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Basic Zoning report

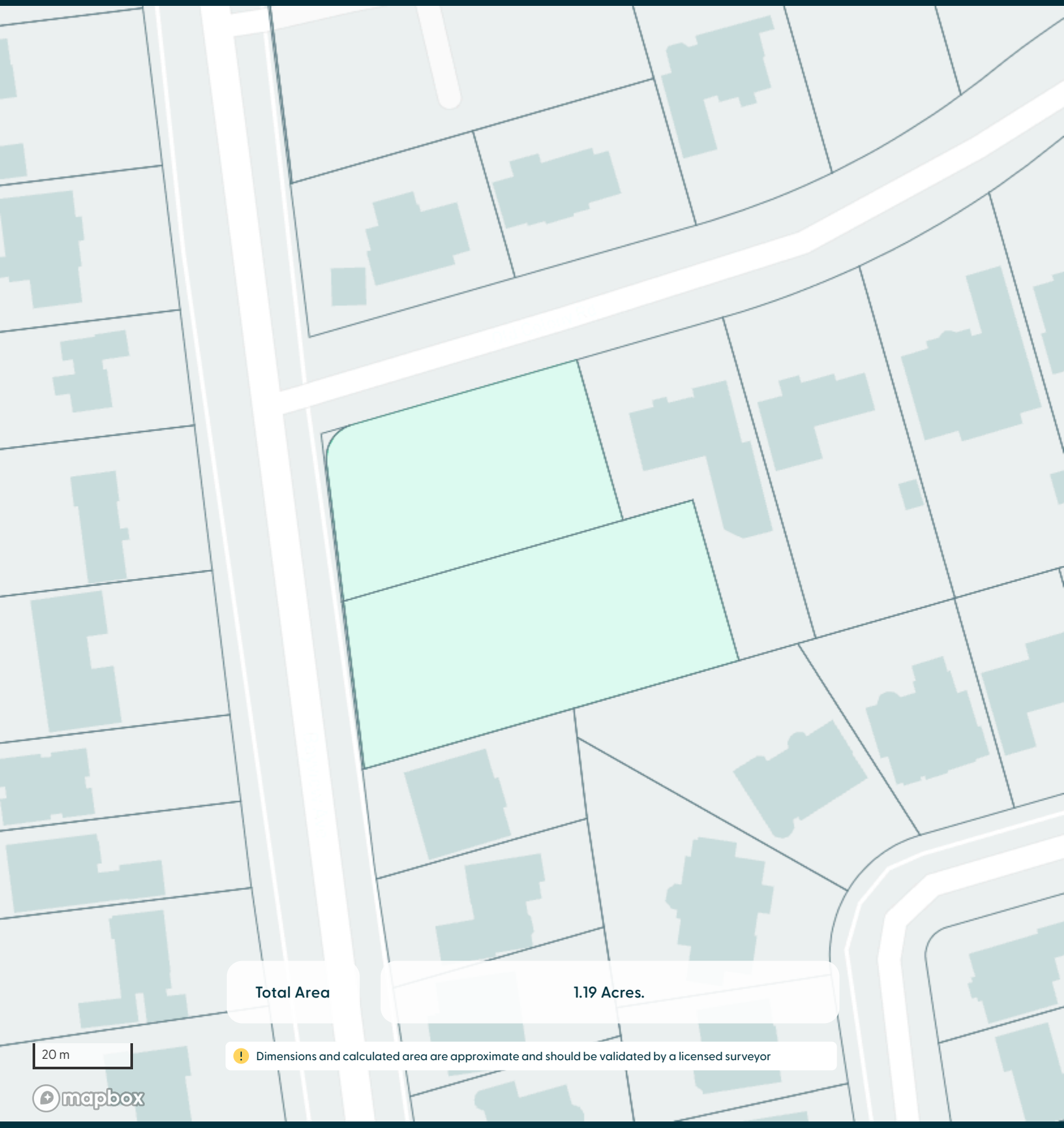
2655 & 2659 Bayview Ave, Toronto

Toronto, ON

Report by LandLogic.ai

Parcel

2655 & 2659 Bayview Ave, Toronto, ON



My location

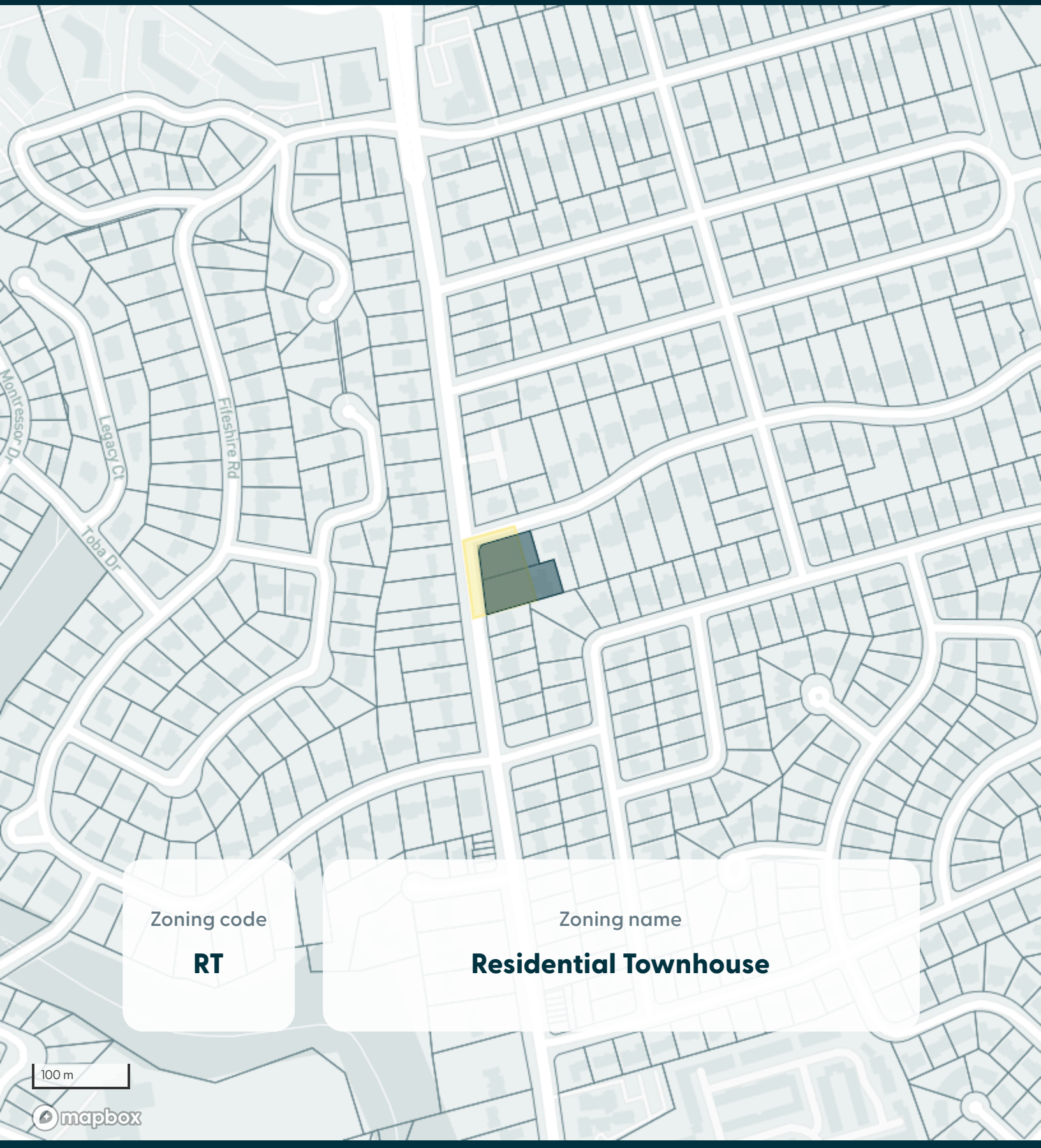
2655 & 2659 Bayview Ave, Toronto, ON

Overview

Located on the northwestern shore of Lake Ontario, Toronto is Canada's largest city, serving as the provincial capital and a vibrant cultural hub. With a diverse population exceeding 2.9 million, it's celebrated for its multiculturalism, showcased through its array of neighborhoods, cuisines, and festivals. Toronto is the anchor of the Golden Horseshoe region which hosts 9.7 million people. Iconic landmarks such as the CN Tower and the historic Casa Loma castle, offer panoramic views and rich history, while the city's bustling financial district highlights its economic significance. Toronto is also renowned for its extensive network of green spaces, including High Park and the Toronto Islands, providing residents and visitors with ample opportunities for outdoor recreation amidst an urban landscape.

