



STAFF REPORT ACTION REQUIRED

2437 Bayview Avenue – Zoning Amendment – Final Report

Date:	February 2, 2016
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	14 249434 NNY 25 OZ

SUMMARY

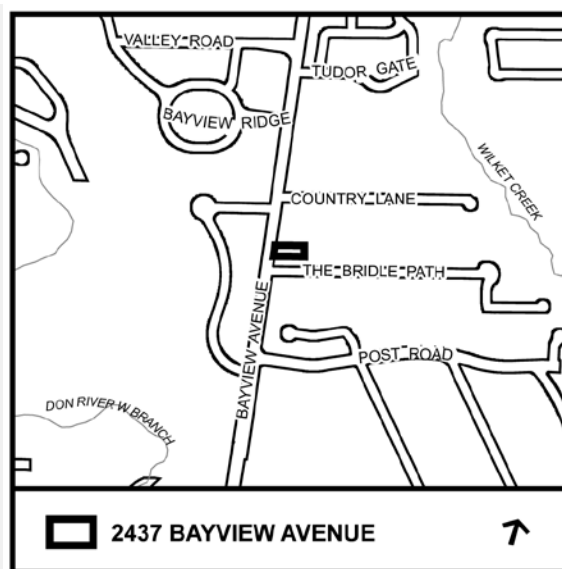
This application proposes to amend the Zoning By-law provisions applicable to the lands at 2437 Bayview Avenue to allow for the construction of a place of worship, which would include a day nursery. The development would be two-storeys in height, have a gross floor area of 1,787 square metres, and provide 16 parking spaces.

This report reviews and recommends approval of this application to develop the lands at 2437 Bayview Avenue with a place of worship and day nursery.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 7625 for the lands at 2437 Bayview Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5a to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 2437 Bayview Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5b to this report.



3. City Council authorize the City Solicitor to make such stylistic and technical changes to the Zoning By-law Amendments as may be required.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The applicant proposes to amend the Zoning By-laws to allow for the construction of a place of worship and day nursery. Currently existing on the subject property is a one-storey detached dwelling, which is proposed to be demolished.

The building would have a gross floor area of 1,787 square metres, including the basement, however not including the below-grade parking garage. The main sanctuary, located at the rear of the building on the first floor, would have an area of approximately 220 square metres and a seating capacity of 201. Also located on the first floor would be a social hall, a kitchen, a storage room, and washrooms. The second floor would accommodate four day nursery rooms, having a total of 155 square metres, and 74 square metres of outdoor day nursery space provided for on an inset balcony. Offices and a library are also proposed on the second floor.

The proposed building would have a length of 45.7 metres. The height of the proposed building varies. The front 30 metres of the building would be two-storeys, with the first portion having a height of 11.05 metres, plus an additional 1.8 metres housing mechanical equipment. The middle portion of the building would have a height of 11.1 metres. The remaining 15 metres of the building would be one-storey, with a height of 7 metres. The proposed lot coverage is 38.7%.

Vehicular access is proposed from Bayview Avenue by way of a circular driveway. This driveway would also provide access to the ramp to the underground parking garage, which would provide 16 parking spaces. Six bicycle parking spaces are also proposed.

Site and Surrounding Area

The subject property, which has an area of 2,478 square metres, a frontage of 30.5 metres, and a depth of 81.9 metres, is located on the east side of Bayview Avenue, north of The Bridle Path. There is an existing detached dwelling on the property, a portion of which is currently used as a place of worship.

Land uses surrounding the site are as follows:

North: Detached dwellings. The Canadian Film Centre at 2489 Bayview Avenue is located further north of the site on the Windfields Estate property.

South: Detached dwellings. Further south there are a number of institutional uses, including Rob Rumball Centre for the Deaf, Crescent School, and York University Glendon Campus.

East: Detached dwellings.

West: Bayview Avenue, detached dwellings, and The Junior Academy at 2454 Bayview Avenue.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Toronto Official Plan identifies the subject site as being designated *Neighbourhoods*. *Neighbourhoods* are considered to be stable areas, where new development will maintain the existing physical character. In addition to lower scale residential uses, the *Neighbourhoods* designation also anticipates low-scale institutional uses that are integral to daily life, such as schools, places of worship, community centres, libraries, day nurseries, private home daycares, seniors and nursing homes, long-term care facilities, and public transit facilities. Section 4.1 outlines the development policies for *Neighbourhoods*. The preamble to the development criteria states that, *physical changes to our established Neighbourhoods must be sensitive, gradual, and generally "fit" the existing physical character of the neighbourhood*. This includes, but is not limited to, building type, street patterns, size and configuration of lots, setbacks, height, massing and scale.

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhood, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals in the Official Plan to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*. In December 2015 the City submitted OPA 320 to the Minister of Municipal Affairs and Housing for approval. While OPA 320 is City Council's adopted policy, it is not yet in force.

Zoning

The site is currently zoned R1 under North York Zoning By-law No. 7625. In addition to limited residential and recreational uses, this zone allows for some institutional uses, including places of worship. Day nurseries are also permitted, provided they are located in schools owned by the Toronto District School Board or the Toronto Catholic District School Board. The permitted

building height is three storeys and 9.5 metres. The permitted lot coverage is 25%.

The lands are also subject to Toronto Zoning By-law No. 569-2013, under which they are zoned RD (f30.0; a1100) (x69). In terms of institutional uses, this zone also allows for places of worship. A day nursery is also permitted, provided it is located within a public school, a private school, a community centre, a library, or a place of worship. The maximum permitted building height is three storeys and 11.5 metres. The permitted lot coverage is 25%.

Site Plan Control

An application for Site Plan Control was submitted November 7, 2014 (14 249438 NNY 25 SA). Should Council elect to approve this application, staff will be prepared to issue the Notice of Approval Conditions following the enactment of the Bills implementing these Zoning By-law Amendments.

Reasons for Application

The proposed day nursery would be privately owned, and as such, it is not permitted under North York Zoning By-law No. 7625. Further, the proposal does not comply with the development standards of North York Zoning By-law No. 7625 or Toronto Zoning By-law No. 569-2013, including side yard setbacks, lot coverage, building height, and number of parking spaces.

Community Consultation

On March 9, 2015, staff held a community consultation meeting (CCM) together with the Ward Councillor. Approximately 40 people attended the meeting. Issues raised focused primarily on traffic, including questions around the volume of traffic anticipated by the day nursery, safety concerns of outbound vehicles turning left onto Bayview Avenue, and general concerns regarding increased traffic on Bayview Avenue. In a letter provided to staff following the CCM, the residents of the property directly north of 2437 Bayview Avenue expressed concerns regarding parking and traffic, the proposed front and north side yard setbacks, the proposed lot coverage, landscaped open space, and the first floor terrace at the rear of the building. The terrace has since been eliminated from the proposal.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The PPS sets the policy foundation for regulating the development and use of land on matters of provincial interest. A part of this policy direction is indicating where intensification should occur. The proposal is consistent with the mix of land uses and efficiently uses the existing infrastructure and public services. The proposed development does not risk the public health and safety. The proposal is consistent with the PPS as required by Section 3 of the *Planning Act*.

