

Attachment 6: Draft Zoning Bylaw Amendment

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

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 2025 as 2450 and 2452 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.

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 RD (f18.0; a690) to a zone label of RD (f18.0; a690) (x1358) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 1358 so that it reads:

(1358) Exception RD 1358

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 2450 and 2452 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 (U) below;

- (B) In addition to the permitted uses listed in regulation 10.20.20.10(1), the following additional uses are permitted:
- (i) **Retirement Home**; and
 - (ii) **Nursing Home**;
- (C) Despite regulation 10.20.40.1(5):
- (i) the permitted maximum number of **bed-sitting rooms** is 136;
 - (ii) a minimum of 5 **dwelling units** must be provided;
 - (iii) a maximum of 30 **dwelling units** are permitted; and
 - (iv) the total number of **bed sitting rooms** and **dwelling units** must not exceed 141;
- (D) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 161.44 metres and the elevation of the highest point of the **building** or **structure**;
- (E) Despite regulation 10.20.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters “HT” as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (F) Despite regulation 10.20.40.10(3)(D)(ii), the permitted maximum number of **storeys** in a **building** is the number following the letters “ST” as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (G) Despite regulations 10.5.40.10(2) to (5), 10.20.40.10(5), (E) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law number]:
- (i) equipment used for the functional operation of the **building**, including elevators, elevator control rooms, mechanical, electrical, utility, and ventilation equipment, as well as enclosed stairwells, roof access, cooling towers, maintenance equipment storage, chimneys and vents by a maximum of 6.5 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (G)(i) above by a maximum of 6.5 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 including trellises and pergolas, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
 - (vi) antennas and satellite dishes, by a maximum of 1.8 metres; and
 - (vii) despite (G)(i) and (ii) above, only ventilation equipment, chimneys and vents may project above the portion of the **building** with a **building** height of 29.0 metres by a maximum of 0.5 metres, as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (H) Despite regulation 10.20.30.40, the permitted maximum **lot coverage** as a percentage of the **lot area** is 55 percent;
- (I) Despite regulation 10.20.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 15,000 square metres;
- (J) The permitted maximum **gross floor area** on the 7th **storey** is 75.0 square metres and includes indoor **amenity areas**, washrooms, lobbies and vestibules;
- (K) Despite Clause 10.20.40.70 and regulation 10.20.40.80(1), the required minimum **building setbacks** and the distance between **main walls** are shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (L) Despite Clause 10.5.40.60 and (K) above, the following elements may encroach into the required minimum **building setbacks** and the distance between **main walls**, as follows:
- (i) porches, by a maximum of 3.0 metres;
 - (ii) balconies, by a maximum of 2.2 metres;
 - (iii) canopies and awnings, by a maximum of 3.0 metres;
 - (iv) exterior stairs, access ramps and elevating devices, by a maximum of 0.6 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.6 metres;
 - (vi) window projections, by a maximum of 0.6 metres;
 - (vii) eaves and parapets by a maximum of 0.6 metres;

- (viii) dormers, by a maximum of 0.6 metres; and
- (ix) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.6 metres;
- (M) Despite regulation 10.20.40.20(4)(B), the maximum **building length** for a **building** is 53.0 metres;
- (N) Despite regulation 10.5.50.10(4), a minimum of 38% of the area of the **lot** is required for **landscaping**, of which a minimum of 23% of the **lot** must be **soft landscaping**;
- (O) Despite regulation 200.5.1.10(2)(A)(iv) and 200.5.1.10(2)(C)(iv), a maximum of 13% of the **parking spaces** may be obstructed, as described in regulation 200.5.1.10(2)(D), without being required to provide additional width and length for the obstructed sides of the **parking space**;
- (P) Despite regulation 200.5.1.10(2)(A), with respect to the required dimensions for **parking spaces**, a maximum of 10% of **parking spaces** are permitted with the following minimum dimensions:
 - (i) length of 4.88 metres;
 - (ii) width of 2.44 metres; and
 - (iii) vertical clearance of 2.0 metres;
- (Q) Despite regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
 - (i) length of 5.6 metres;
 - (ii) width of 3.4 metres; and
 - (iii) vertical clearance of 2.1 metres;
- (R) Despite regulation 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5-metre-wide accessible barrier free aisle or path;
- (S) Despite regulation 200.15.1(4), accessible **parking spaces** must be no more than 25 metres to a barrier free:
 - (i) entrance to a **building**; and,
 - (ii) passenger elevator that provides access to the first **storey** of the **building**;

