

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

**CITY OF TORONTO**

**Bill No. ~  
BY-LAW No. XXXX-2020**

**To amend General Zoning By-law No. 438-86 for the former City of Toronto, as amended, with respect to the lands municipally known in the year 2020 as 1500 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; and

The Council of the City of Toronto HEREBY ENACTS as follows:

1. None of the provisions of Section 2 with respect to the definitions of the terms *grade*, *gross floor area*, *height*, *lot*, and Sections 4(2)(a), 4(3), 4(4)(b), 4(6), 4(12), 4(16), 8(3) Part I, 8(3) Part II 2 and 4, Section 12(2) 118 and Section 12(2) 119 of the aforementioned Zoning By-law No. 438-86, as amended, shall apply to prevent the erection of a *mixed-use building* on a *lot* provided that:
  - (a) the *lot* comprises the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
  - (b) the *residential gross floor area* on the *lot* shall not exceed a maximum of 14,000 square metres;
  - (c) the *non-residential gross floor area* on the *lot* shall not exceed a maximum of 2,000 square metres;
  - (d) no portion of any *building* or *structure* erected on the *lot* shall have a greater *height* in metres than the *height* limits specified by the numbers following the symbol "H" identified on Map 2 attached to and forming part of this by-law, with the exception of the following:
    - (i) Balcony and terrace guardrails to a maximum of 2.0m
    - (ii) Parapets to a maximum of 2.0m
  - (e) no portion of any *building* or *structure* erected on the *lot* shall be located otherwise than wholly within the heavy lines identified on Map 2 attached to and forming part of this by-law, with the exception of the following:
    - i. Canopies, awnings or similar structures may extend beyond the heavy lines by 1.0 metres;
  - (f) *Parking spaces* will be provided in accordance with the following:

- (iii) A minimum of 0.79 *parking spaces* per residential unit will be provided for residents;
  - (iv) A minimum of 0.15 *parking spaces* per residential unit will be provided for residential visitors;
  - (v) A minimum of 0.16 *parking spaces* per 100 square metres of non-residential *gross floor area* will be provided for retail use;
  - (g) An apartment building having a residential *gross floor area* in excess of 2,800 square metres is not required to have a driveway that serves an entrance to the building and which allows vehicles to travel in one continuous motion;
  - (h) A minimum of one Type "G" *loading space* must be provided on the *lot*;
  - (i) *Amenity space* must be provided in accordance with the following:
    - (i) a minimum of 4.0 square metres per unit of *amenity space* must be provided; and
    - (ii) A minimum of 40 square metres of *amenity space* must be outdoor *amenity space*.
2. None of the provisions of Zoning By-law No. 438-86, as amended, or this By-law shall apply to prevent a *temporary sales office* on the *lot*.
3. For the purposes of this By-law, all italicized words and expressions have the same meaning as defined in By-law 438-86, as amended, with the exception of the following:

*"grade"* means 149.26 metres Canadian Geodetic Datum;

*"gross floor area"* shall mean the gross floor area of a mixed use building is reduced by the area in the building used for:

- a) parking, loading and bicycle parking below-ground;
- b) required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
- c) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- d) shower and change facilities required by this By-law for required bicycle parking spaces;
- e) amenity space required by this By-law;
- f) elevator shafts;
- g) garbage shafts;
- h) mechanical penthouse; and
- i) exit stairwells in the building;

*"height"* means the vertical distance between *grade* and the highest point of the roof of any building on the *lot*, except for those elements prescribed by this By-law;

*"lot"* shall refer to those lands delineated by a heavy black line on Map 1, attached to and forming part of this By-law;