The Growth Plan provides a framework for guiding growth within the City. One method of intensification is infill development in appropriate areas. Major streets with access to public transit are areas in which growth is expected. Bayview Avenue is served by TTC Bus Route 11 which connects to both the Yonge-University-Spadina and Sheppard subway lines. There are three bus routes which serve York Mills Road, and connect to the Yonge-University-Spadina line at York Mills Station. While the Growth Plan expects the majority of growth to occur in growth centers, such as the Centres and Downtown areas identified in the Official Plan, a certain amount of intensification is expected to occur in other areas of the city. The proposal provides reasonable intensification through infill development as contemplated by the Growth Plan. The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Land Use

The Toronto Official Plan designates the subject property *Neighbourhoods*. *Neighbourhoods* are considered to be stable areas, where new development will maintain the existing physical character. Policy 4.1.1 speaks to the composition of *Neighbourhoods*. The Plan anticipates lower scale residential uses, such as detached dwellings, semi-detached dwellings, duplexes, triplexes, townhouses, and some walk-up apartments. Low scale institutions are also provided for in *Neighbourhoods*. These include schools, places of worship, community centres, libraries, day nurseries, seniors and nursing homes, long term care facilities, and public transit.

This application proposes to develop the subject property with a place of worship and a day nursery. Staff are of the opinion that the proposed uses conform with the *Neighbourhoods* policies of the Toronto Official Plan.

Built Form

Section 3.1.2 of the Official Plan speaks to built form, and states that new development will be located and organized to fit within the existing and/or planned context. Section 4.1 of the Official Plan states that development in *Neighbourhoods* will respect and reinforce the existing physical character, including heights, massing, scale, front, rear, and side yard setbacks, and open space.

This area of Bayview Avenue and the nearby local streets are characterised by large residential lots, accommodating large detached dwellings. Recently, proposals for townhouses along Bayview Avenue have been approved. Places of worship and schools are interspersed throughout the area. Front yard setbacks vary, with those on the east side of Bayview Avenue having significant setbacks and landscaped open space. The properties on the west side of Bayview Avenue have comparably smaller front yard setbacks, however also enjoy extensive landscaped open space. Building heights vary, with detached dwellings being one-storey or two-storeys. Likewise, places of worship and schools tend to be one-storey or two-storeys.

Due to the angled nature of the front property line, the front yard setback increases from north to south. At the north end, the front yard setback would be 12.7 metres; at the south end, the front yard setback would be 15.5 metres. The building would sit 21.6 metres from the rear property line. These setbacks allow for landscaping in keeping with the character of the area. Pedestrian connections are proposed through the front yard, and along the north side and south side property lines, from the public sidewalk to the main entrance at the front of the building, as well as

secondary entrances on the north, south and east (rear) sides of the building.

To address Official Plan policies of compatibility, scale and fit, the applicant has chosen an architectural design which mimics that of the large detached dwellings characteristic of the area. The building is proposed to be two-storeys at the front, and one-storey at the rear. The majority of the building would have a height of approximately 11.1 metres. A portion of the front of the building would extend to a height of 12.85 metres to provide for mechanical screening. This 1.75 metre encroachment beyond the building height of 11.1 metres is permitted, as mechanical components of a building are not included in the measurement of height for buildings other than detached dwellings. The one-storey portion of the building would have a height of 7 metres, however a 10 metre by 10 metre square architectural feature is proposed atop the one-storey portion, which would have a maximum height of 10.8 metres. This feature would be an extension of the main sanctuary located below.

The proposed lot coverage is 38.7%. Following the Community Consultation Meeting, and at the request of staff, setbacks were increased, and the lot coverage was reduced from the original 58.9%. This was achieved through the increase of the north side yard and rear yard setbacks, and the removal of the 1.5 metre terrace proposed to extend from the east wall of the building into the rear yard. In addition to reducing the massing of the building and increasing the soft landscaping in the rear yard, the removal of the rear terrace mitigates concerns of overlook and noise amplified by an elevated gathering area. Planning staff are of the opinion that the proposal complies with the built form policies of the Official Plan.

Traffic, Parking, Access, and Servicing

Vehicular access to the site is proposed by way of a one-way circular driveway from Bayview Avenue. The entrance to the property, by way of the southern driveway, would have a width of 6 metres to provide for fire route access. Additionally, the driveway would provide a visitor drop-off area, and access to a below-grade parking garage.

The applicant submitted a Traffic Impact and Parking Study, which included parking surveys of places of worship of comparable size and type. The study found that peak parking volume for a non-holiday weekend service was 14 vehicles, while peak parking volume for a holiday weekend service was 37 vehicles. The proposal provides for 16 parking spaces on-site, one of which would be an accessible parking space. A letter from the Canadian Film Institute, located 150 metres north of the subject site at 2489 Bayview Avenue, has been submitted offering an additional 49 parking spaces for the use of visitors of 2437 Bayview Avenue for holiday services, and occasional weekday evening events. In addition to the proposed vehicular parking spaces, 6 weather protected bicycle parking spaces would be provided at the front of the building, adjacent to the pedestrian entrance. With respect to traffic generation, the Study found that traffic generated by the proposal could be readily accommodated by the adjacent roads and intersections with negligible impact to roadway intersection operations. Further, it was found that the left-turn movement conditions are operating at acceptable levels at the unsignalized intersection of Bayview Avenue and The Bridle Path, located approximately 40 metres south of the subject property. Transportation Services has reviewed the Traffic Impact and Parking Study, and are satisfied that the proposal will meet the needs of the proposed uses.

Solid waste would be stored in an underground room accessed through the parking garage. A screened garbage pick-up area is proposed at the south end of the site, adjacent to the parking garage entrance, for use on collection day only. It is proposed that solid waste would be collected by a private enterprise.

Landscaping and Tree Preservation

The portion of the front yard that would not be used for the permeable circular driveway is proposed to accommodate landscaping. Permeable pedestrian paving is proposed in the form of concrete unit pavers along the north and south property lines, extending from the public sidewalk to the main building entrance, and the side building exits. A wooden trellis is proposed adjacent to the underground garage entrance, along a portion of the south property line. Soft landscaping is proposed at the front of the property, between the proposed driveways, along the north and south property lines, and in the rear yard. A series of small trees, shrubs, vines and flowers are proposed at the front of the site, with shrubs and larger trees proposed along the side and rear property lines.

There are three City-owned trees along the boulevard of the subject property, all of which are proposed to be retained. One new Linden tree is proposed to be planted on the boulevard, south of the existing driveway. Approximately 40 privately-owned trees, varying in size, are proposed to be retained along the north, east, and south property lines. It is proposed that two privately-owned trees, each having a diameter of 30 centimetres or greater, would be removed. It is further noted that an additional four privately-owned trees, each having a diameter of 30 centimetres or greater, may be injured. Applications for the removal and injury of City-owned and privately-owned trees are required by Urban Forestry, Tree Protection and Plan Review. These will be secured through the Site Plan Control process.

Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City.

This application proposes a total of 1,596 square metres of non-residential uses on a site with a net area of 2,489 square metres. The non-residential uses are subject to a 2% parkland dedication as per City Wide Parkland Dedication By-law 1020-2010. In total, the parkland dedication requirement is 0.0050 hectares (50 square metres).

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as an on-site parkland dedication requirement of 0.0050 (50 square metres) would not be of a useable size. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit. This parkland payment is required under Section 42 of the *Planning Act*, and is required as a condition of the building permit application process.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives.

Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. The performance standards that will be secured through the Zoning Bylaw Amendment process include bicycle parking. Those which will be secured through the Site Plan Control process include the treatment of non-roof hardscapes with high-albedo materials, the planting of water efficient species, and the planting of native species on-site.

CONTACT

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Fax No. (416) 395-7155

E-mail: mcorcor@toronto.ca

SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

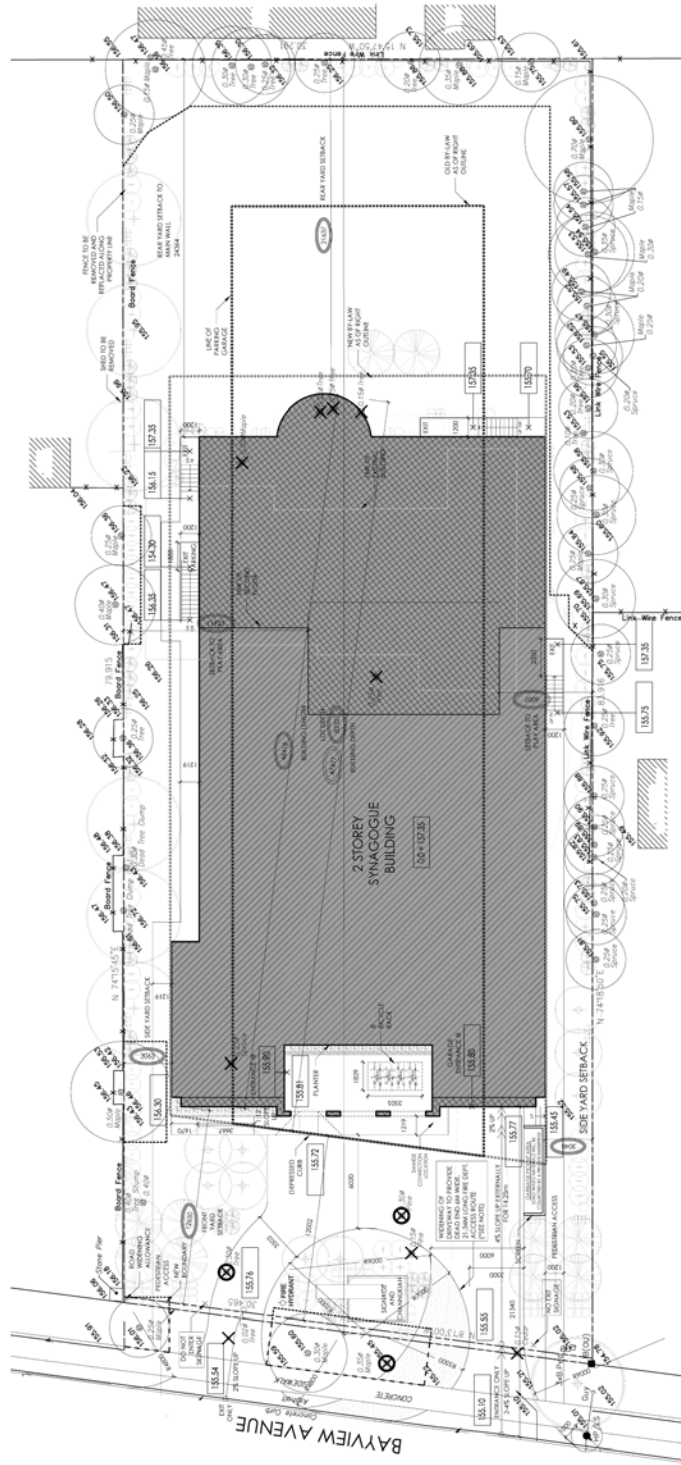
Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 5: Draft Zoning By-law Amendments