- (T) Despite regulation 220.5.10.1(2), one Type “B” **loading space** must be provided on the **lot**;
- (U) For the purposes of this exception, **dwelling units** and **bed-sitting rooms**, or a portion thereof, must not be located on the seventh **storey** of the **building**;

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

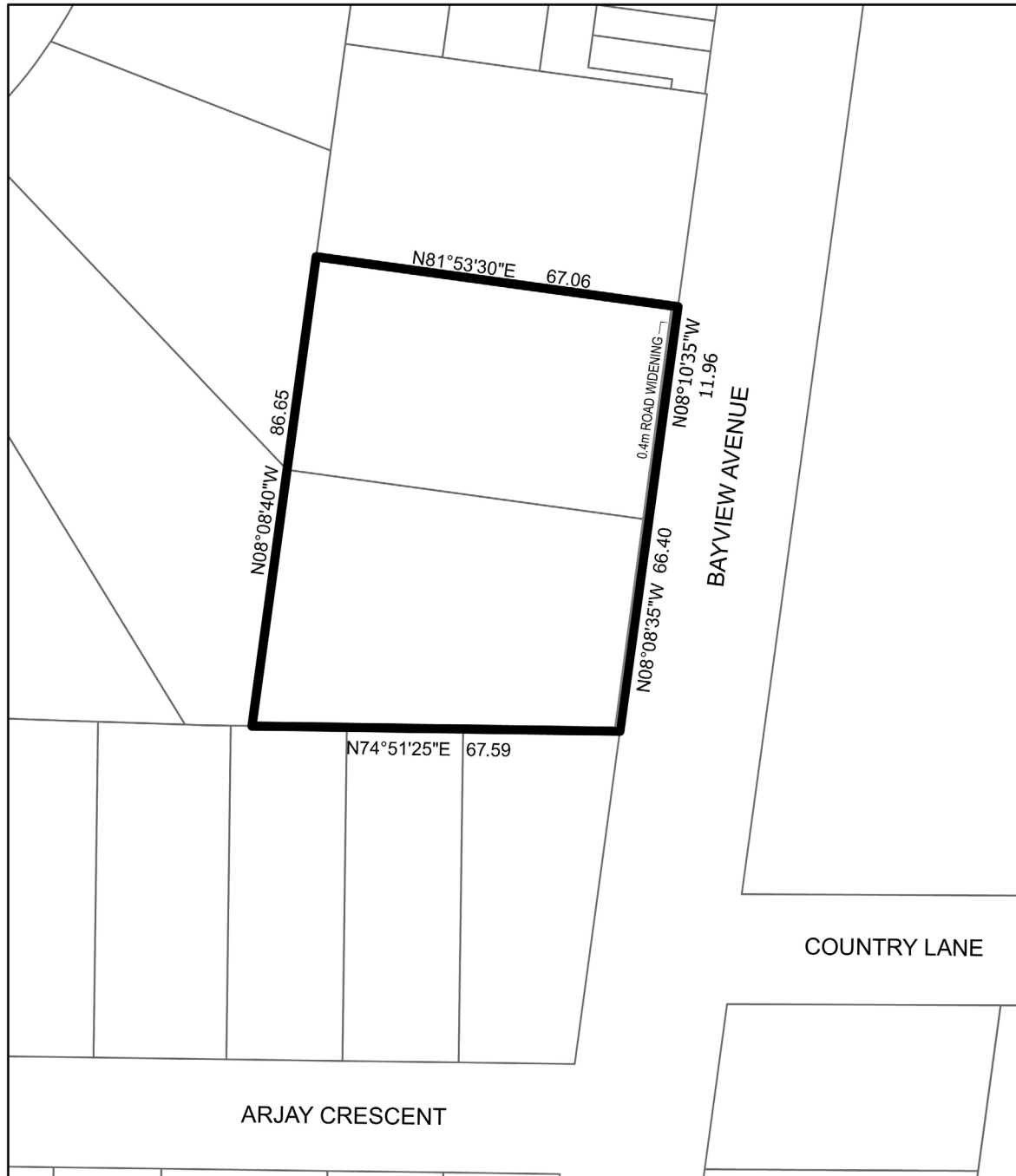
- 5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

