

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

**CITY OF TORONTO**

**Bill No. ~  
BY-LAW No. XXXX-2021**

**To amend City of Toronto Zoning By-law No. 569-2013, as amended, respecting the lands municipally known in the year 2020 as 1466-1500 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. 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 CR 3.0 (c2.0; r2.5) (SS2) (x###), 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 900.11.10 Exception Number ### so that it reads:

(###) Exception CR ###

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

Site Specific Provisions:

- (A) On 1466-1500 Bayview Avenue a **building, structure**, addition or enlargement may be constructed or used in compliance with (B) to (L) below;
- (B) Despite Regulation 40.10.40.40(1), the permitted total **gross floor area** is 14,200 square metres, of which:
  - (i) the permitted maximum residential **gross floor area** on the **lot** is 12,500 square metres; and
  - (ii) the permitted maximum non-residential **gross floor area** on the **lot** is 1,700 square metres;
- (C) Regulations 40.10.20.100(1) and (17) with respect to the permitted maximum **interior floor area** of all **eating establishments, take-out eating establishments** and **retail services** on a **lot** does not apply;

- (D) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum of 149.26 metres and the elevation of the highest point of the **building** or **structure**;
- (E) Despite regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the numerical value, in metres, following the letter HT on Diagram 3 of By-law [Clerks to insert By-law Number];
- (F) Despite regulations 40.5.40.10 and (E) above, the following **building** elements and **structures** are permitted to exceed the maximum heights on Diagram 3 of By-law [Clerks to insert By-law Number] in accordance with the following:
- (i) Balcony and terrace guardrails to a maximum of 2.0m
  - (ii) Parapets to a maximum of 2.0m
- (G) Regulations 40.5.40.10 (4) and (5) pertaining to Height of Elements for Functional Operation of a Building and Limits on Elements for Functional operation of a Building shall not apply.
- (H) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as identified in metres on Diagram 3 of By-law [Clerks to insert By-law Number];
- (I) Despite Regulation 40.5.40.60(1), Clause 40.10.40.60 and (G) above, the following **building** elements and **structures** are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law [Clerks to insert By-law Number]:
- (i) Canopies to a maximum of 1.0 metres.
- (J) Regulation 40.10.40.60 (9) shall not apply.
- (K) Despite regulation 40.10.50.10(3), a minimum 0.8 metre wide strip of land used only for **soft landscaping** is required along the part of the **lot line** abutting the **lot** in the Residential Zone category or Residential Apartment Zone category;
- (L) Despite regulations 200.5.10.1, **parking spaces** will be provided in accordance with the following:
- (i) A minimum of 0.53 **parking spaces** per residential unit will be provided for residents;
  - (ii) A minimum of 0.14 **parking spaces** per residential unit will be provided for residential visitors;
  - (iii) A minimum of 24 **parking spaces** for non-residential **gross floor area** will be provided for retail use;

Prevailing By-laws and Prevailing Section(s): (None Apply)

5. Despite any future severance, partition or division of the lands shown on Diagram 1, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on month ##, 2020.