Attachment 1: Site Plan



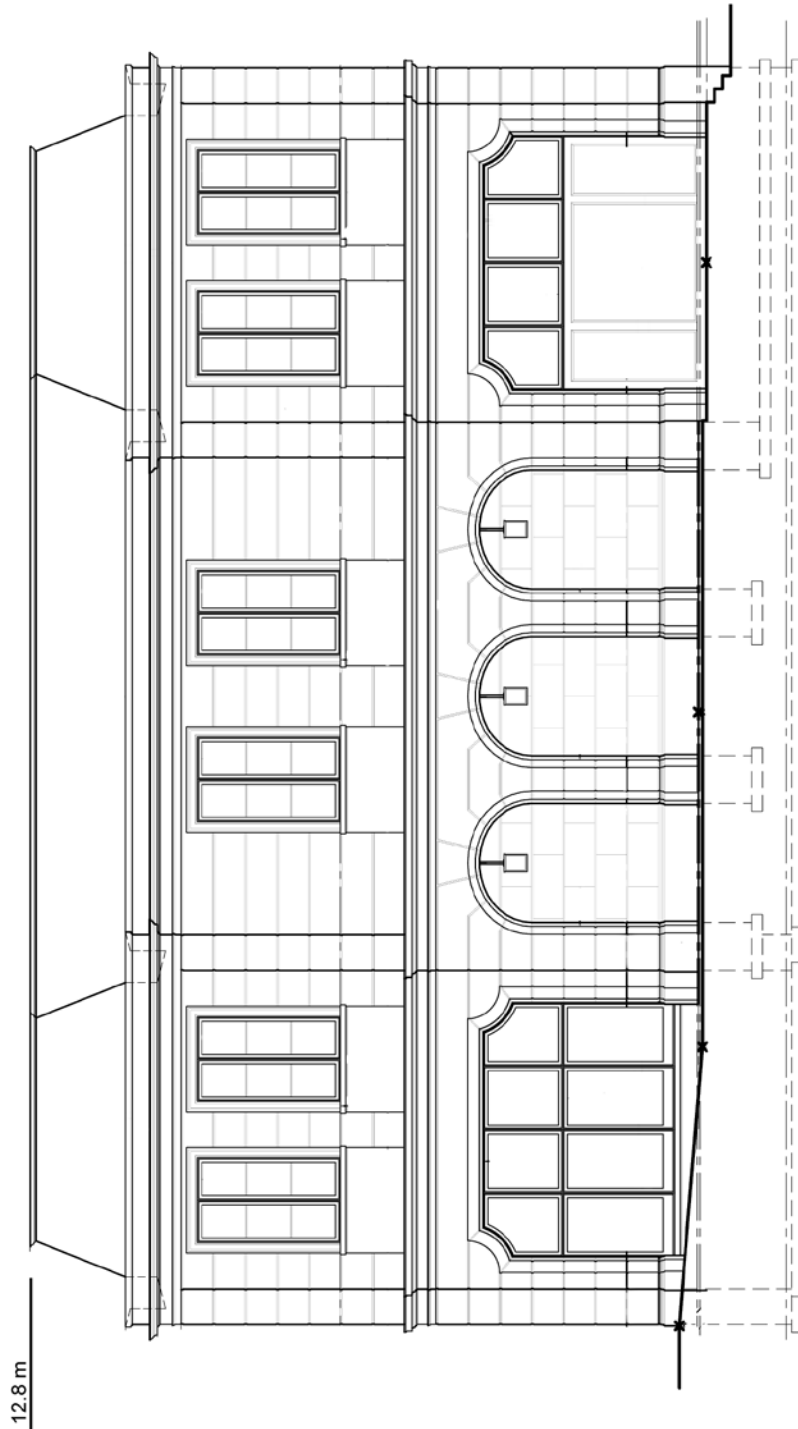
2437 Bayview Avenue

Site Plan
Applicant's Submitted Drawing

Not to Scale
11/5/2015

File # 14 2493434

Attachment 2a: East (Front) Elevation



Front Elevation

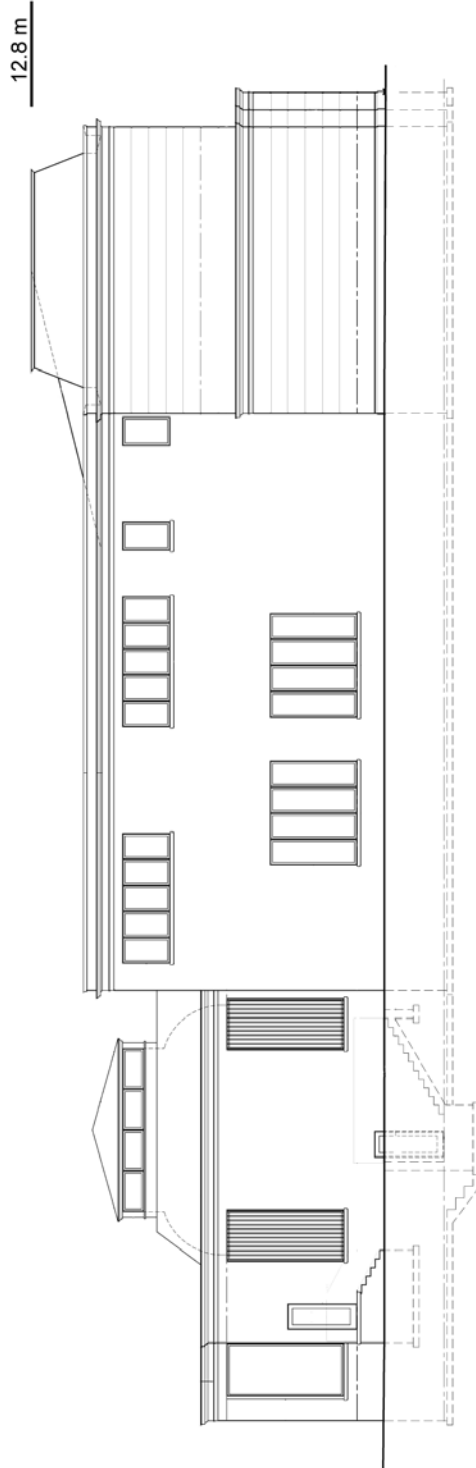
Applicant's Submitted Drawing

Not to Scale
11/5/2015

2437 Bayview Avenue

File # 14 2493434

Attachment 2b: North (Side) Elevation

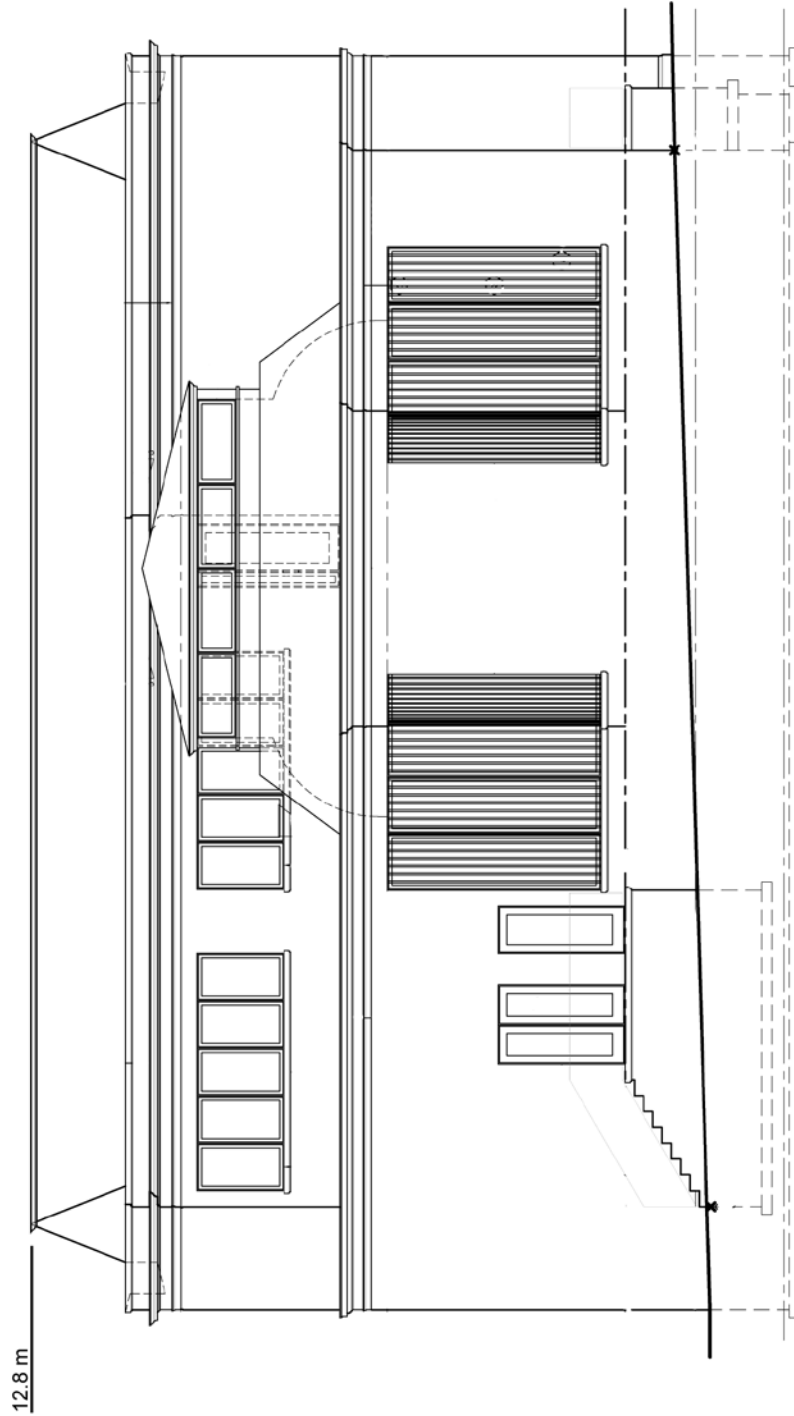


North Elevation
Applicant's Submitted Drawing
Not to Scale
11/5/2015

2437 Bayview Avenue

File # 14 2493434

Attachment 23: West (Rear) Elevation

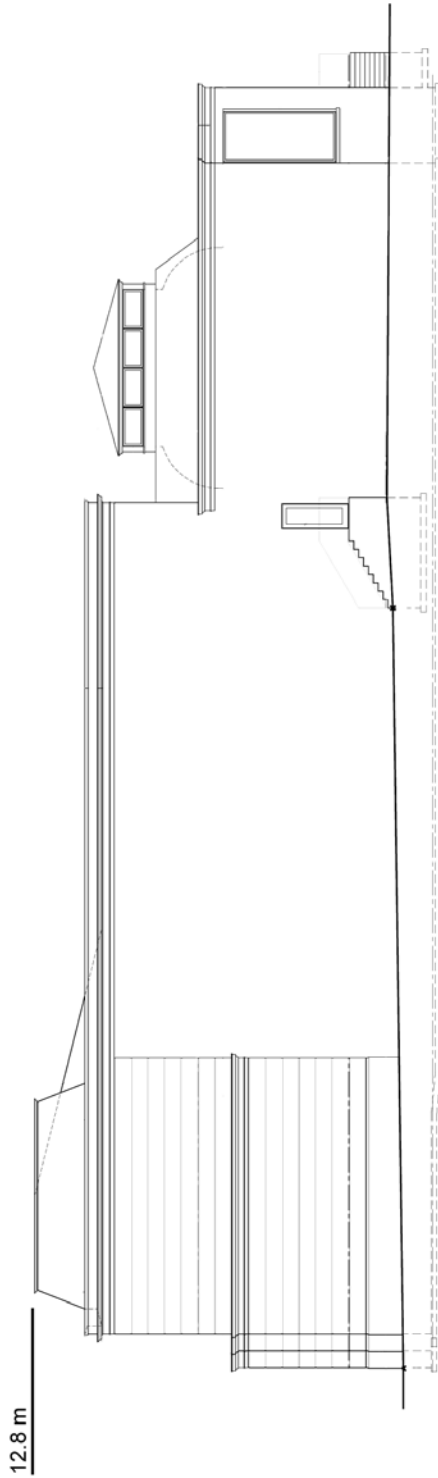


Rear Elevation
Applicant's Submitted Drawing
Not to Scale
11/5/2015

2437 Bayview Avenue

File # 14 2493434

Attachment 2d: South (Side) Elevation



South Elevation

Applicant's Submitted Drawing

Not to Scale
11/5/2015

2437 Bayview Avenue

File # 14 2493434

Attachment 3: Zoning Map



Zoning By-Law No. 569-2013

2437 Bayview Avenue

File # 14 249434 NNY 25 02



Location of Application

RD Residential Detached

RT Residential Townhouse
OR Open Space Recreation



Not to Scale
Extracted: 11/21/2014

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	14 249434 NNY 25 OZ
Details	Rezoning, Standard	Application Date:	November 7, 2014
Municipal Address:		2437 BAYVIEW AVE	
Location Description:		PLAN 3031 LOT 5 **GRID N2504	
Project Description:		Application to permit the construction of 2-storey, 1,787 square metre place of worship and day nursery, with 16 parking spaces on site, in one level of underground parking.	

Applicant:	Agent:	Architect:	Owner:
LARENDALE GROUP OF COMPANIES		RICHARD WENGLE ARCHITECT	SYLVESTER CHUANG

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N/A
Zoning:	RD/R1	Historical Status:	NO
Height Limit (m):	9.5 metres	Site Plan Control Area:	YES

PROJECT INFORMATION

Site Area (sq. m):	2477.96m ²	Height:	Storeys:	2
Frontage (m):	30.47m		Metres:	12.85m
Depth (m):	80.31m			
Total Ground Floor Area (sq. m):	903.43m ²			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	16 (on-site)
Total Non-Residential GFA (sq. m):	1,787.11m ²		Loading Docks	0
Total GFA (sq. m):	1,787.11m ²			
Lot Coverage Ratio (%):	38.71%			
Floor Space Index:	0.72			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	1,491.61m ²
Total Units:	0		295.5m ²

CONTACT:	PLANNER NAME:	Michelle Corcoran, Planner