Municipality	Toronto
Upper tier municipality	-
Ward name	Don Valley West
Ward number	Ward 15
Community	St. Andrew-Windfields
Census Area (CMA or CA)	Toronto
Lot	LOT 13
Concession	CON 2 EAST OF YONGE STREET
Geographic Township Name	YORK
Forward sortation area	M2L

Zone designation



Zoning code	Zoning name
RT	**Residential Townhouse**

Permitted dwellings

- ~~Apartment Building~~
- **Building or Structure**
- **Detached**
- **Duplex**
- **Fourplex**
- ~~Mixed Use Building~~
- **Semi-Detached**
- **Townhouse**
- **Triplex**

Permitted ancillary structures and uses

- Ancillary Building or Structure
- Detached Private Garage
- Ground Mounted Heating or Air Conditioning Devices
- Open Platforms
- Swimming Pools or Similar Ancillary Structures Containing Water

Permitted uses

Permitted

- Dwelling Unit
- Municipal Shelter
- Park

With conditions

- Ambulance Depot
- Cogeneration Energy
- Community Centre
- Day Nursery
- Fire Hall
- Garden Suite
- Group Home
- Home Occupation
- Laneway Suite
- Library
- Multi-tenant House
- Place of Worship
- Police Station
- Private Home Daycare
- Public Utility
- Renewable Energy
- Secondary Suite
- Seniors Community House
- Short-term Rental
- Transportation Use

Discover more in Enhanced Zoning

For more detailed information on the requirements for Permitted Dwellings, Permitted Ancillary Structures, and Permitted Uses, download the Enhanced version of the Zoning Report for comprehensive insights.

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Additional considerations

Your selected parcel may be subject to unique zoning provisions or exceptions.

For more information, please refer to Section 900.5.10(190) in the Site Specific Exceptions.

Definitions

Dwellings

Apartment Building	Means a building that has five or more dwelling units, with at least one dwelling unit entirely or partially above another, and each dwelling unit has a separate entrance directly from outside or through a common inside area. A building that was originally constructed as a detached house, semi-detached house or townhouse and has one or more secondary suites is not an apartment building.
Building or Structure	Means a wholly or partially enclosed structure with a roof supported by walls, columns, piers or other structural systems. A vehicle is not a building.
Detached	Means a building that has one dwelling unit occupying the entire building.
Duplex	Means a building that has two dwelling units, with one dwelling unit entirely or partially above the other. A detached house that has a secondary suite, is not a duplex.
Fourplex	Means a building that has four dwelling units, with at least one dwelling unit entirely or partially above another. A detached house, semi-detached house or townhouse that has one or more secondary suites is not a fourplex.
Mixed Use Building	Means a building with a dwelling unit and a non-residential use. A residential building is not a mixed use building.
Semi-Detached	Means a building that has two dwelling units, and no dwelling unit is entirely or partially above another.

Definitions

Dwellings

Townhouse

Means a building that has three or more dwelling units, and no dwelling unit is entirely or partially above another. A detached house or semi-detached house that has one or more secondary suites is not a townhouse.

Triplex

Means a building that has three dwelling units, with at least one dwelling unit entirely or partially above another. A detached house or semi-detached house that has one or more secondary suites is not a triplex.

Definitions

Defined Terms

Ancillary	Means naturally and normally incidental, subordinate in purpose or floor area, and exclusively devoted to a permitted use, building or structure.
Density	Means the ratio of the number of bedrooms, dwelling units or co-living units to one net developable hectare of lot area or per lot.
Develop or Development	Develop or Development means to: 1. Create a new lot; 2. Create a new use; 3. Convert to a different use; 4. Alter landscaped open space, a landscaped berm, a planing strip or any other landscaping feature required pursuant to this By-law; 5. Construct driveways, drive aisles, parking spaces, parking lots or loading spaces on a lot; and 6. Alter, enlarge, erect, build, construct, reconstruct, relocate, renovate, or restore buildings or parts thereof.
Dwelling Unit	Means living accommodation for a person or persons living together as a single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the unit.

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Report created on June 9th, 2025
Generated by LandLogic.ai

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