

“WITHOUT PREJUDICE”

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 former City of North York Zoning By-law No. 7625, as amended, with respect to
the lands municipally known as 2706 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. **Schedule "A"** of the former City of North York Zoning By-law No. 7625 is amended by deleting the current zoning and replacing it with the following zoning as shown on Schedule '1'.

Multiple-Family Dwellings First Density Zone (RM1- XX)

2. Section 64.16 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

64.16.X RM1(XX)

**DEFINITIONS
FRONT LOT LINE**

- a) The front lot line is defined as the eastern property line of the lands subject to this By-law.

LOT AREA

- b) The provision of Section 16.2.1 shall not apply.

LOT COVERAGE

- c) Maximum all buildings other than private garages thirty (30%) per cent based on the lot area as outlined in Schedule '1'.

STREET FRONTAGE

- d) The provision of Section 16.2.3 shall apply.

YARD SETBACKS

- e) Front Yard Setback
The provision of Section 16.2.4 (a) shall apply.

- f) Side Yard Setback
The minimum side yard setback shall be 2.5 metres.
- g) Rear Yard Setback from Ancillary Buildings or Structures
- h) The provision of Section 16.2.4 (c) shall apply.

FLOOR AREA

- i) The provision of Section 16.2.5 shall apply.

BUILDING HEIGHT

- j) The maximum building height shall be 11.5 metres or 3 storeys, not including enclosed areas for rooftop access, which may be permitted to exceed permitted height by 4.0 metres.

DRIVEWAY WIDTH

- k) The minimum driveway width for two-way travel shall be 3.5 metres, including exterior and interior areas.

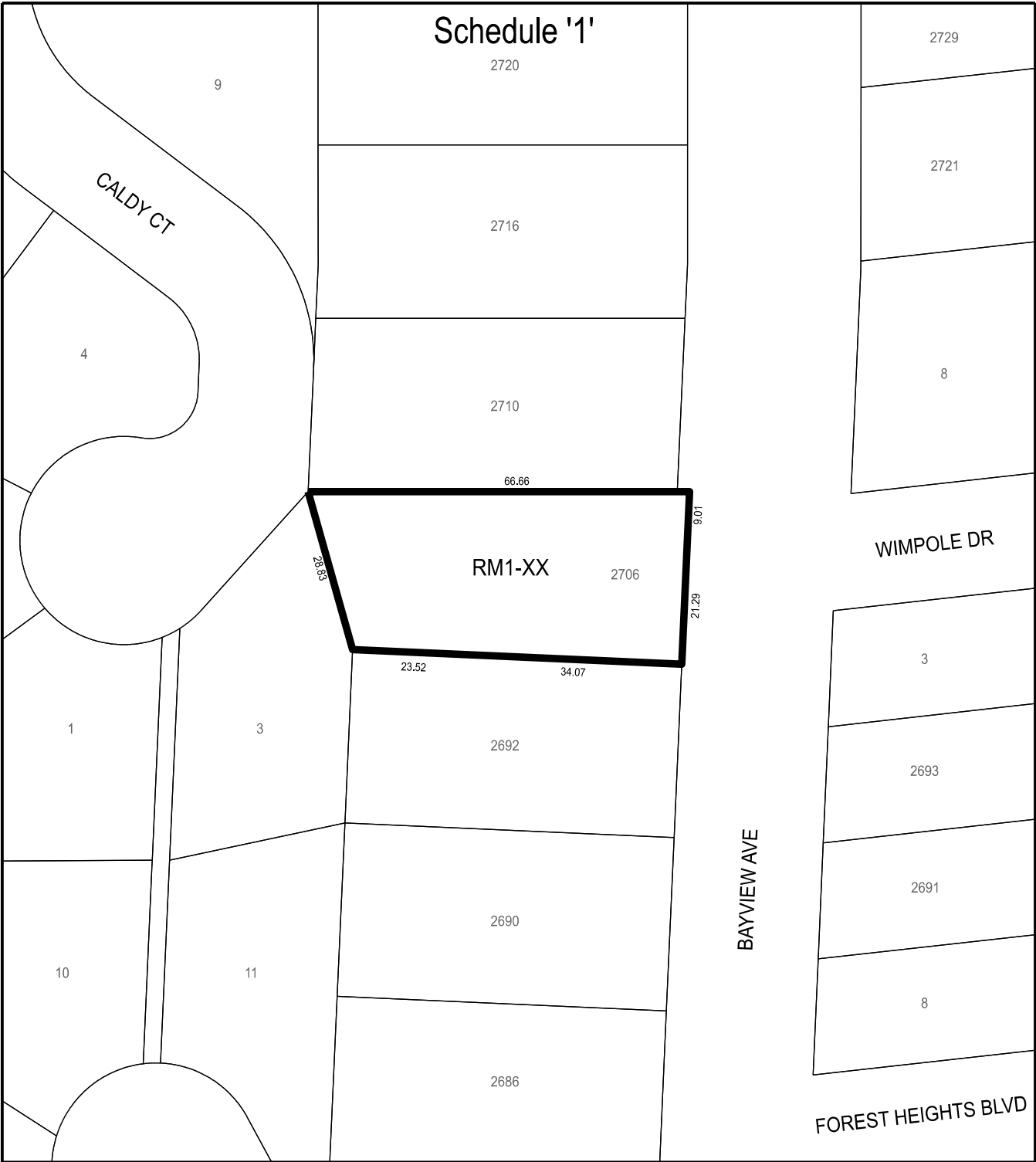
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

City of North York By-law No. 7625



City Planning
Division

Zoning By-Law Amendment

2706 Bayview Avenue
File # XX XXXX XXX XX OZ



Area Affected By This By-Law

City of North York By-Law No. 7625
Not to Scale
13/03/20



“WITHOUT PREJUDICE”

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

CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX- 2019]

To amend the Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 2706 Bayview Avenue

Whereas Council of the City of Toronto has the authority to 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. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: RT (u4) as shown on Diagram 2 attached to this By-law.
3. Zoning By-law No. 569 -2013, as amended, is further amended by adding the lands shown on Diagram 3 to the Lot Coverage Overlay Map in Section 995.30.1, and applying the lot coverage label of 30%.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number XX and Exception Number XX so that it reads:

Exception RT XX

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-law and Prevailing Sections.