	TELEPHONE:	(416) 395-7130 or mcorcor@toronto.ca

Attachment 5a: Draft Zoning By-law No. 7625 Amendment

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on
~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend ~ Zoning By-law No. ~, as amended,
With respect to the lands municipally known as,
2437 Bayview Avenue**

WHEREAS authority is given to Council by 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 HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law 7625 of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.10 of By-law No. 7625 is amended by adding the following subsection:

64.10 (6) R1 (6)

DEFINITIONS

- (a) For the purposes of this exception, “established grade” for the purpose of establishing the permitted height shall mean the geodetic elevation of 155.95 metres.

PERMITTED USES

- (b) Despite Section 10.1.4, a day nursery is permitted within a Place of Worship.

EXCEPTION REGULATIONS

LOT COVERAGE

- (c) The permitted maximum lot coverage is 39%;
- (d) Exterior stairs shall not be included in the calculation of lot coverage for the purpose of this exception.

YARD SETBACKS

- (e) The required minimum front yard setback is 12 metres;
- (f) The required minimum rear yard setback is 21 metres;
- (g) The required minimum side yard setback is 3 metres.

BUILDING HEIGHT

- (h) The permitted maximum height for a building is as shown on Schedule 2;
- (i) The portion of the building identified as having a height above 11.1 metres (HT 11.1m) to a maximum of 12.9 metres (HT 12.9m), as shown on Schedule 2, may be used for mechanical purposes only.

LANDSCAPING

- (j) For a place of worship, a required minimum of 60% of the front yard must be provided as landscaping, of which 60% must be soft landscaping;
- (k) For the purpose of this exception, a landscaped area may include walkways, lawns, ornamental shrubs, treed areas, paths, patios, but must not include driveways, ramps, or any parking space or any space within or on top of a building.

PARKING

- (l) For a place of worship and day nursery, the required minimum number of parking spaces is 16, of which 1 must be an accessible parking space, with a minimum length of 5.6 metres and a minimum width of 3.9 metres;
- (m) A required minimum one-way driveway width of 3.5 metres.

BICYCLE PARKING

- (n) For a place of worship, the required minimum number of bicycle parking spaces is 6.