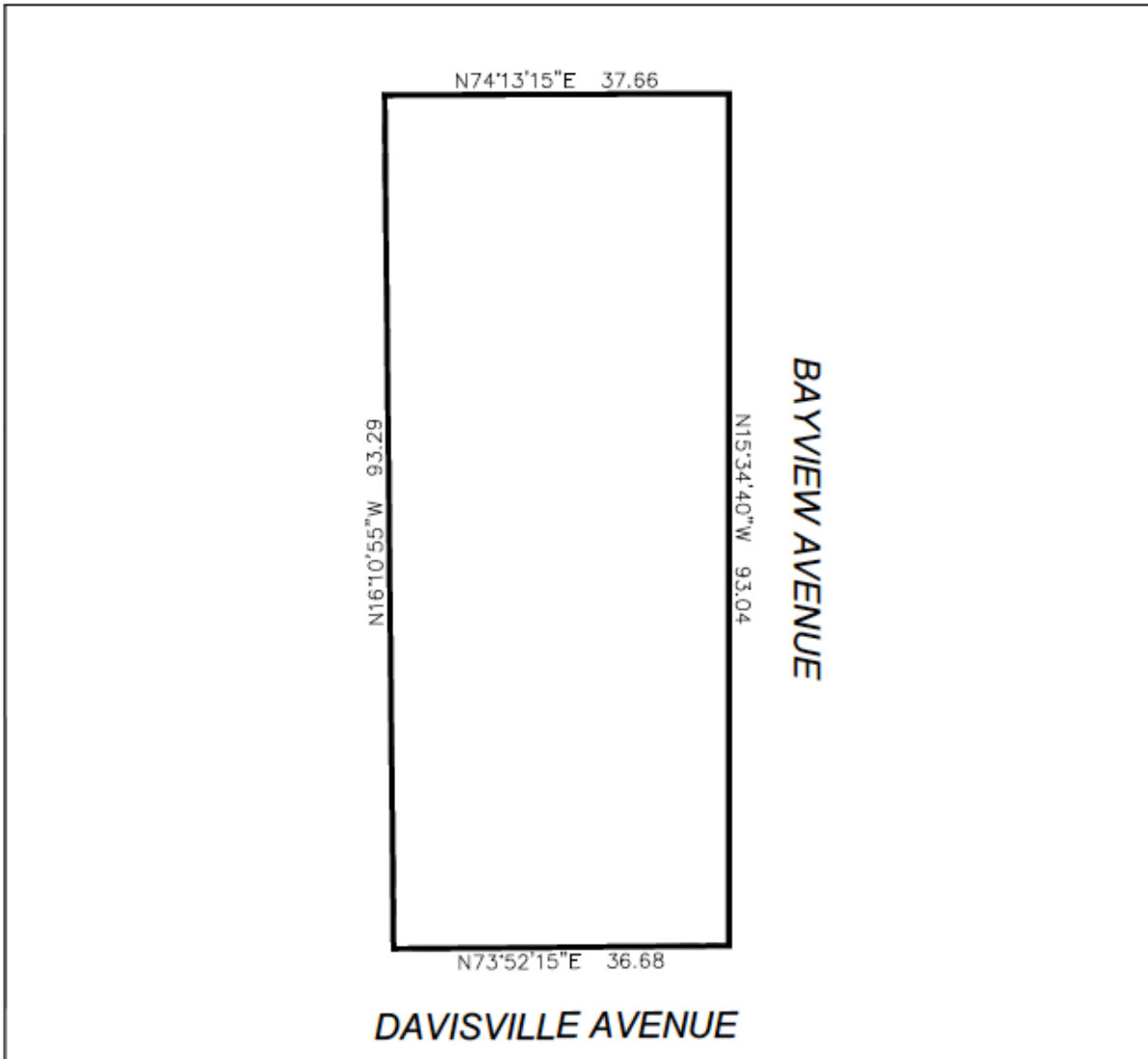
4. Notwithstanding any severance, partition or division of the *lot*, the provisions of this By-law shall apply to the whole of the *lot* as if no severance, partition or division had occurred.

Enacted and passed on month ##, 2020.