Name,

Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

City of Toronto By-law No. \_\_\_\_ - 2020

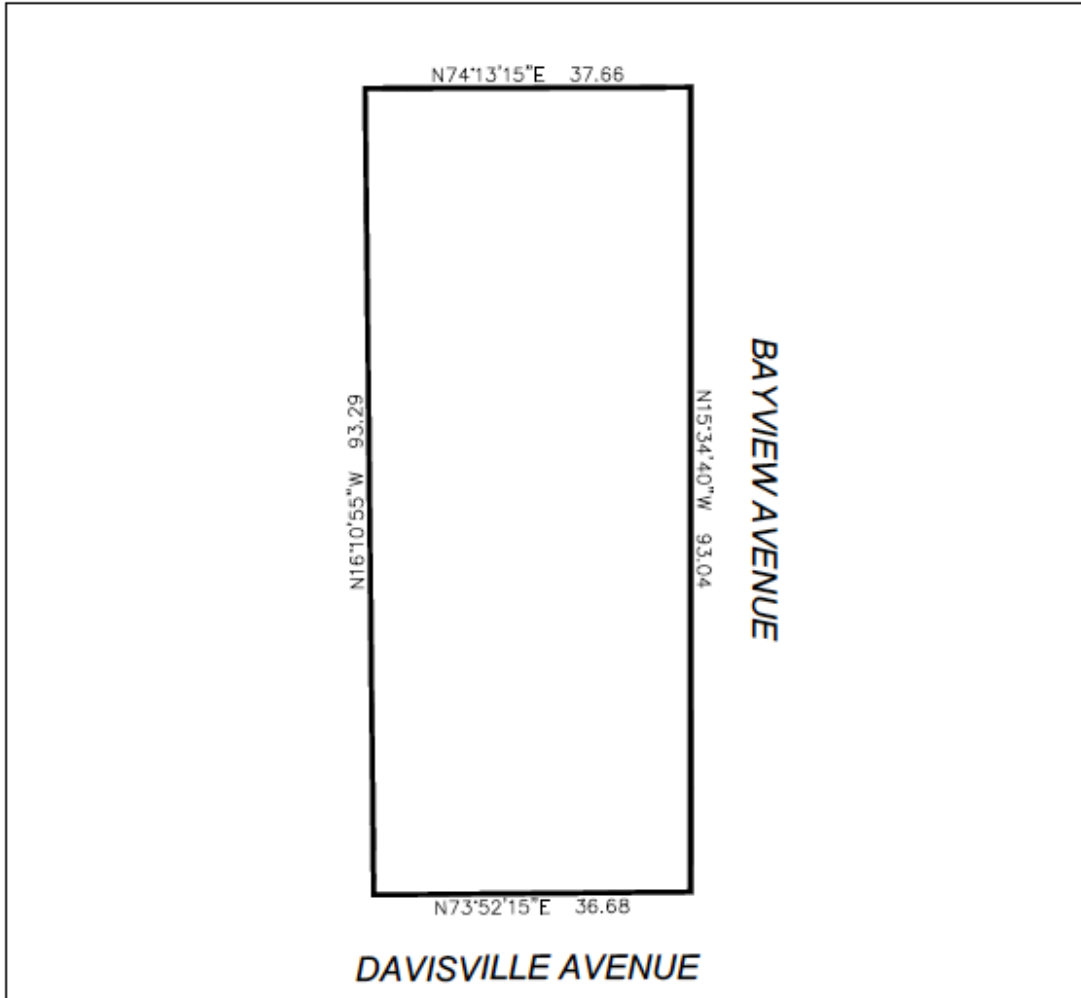


Diagram 1

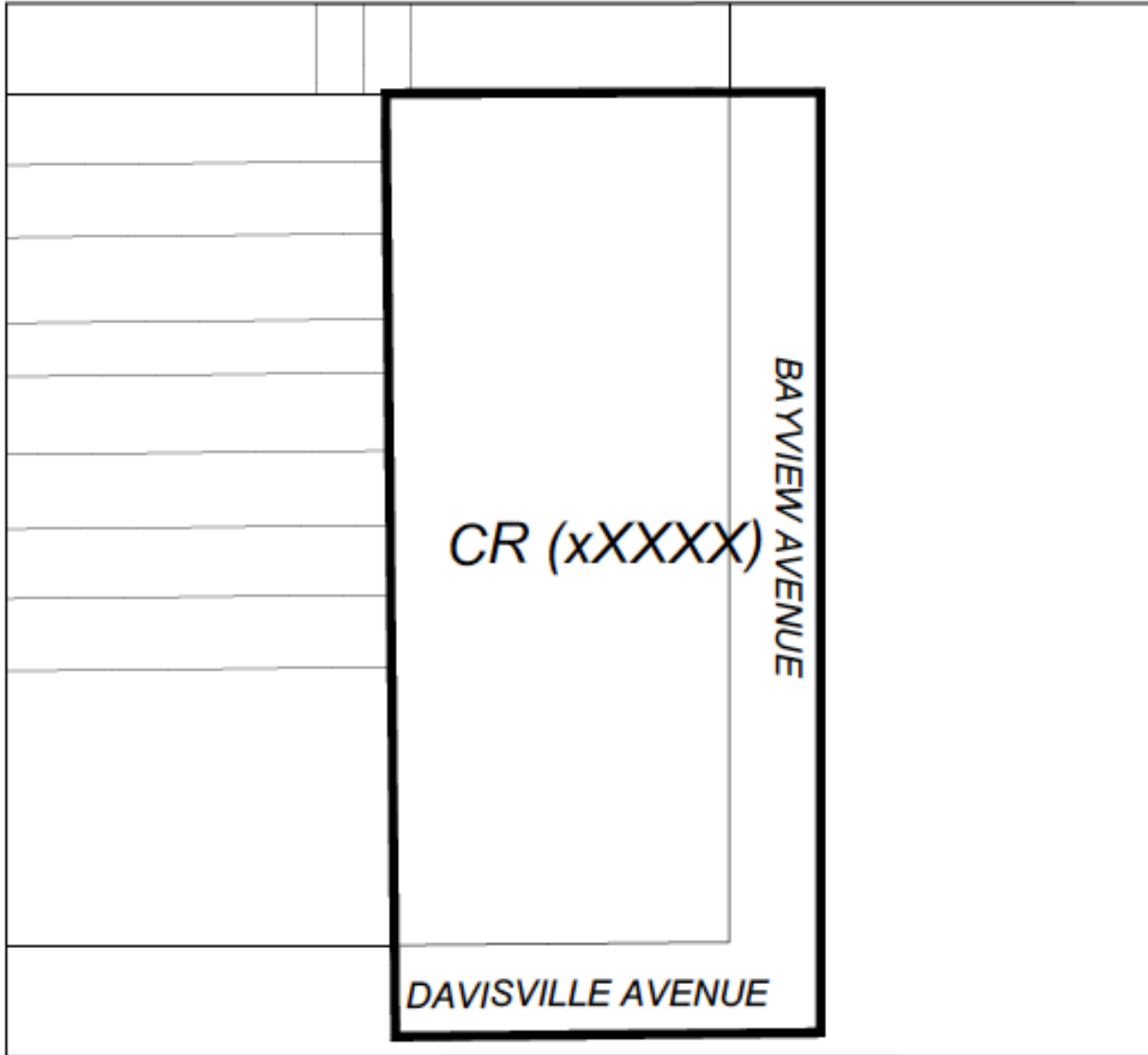
1500 Bayview Avenue, Toronto