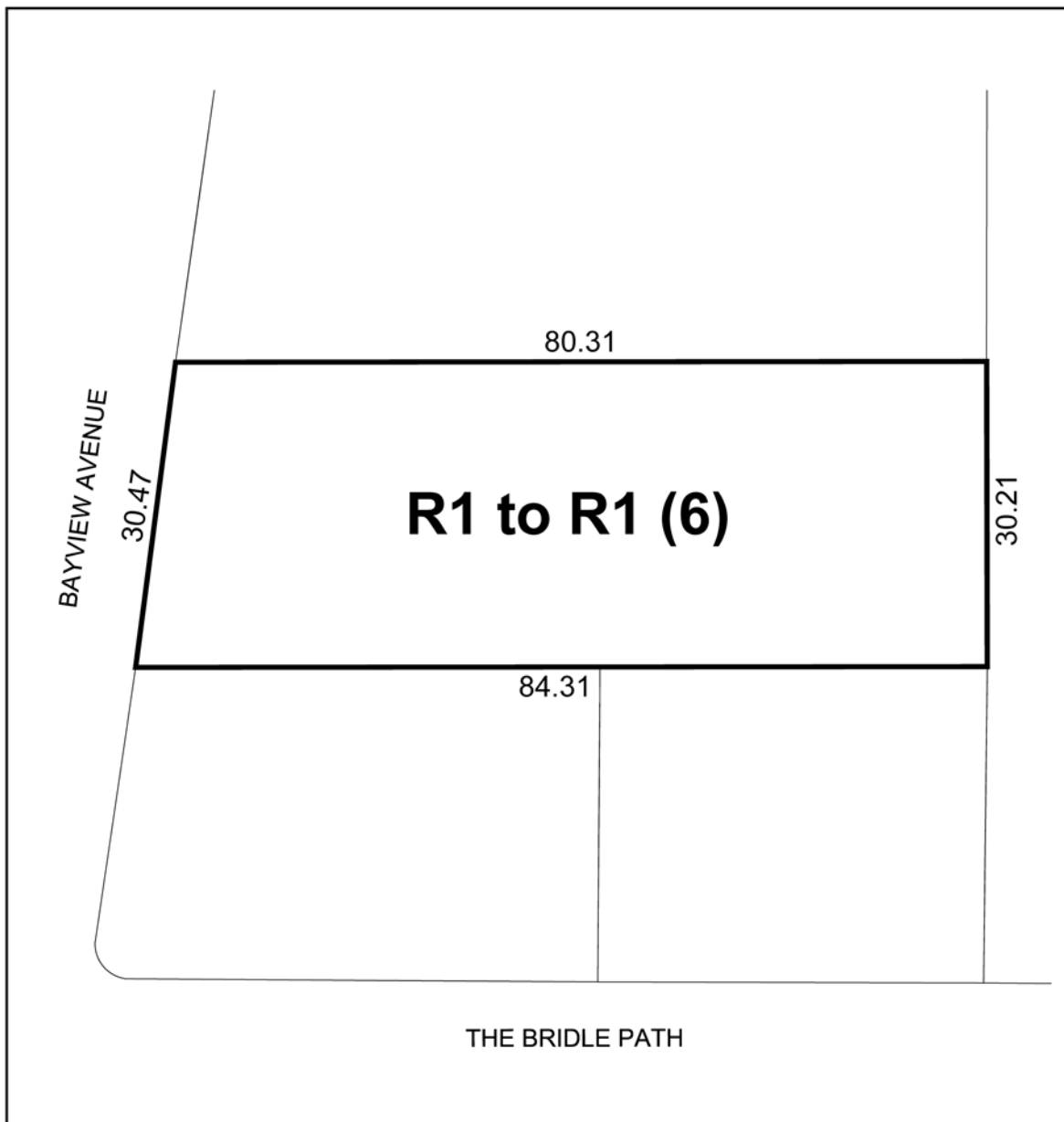
OTHER REGULATIONS

- (o) The provisions of Section 6A(14)(b) of By-law No. 7625 shall not apply;
- (p) Despite any future severance, partition or division of the lands shown on Schedule 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 this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk



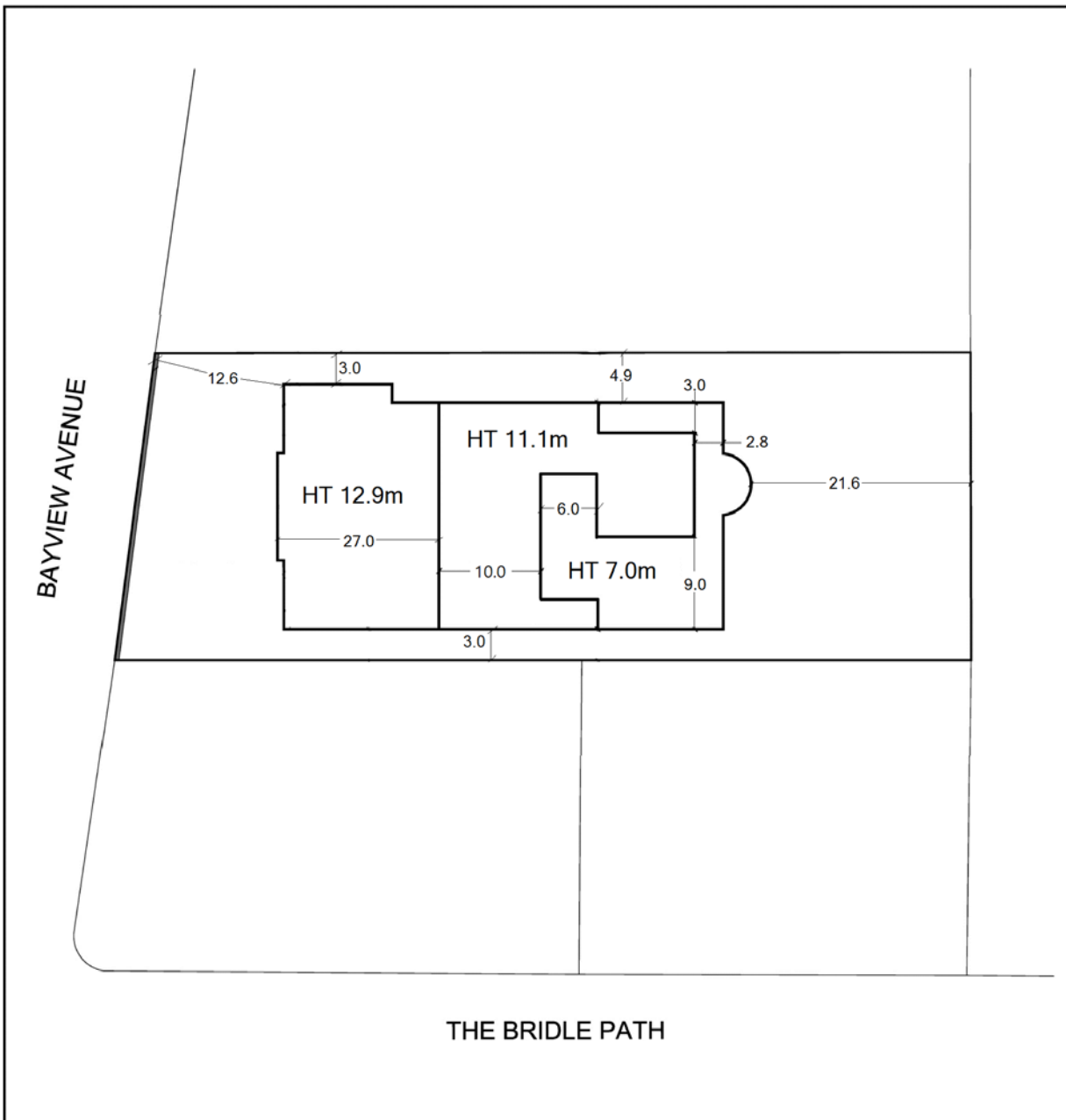
Toronto
Schedule 1

2437 Bayview Avenue

File # 14 249434 NNY 25 0Z

Plan of Lot 1, RP M-751 City of Toronto (Formerly City of North York)
Donald E. Roberts Ltd. Ontario Land Surveyor
Date: 1/26/2016
Approved by: M.C.

