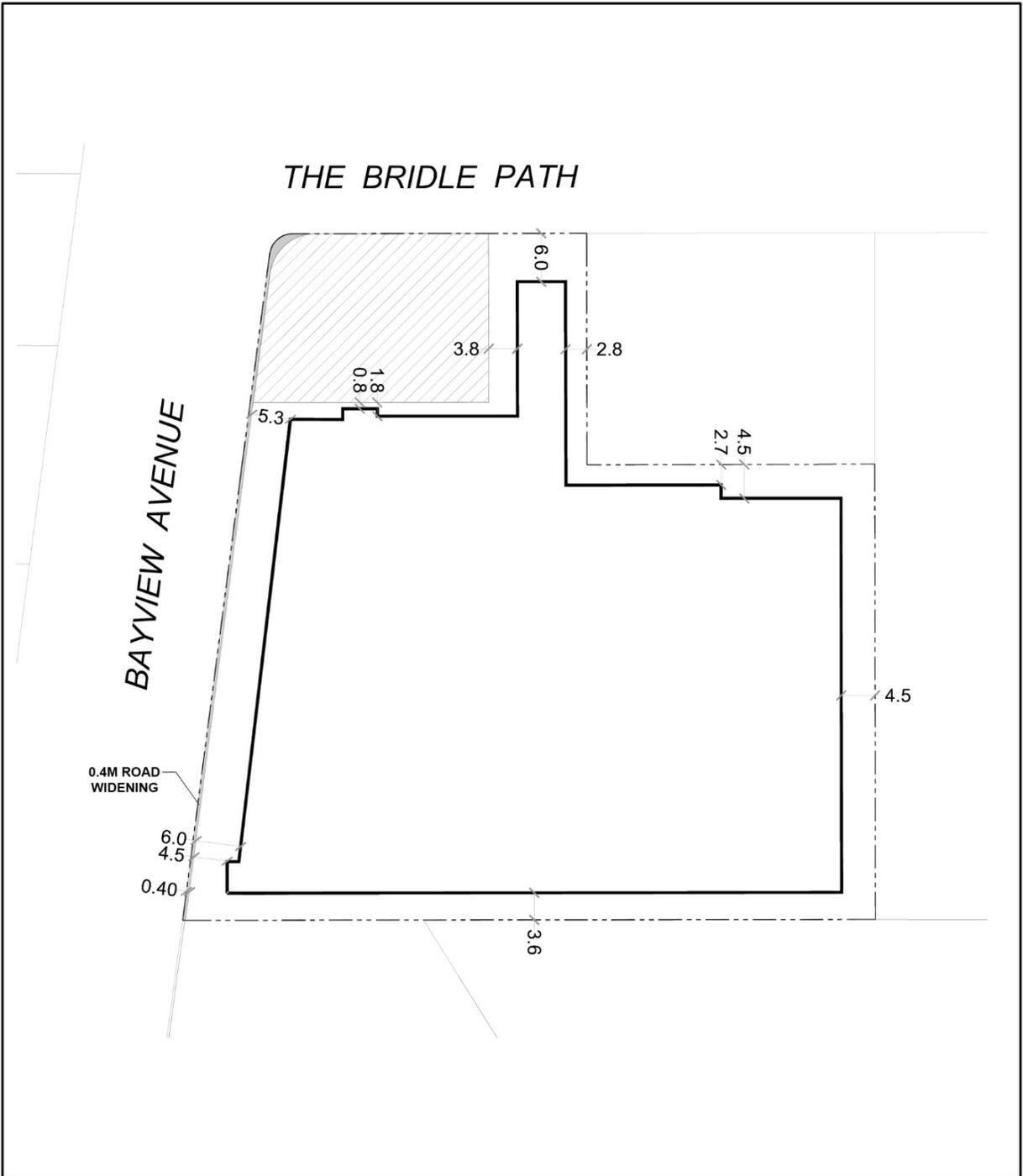
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 Diagram 3

2425-2427 Bayview Avenue & 1 The Bridle Path

File # 24 245561 NNY 15 0Z

-  Road Widening
-  Parkland Dedication

Diagram 4



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Diagram 4

2425-2427 Bayview Avenue & 1 The Bridle Path

File # 24 245561 NNY 15 0Z

-  Road Widening
-  Parkland Dedication