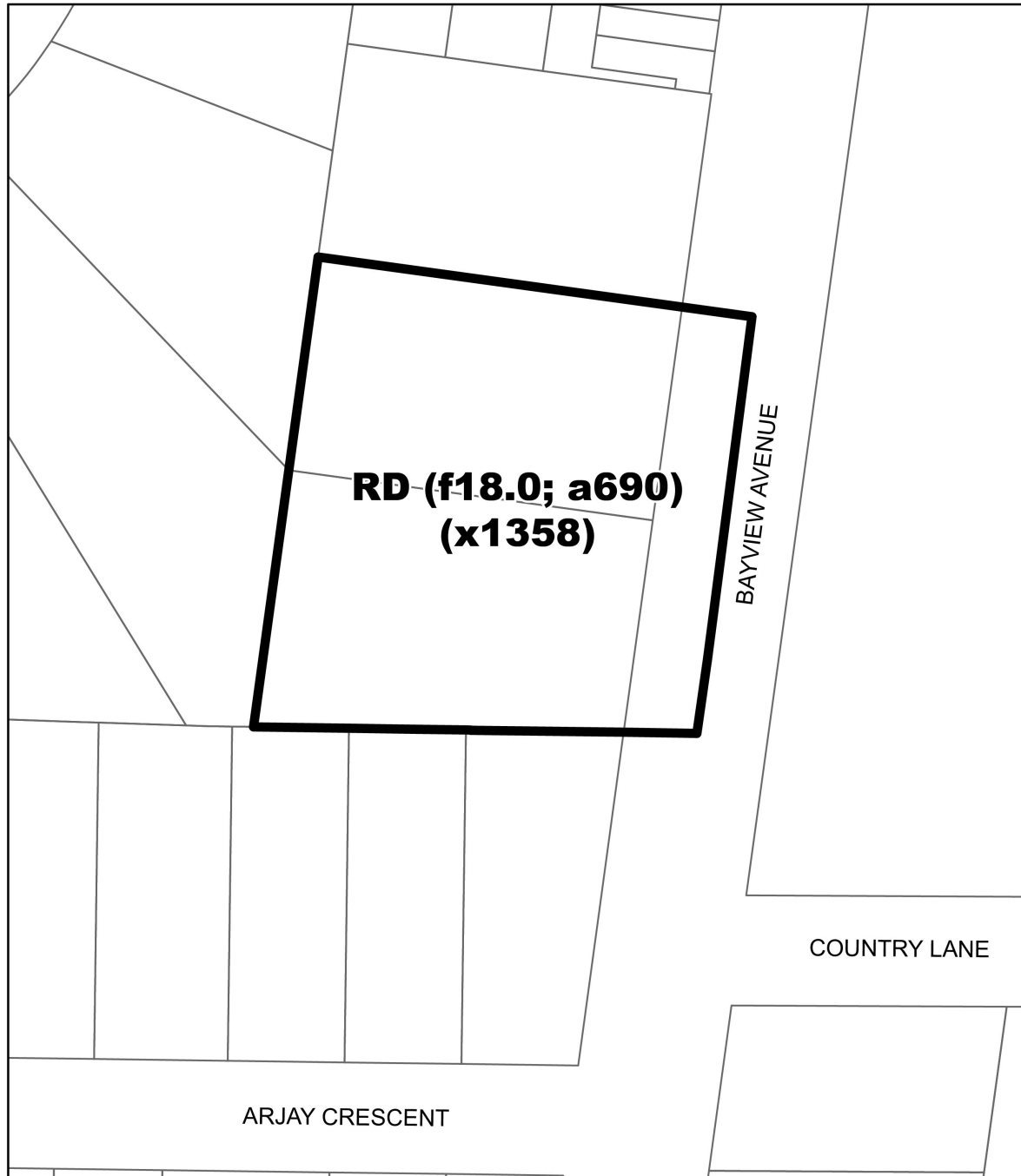
(Seal of the City)



