

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

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 3138 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

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 to a zone label of RT 382 as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by RT x Article 900.5. Exception Number 382 so that it reads:

(382) Exception [RT] (x382)

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 3138 Bayview Avenue, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (K) below;
- (B) Despite regulations 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 177.28 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 10.5.40.50(2) a rear **platform** is permitted to be setback a minimum of 1.0 metres from a **side yard lot line**.

- (D) Despite regulations 10.5.40.70 and 10.60.40.70(1), building setbacks shall be as set out on Diagram 3 of [Clerks to insert By-law ##];
- (E) Despite Clause 10.5.40.60 and (D) above, the following elements, may encroach into the required minimum **building setbacks** as shown on Diagram [3] of [Clerks to insert By-law ##], as follows:
- (i) lighting, window frames, ornamental architectural features and architectural cladding to a maximum of 0.9 metres;
 - (ii) guard rails, and divider screens on a platform on the second storey, by a maximum of 2.7 metres;
 - (iii) guard rails, and divider screens on a platform on the third storey, by a maximum of 2.0 metres;
- (F) Despite Regulation 10.5.50.10(1)(D), a minimum of 35 percent of the required **front yard landscaping** must be **soft landscaping**;
- (G) Despite Regulation 10.5.50.10(2), a minimum of 65 percent of the required **side yard landscaping** must be **soft landscaping**;
- (H) Despite Regulation 10.60.30.40(1), the maximum lot coverage shall be 70 percent;
- (I) Despite regulation 10.60.40.10(1), the permitted maximum height of a **building** or **structure** on a **lot** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (J) 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 the By-law [Clerks to insert By-law number]
- (K) Despite regulation 10.60.40.1(3), the required minimum width of a **dwelling unit** in a **townhouse** is 4.5 meters for each **dwelling unit**; and
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 [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

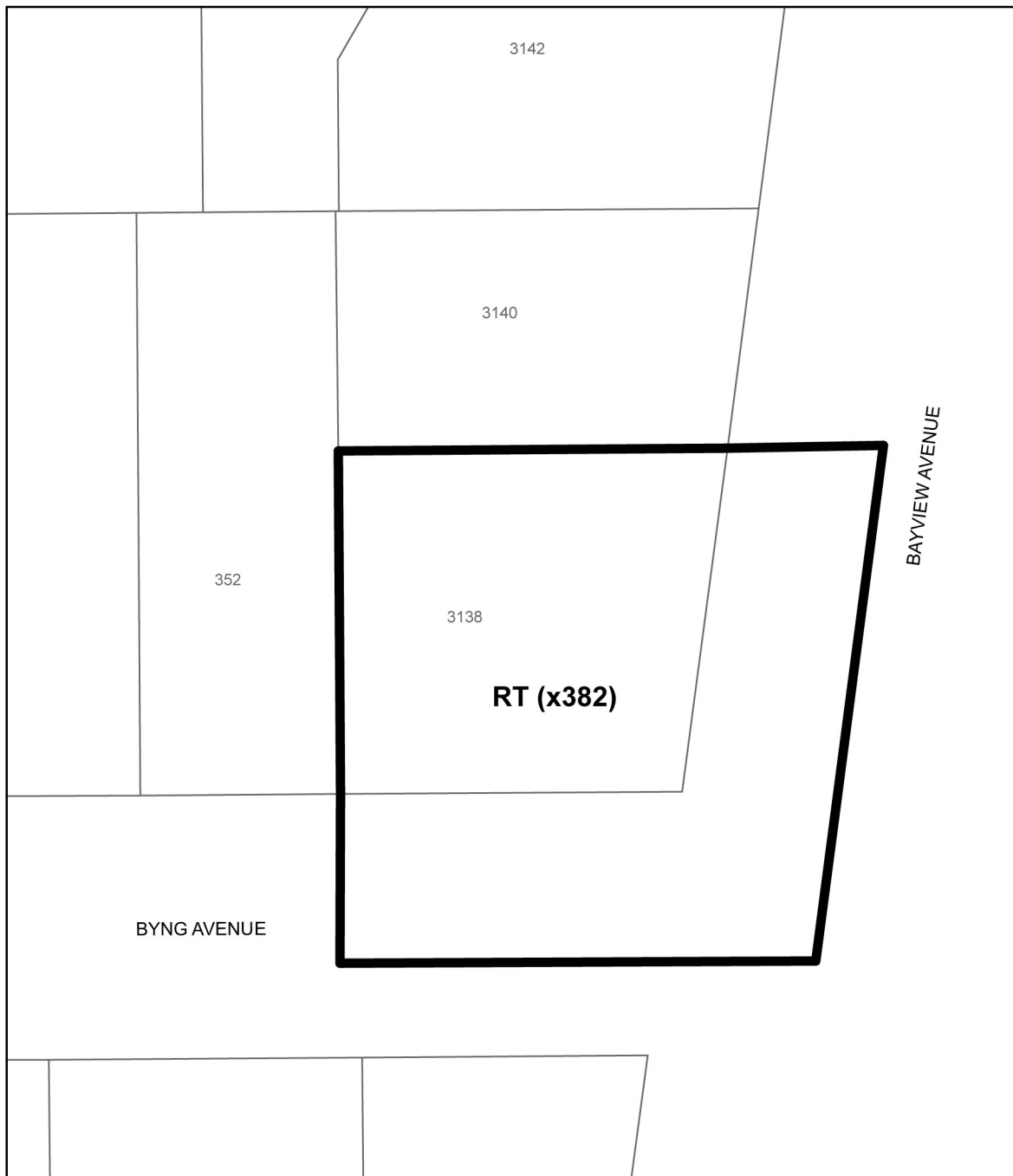
(Seal of the City)