- (A) The maximum lot coverage is 30%, as shown on Diagram 3.
- (B) The minimum driveway width for two-way travel is 3.5 metres including exterior and interior areas.
- (C) The maximum permitted building height is 11.5 metres or 3 storeys, not including enclosed areas for rooftop access, which may be permitted to exceed the permitted height by 4.0 metres.

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

Enacted and passed on month ##, 2019.

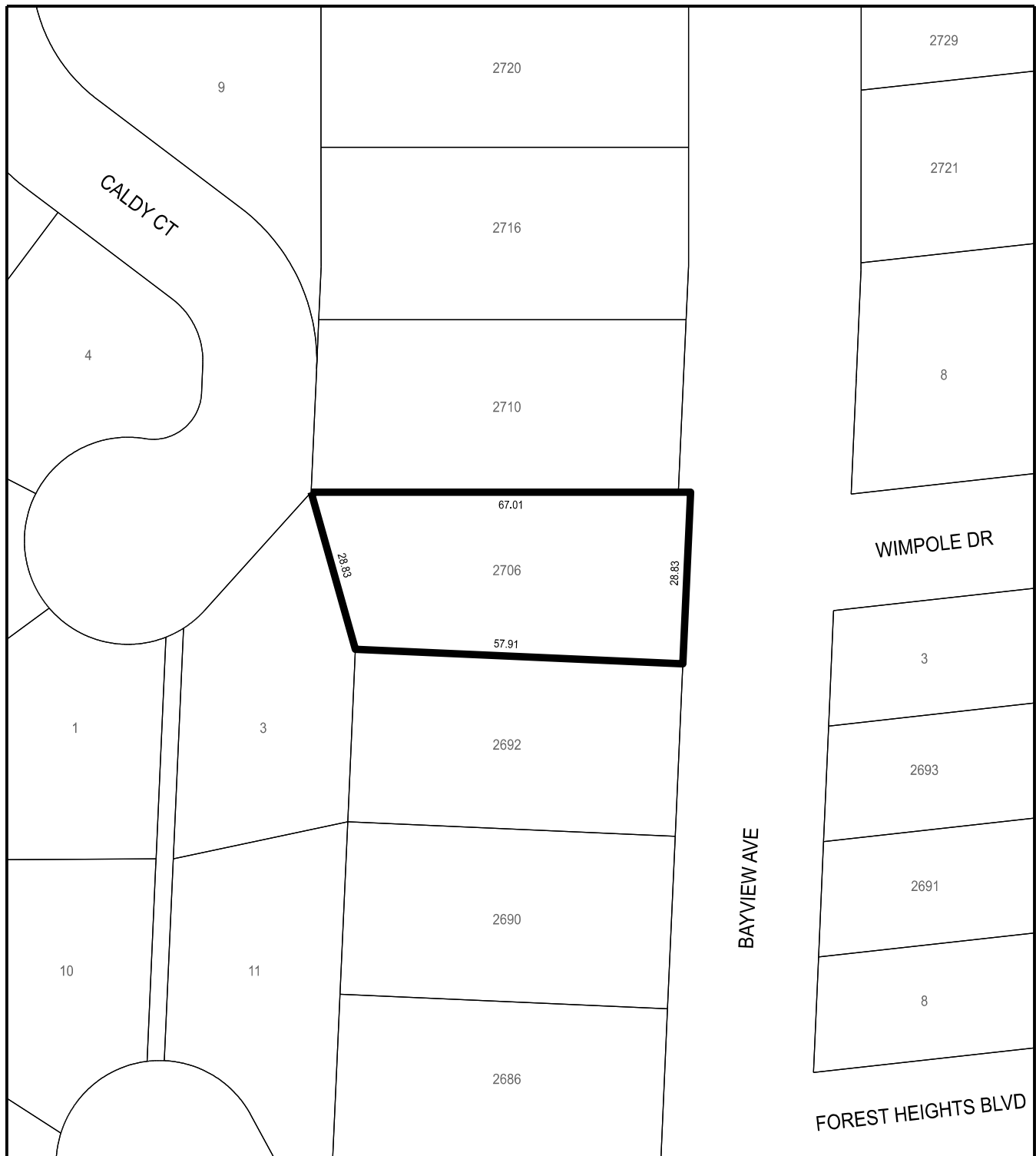
Name,

Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)


City of Toronto By-law No. XX



Toronto City Planning
Division
Diagram 1

2706 Bayview Avenue
File # XX XXXX XXX XX OZ

 Area Affected By This By-Law

City of Toronto By-Law 569-2013
Not to Scale
13/03/20


City of Toronto By-law No. XX



Diagram 2

2706 Bayview Avenue
File # XX XXXX XXX XX OZ



Area Affected By This By-Law

City of Toronto By-Law 569-2013
Not to Scale
13/03/20



City of Toronto By-law No. XX



Diagram 3

2706 Bayview Avenue
File # XX XXXX XXX XX OZ



Area Affected By This By-Law

City of Toronto By-Law 569-2013
Not to Scale
13/03/20

