

Authority: Toronto and East York Community Council Item 34.26,  
as adopted by City of Toronto Council on August 25, 26, 27 and 28, 2014

## CITY OF TORONTO

### BY-LAW No. 1025-2014

**To amend By-law No. 640-2002, as amended, and City of Toronto Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known as 1, 2, 3, 4, 6, 10, 14 and 16 Elm Avenue, 120 and 125 Mt. Pleasant Road and the former Elm 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*;

The Council of the City of Toronto enacts:

1. By-law No. 640-2002 is amended as follows:
  - (a) Plan 1A is deleted, and replaced with Plan 1A attached hereto and forming part of this By-law.
  - (b) Plan 2A is deleted, and replaced with Plan 2A attached hereto and forming part of this By-law.
  - (c) Plan 3A is deleted, and replaced with Plan 3A attached hereto and forming part of this By-law.
  - (d) Subsection 1(7) is amended by replacing the number "124" with "125".
  - (e) Section 1 is amended by adding subsection 1(9) to read:
    - (i) No more than one trash compactor or other form of equipment associated with the outside storage of waste or recyclable material shall be permitted on the West Campus as shown on Plan 1A and it must be located within the area defined by the north-east boundary of the building known as 6 Elm Avenue to a distance of 12.25 metres north towards the property at 120 Mt. Pleasant Road and within a distance of 26.55 metres from the lot line abutting Mt. Pleasant Road.
    - (ii) No trash compactor or other form of equipment associated with the outside storage of waste or recyclable material, other than that permitted by 1(9)(i) shall be permitted within the outdoor area on the north side of the building known as 6 Elm Avenue and to the lot line abutting the properties at 10, 12, 14, 18 and 20 Meredith Crescent as shown on Plan 1A.

2. Zoning By-law No. 569-2013, as amended, is further amended as follows:
- (a) Exception 900.3.10(1444) is amended by deleting under the heading 'Prevailing By-laws and Prevailing Sections', the text in subsection (B) in its entirety and replacing it with the following so that it reads:
    - (B) On 1, 2, 3, 4, & 6 Elm Avenue, 120 Mt. Pleasant Road and the former Elm Avenue, former City of Toronto By-laws 21707, 22700, 1-68, 250-70 and City of Toronto By-law 640-2002.
  - (b) Exception 900.3.10(1445) is amended by deleting under the heading 'Prevailing By-laws and Prevailing Sections', the text in subsection (B) in its entirety and replacing it with the following so that it reads:
    - (B) On 10, 14 & 16 Elm Avenue and 125 Mt. Pleasant Road former City of Toronto By-laws 21707, 22700, 1-68, 250-70 and City of Toronto By-law 640-2002.
  - (c) Exception 900.3.10(1435) is amended by deleting under the heading 'Prevailing By-laws and Prevailing Sections', subsection (E) in its entirety, and subsection (F) and subsection (G) are reassigned as subsection (E) and subsection (F) respectively.
  - (d) Exception 900.3.10(1444) under the heading 'Site Specific Provisions' is amended by adding a new subsection (I) so that it reads:
    - (I) On 120 Mt. Pleasant Road, despite regulation 10.5.80.10(3), one **parking space** may be in the **front yard**.
3. Zoning By-law No. 569-2013, as amended, is further amended by:
- (a) Adding the lands subject to this By-law and outlined by heavy black lines to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: RD (f 15.0, d 0.6) (x1444) for the lands known as 6 Elm Avenue in 2014, as shown on Diagram 1 attached to this By-law; and
  - (b) Amending the land subject to this By-law and outlined by heavy black lines to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: RD (f 15.0, d 0.6) (x1444), for the land known as 120 Mt. Pleasant Road, as shown on Diagram 1.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law and outlined by heavy black lines to the Height Overlay Map in Section 995.20.1, and applying the following height and storey label to these lands: HT 10.0, as shown on Diagram 1 attached to this Bylaw; and