Name,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



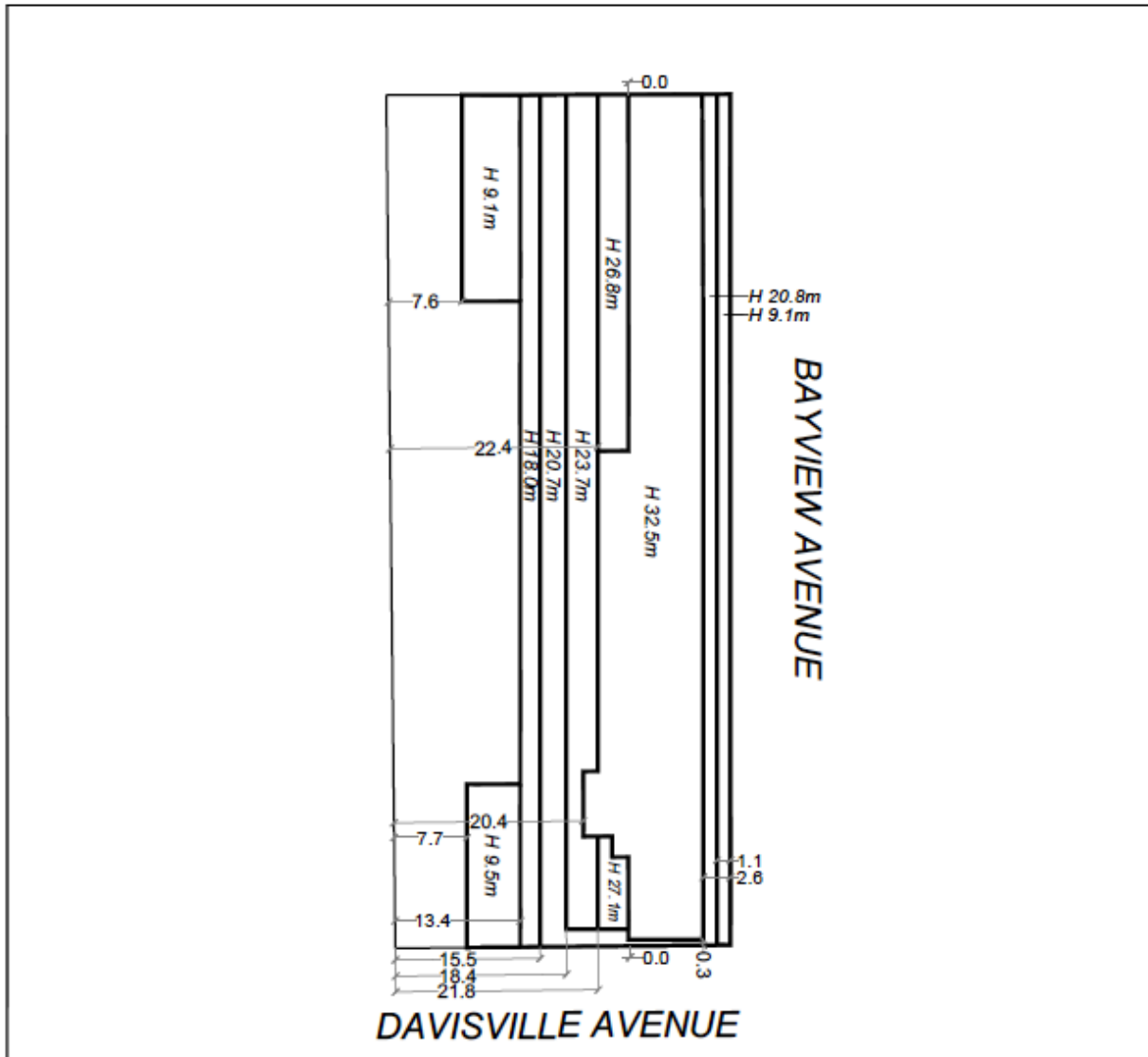
1500 Bayview Avenue, Toronto

Map 1

File #20 \_\_\_\_\_



Not to Scale



1500 Bayview Avenue, Toronto

Map 2

File #20 \_\_\_\_\_



Not to Scale