City of North York By-law 7625
Not to Scale
1/26/2016



Toronto
Schedule 2

2437 Bayview Avenue

File # 14 249434 NNY 25 OZ



City of North York By-law 7625
Not to Scale
1/26/2016

Attachment 5b: Draft Zoning By-law No. 569-2013 Amendment

Authority: North York Community Council ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX- 2016]

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2016 as 2437 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*; and

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 No. 569-2013, Chapter 800 Definitions;
3. Zoning By-law No. 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: RD (f30; a1100) (x184), as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 184 so that it reads:

Exception RD 184

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 Clause 10.20.30.40, the permitted maximum **lot coverage** is 39%;
- (B) Despite Regulation 10.20.40.10(1), the permitted maximum height for a **building** or **structure** is as shown on Diagram 3 of By-law XXXX-2016;

- (C) The portion of the **building** or **structure** identified as having a height above 11.1 metres (HT 11.1m) to a maximum of 12.9 metres (HT 12.9m), as shown on Diagram 3 of By-law XXXX-2016, may be used for elements of the functional operation of the building only;
- (D) Despite Regulation 10.5.40.70(1), the required minimum **front yard setback** is 12 metres;
- (E) Despite Regulation 10.20.40.70(2), the required minimum **rear yard setback** is 21 metres;
- (F) Despite Regulation 10.20.40.70(5), the required minimum **side yard setback** is 3 metres;
- (G) Despite Regulation 10.20.20.100(8)(c), for a **Place of Worship**, the permitted maximum **gross floor area** is 2,540 square metres, of which the worship area must not exceed 216 square metres;
- (H) Despite Regulation 150.50.50.10(1)(b), for a **Place of Worship**, a required minimum of 60% of the **front yard** must be **landscaping**, of which 60% must be **soft landscaping**.
- (I) Despite Regulations 150.50.50.10(1)(a) and 150.50.50.10(1)(c), for a **Place of Worship**, where the **lot** abuts a **lot** in the Residential Zone category or the Residential Apartment Zone category, there must be, along the entire length of the part of the **lot line** abutting that lot:
 - (i) a 1.8 metre wide strip of **soft landscaping**, in the case of a **side lot line**;
 - (ii) a 3.0 metre wide strip of **soft landscaping**, in the case of a **rear lot line**; and
 - (iii) a fence.
- (J) Despite Table 200.5.10.1 and Regulation 200.15.10(1), for a **Place of Worship** and a **Day Nursery**, the required minimum number of **parking spaces** is 16, of which 1 **parking space** must comply with the minimum dimensions for an accessible **parking space**;
- (K) Despite Section 200.15.1.5, for a **Place of Worship**, accessible **parking spaces** must be the **parking spaces** located:
 - (i) closest to a main pedestrian access to a **building** from the **parking garage**; and
 - (ii) at the same level as the pedestrian access to the **building** from the **parking garage**.

(L) Despite Table 230.5.10.1(1), for a **Place of Worship**, 6 short-term **bicycle parking spaces** are required.

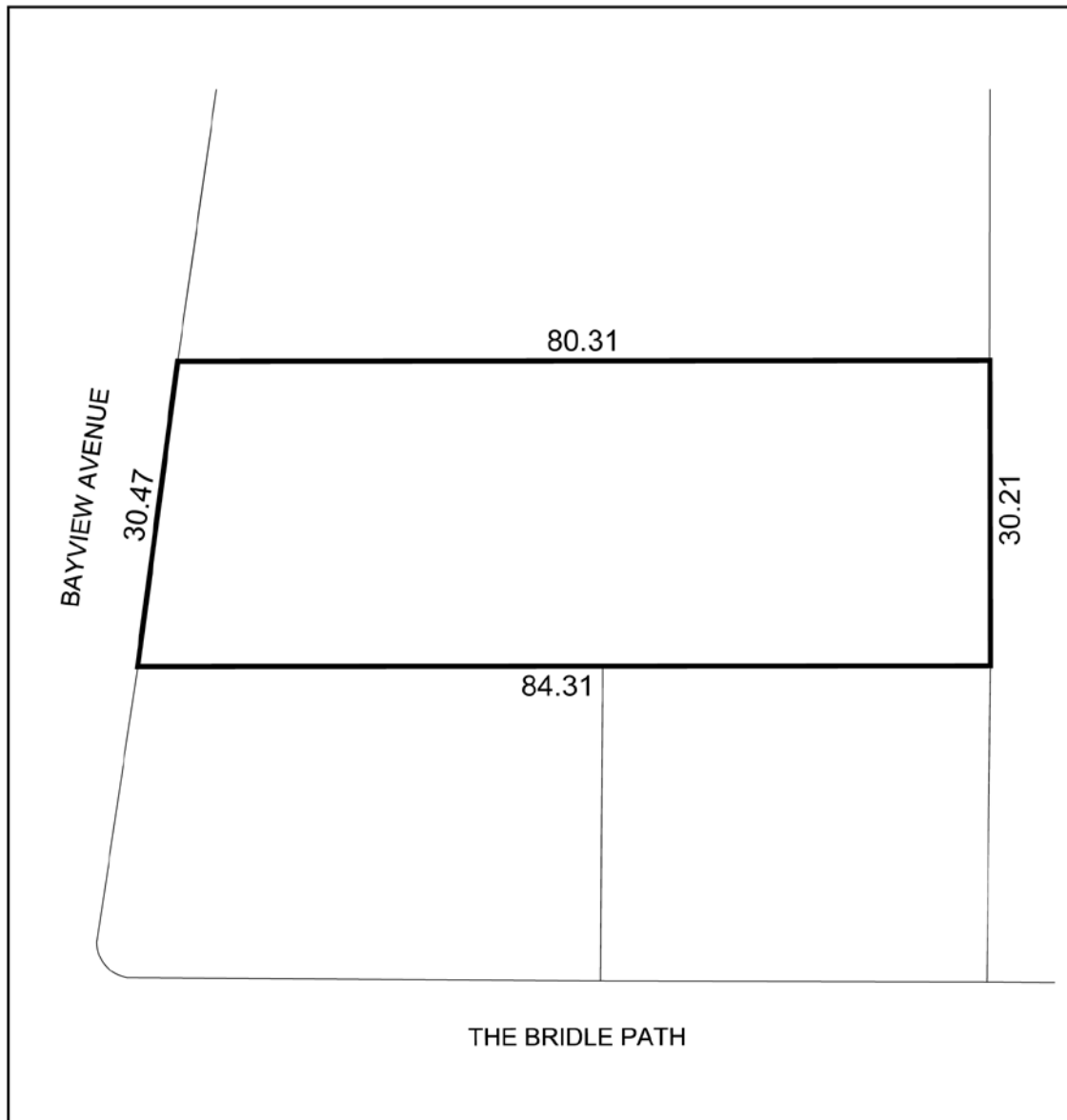
Prevailing By-laws and Prevailing Sections: None Apply

Enacted and passed on month ##, 20##.