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Diagram 1

2450 & 2452 Bayview Avenue

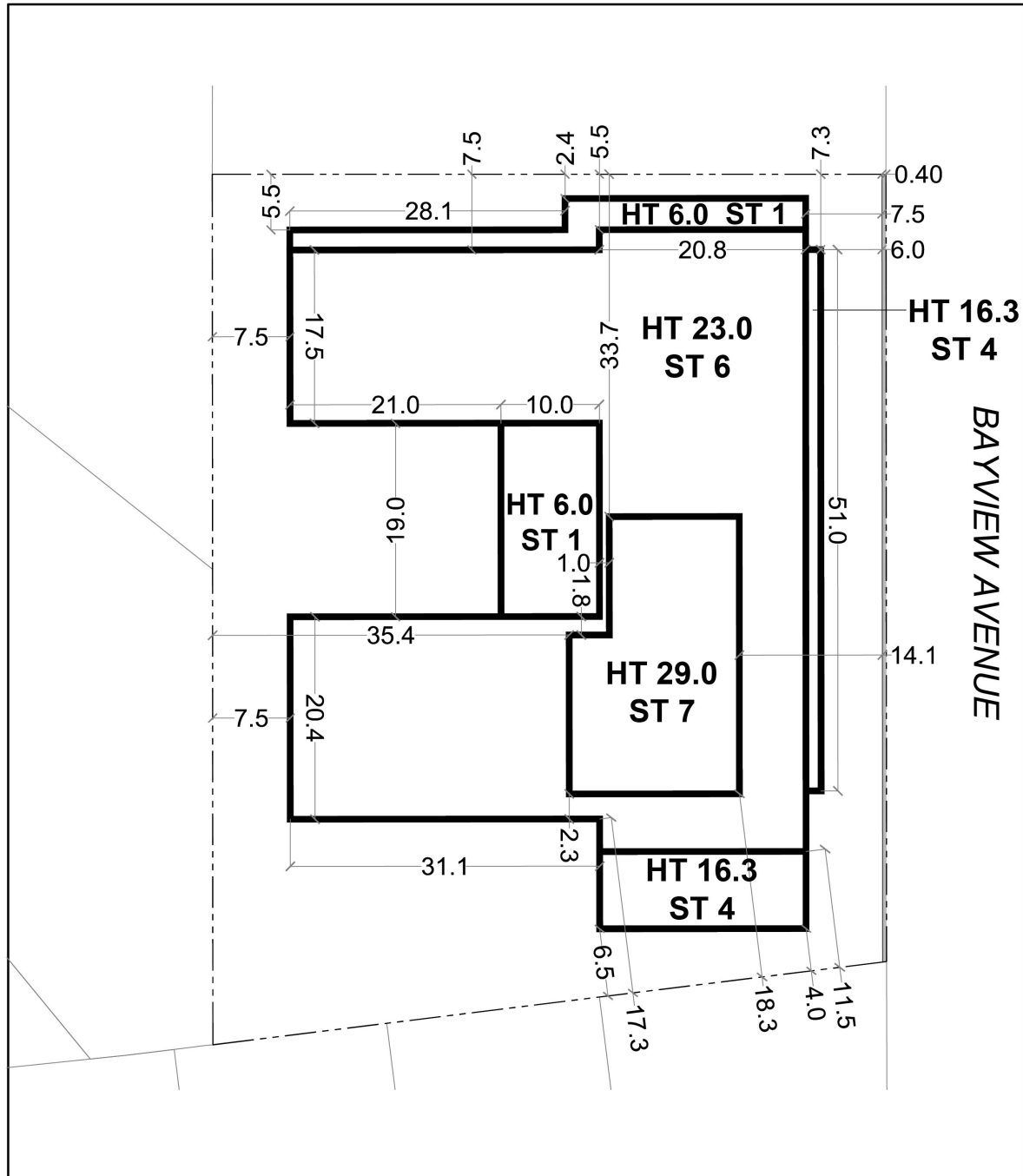
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Diagram 2

2450 & 2452 Bayview Avenue

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Diagram 3

2450 & 2452 Bayview Avenue

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0.4m Road Widening

City of Toronto By-law 569-2013
Not to Scale
06/23/2026