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1500 Bayview Avenue, Toronto

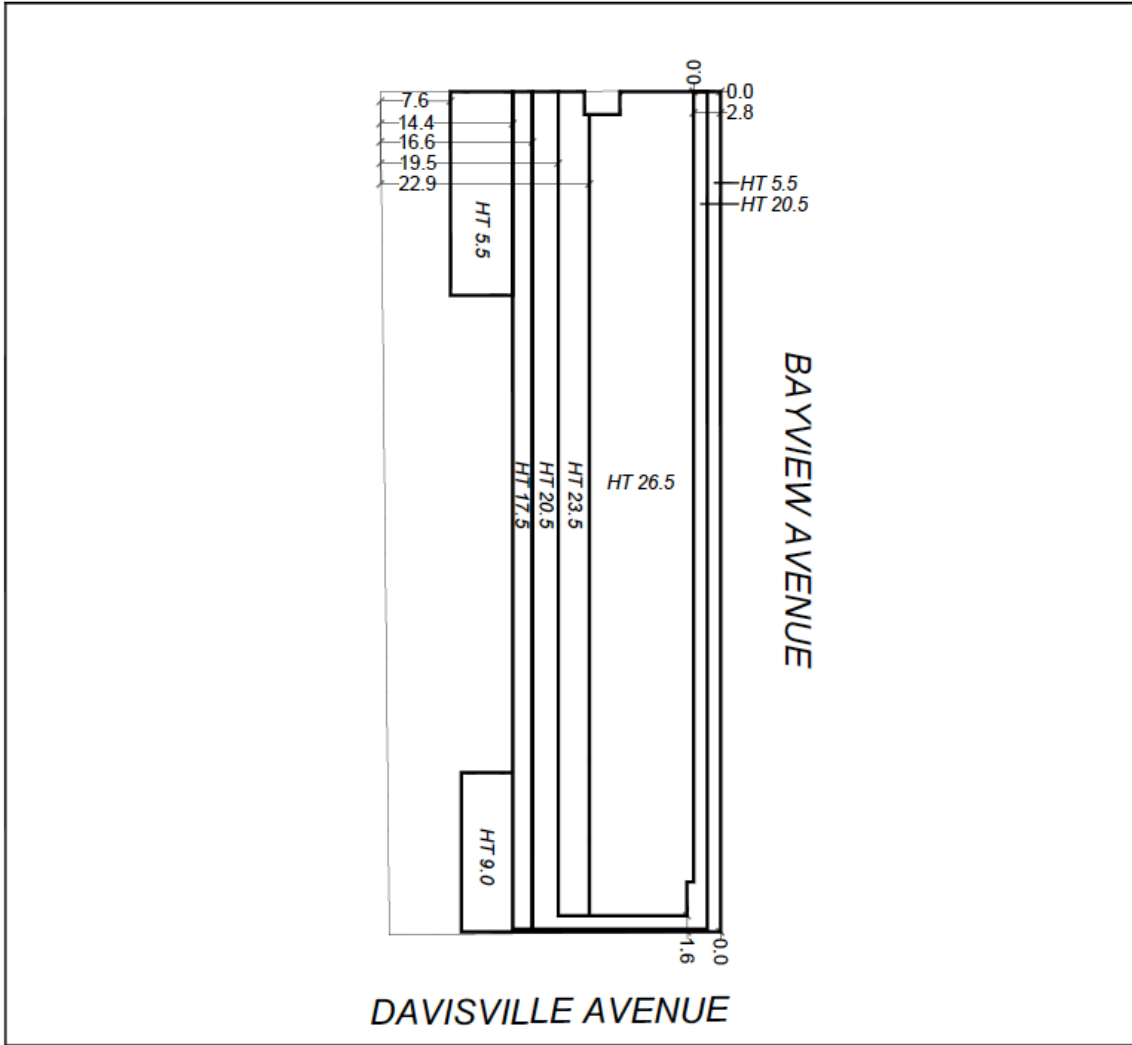
Diagram 2

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1500 Bayview Avenue, Toronto

Diagram 3

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