Name,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



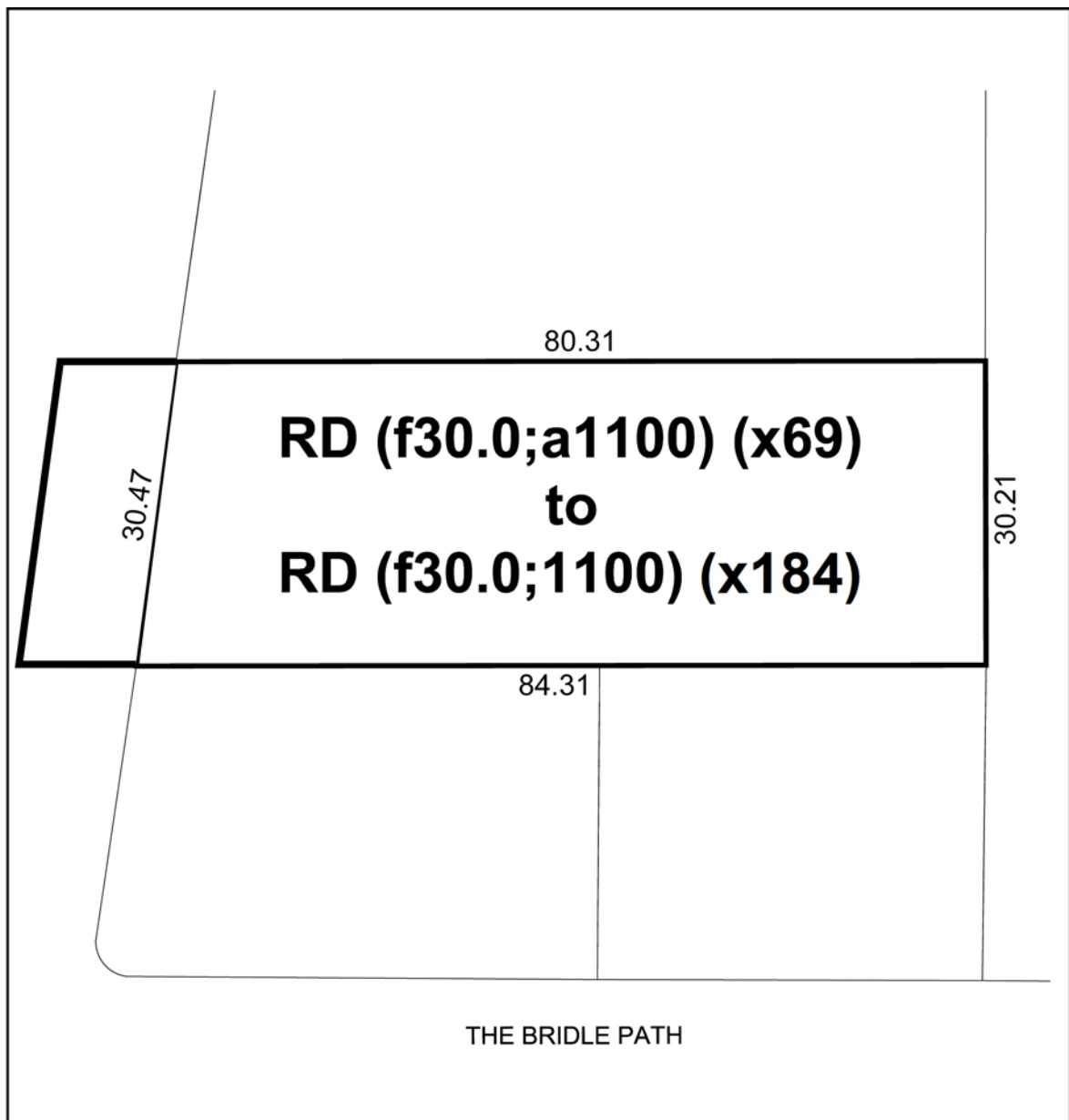
Toronto
Diagram 1

2437 Bayview Avenue

File # 14 249434 NNY 25 02

Plan of Lot 1, RP M-751 City of Toronto (Formerly City of North York)
Donald E. Roberts Ltd. Ontario Land Surveyor
Date: 1/26/2016
Approved by: M.C.

City of Toronto By-Law 569-2013
Not to Scale
1/26/2016



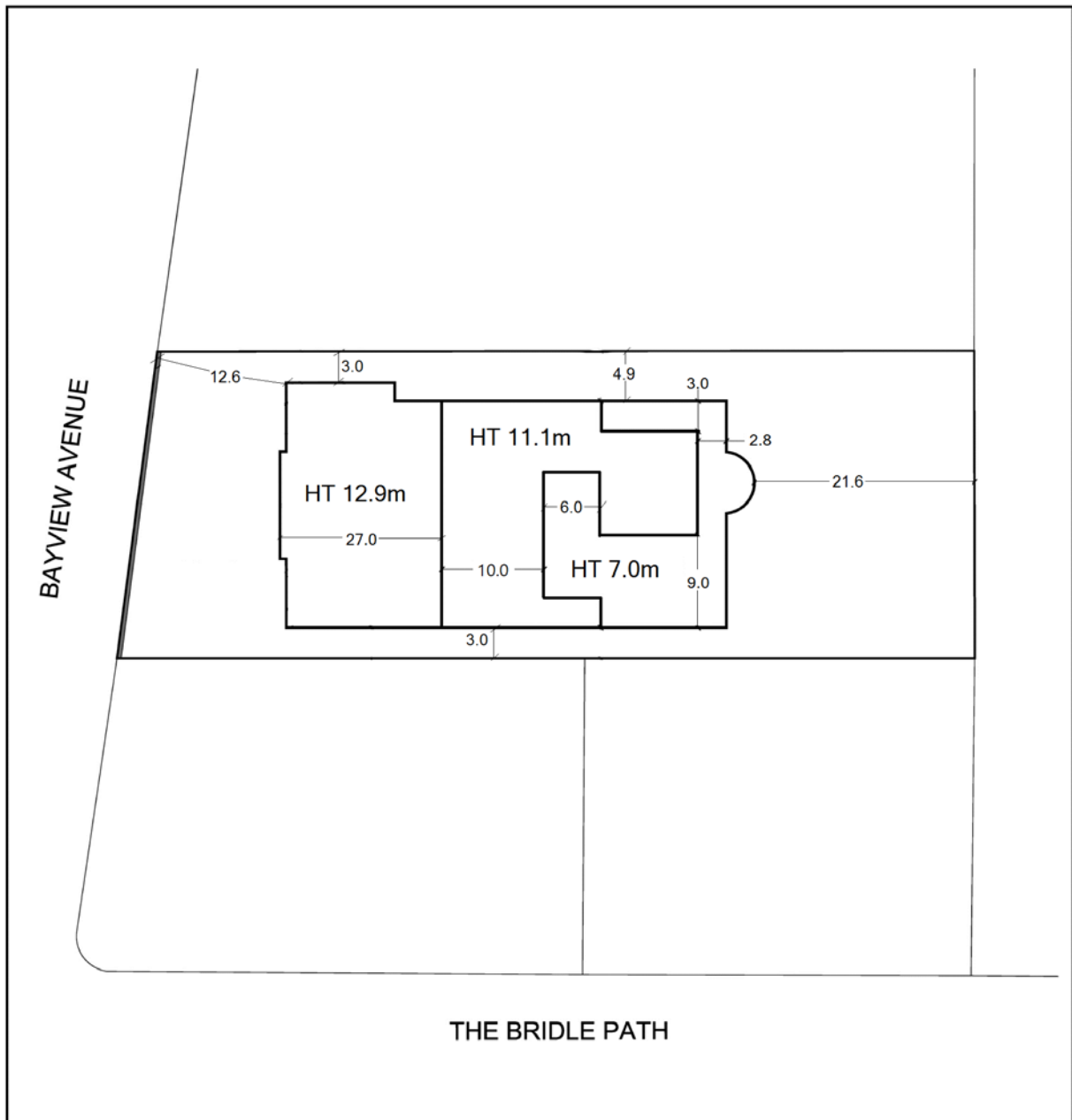
Toronto
Diagram 2

2437 Bayview Avenue

File # 14 249434 NNY 25 0Z



City of Toronto By-Law 569-2013
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1/26/2016



Toronto
Diagram 3

2437 Bayview Avenue

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1/26/2016