 **TORONTO**
Diagram 1

3138 Bayview Avenue

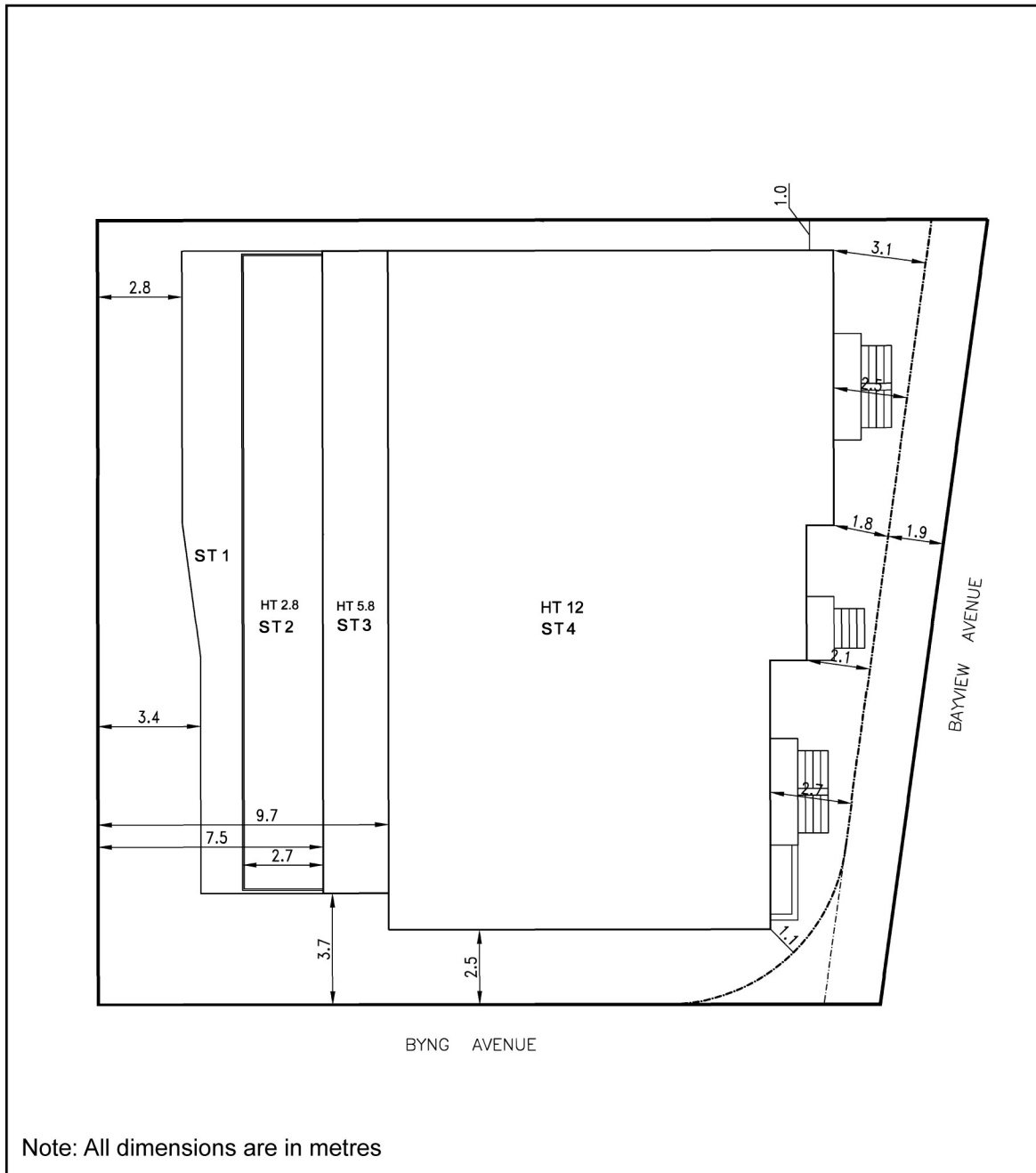
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Diagram 2

3138 Bayview Avenue

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Diagram 3

3138 Bayview Avenue

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