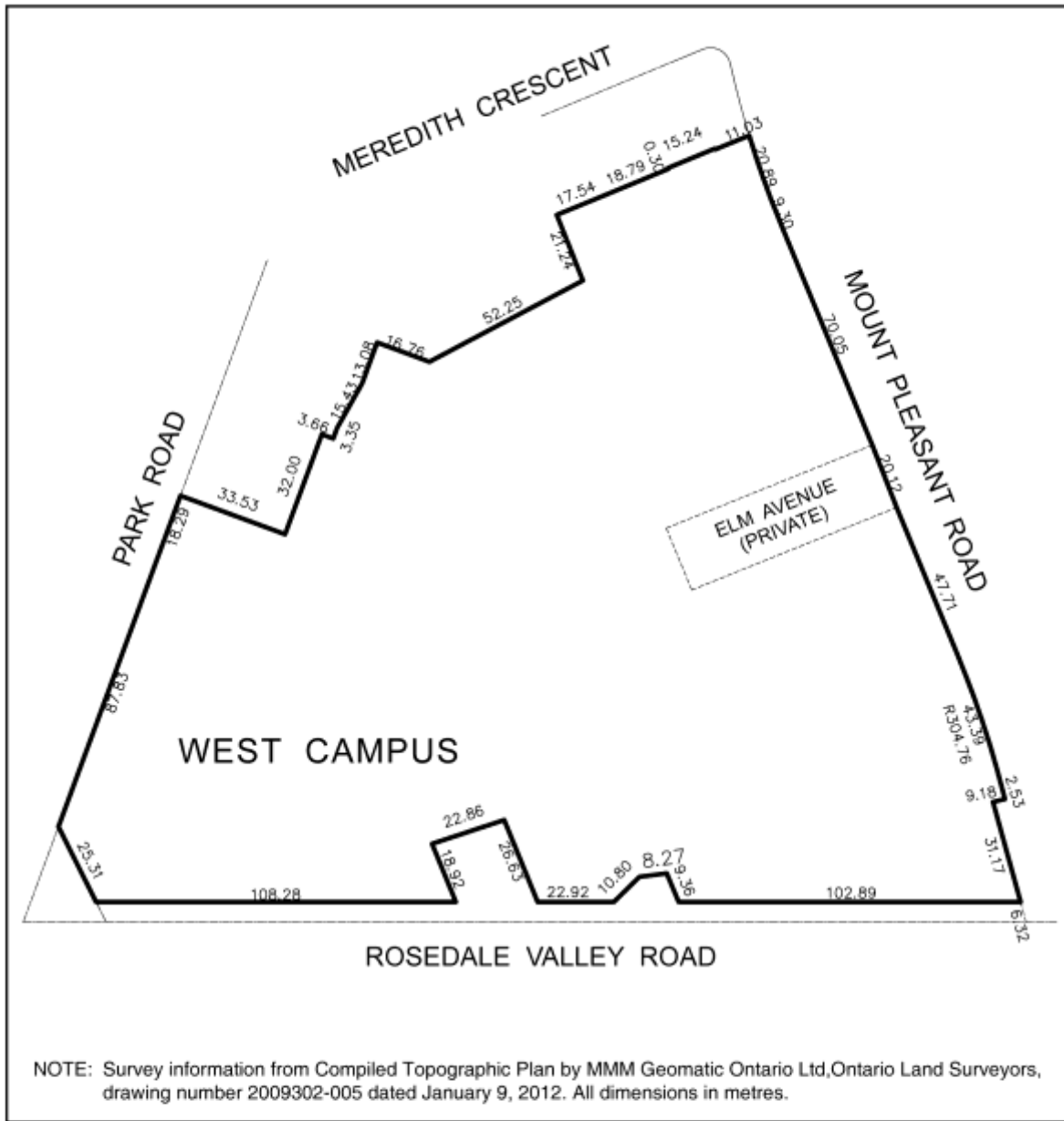
5. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law and outlined by heavy black lines, as shown on Diagram 1 attached to this Bylaw, to the Policy Areas Overlay Map in Section 995.10.1, to the Lot Coverage Overlay Map in Section 995.30.1, and to the Rooming House Overlay Map in Section 995.40.1.

Enacted and passed on August 28, 2014.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

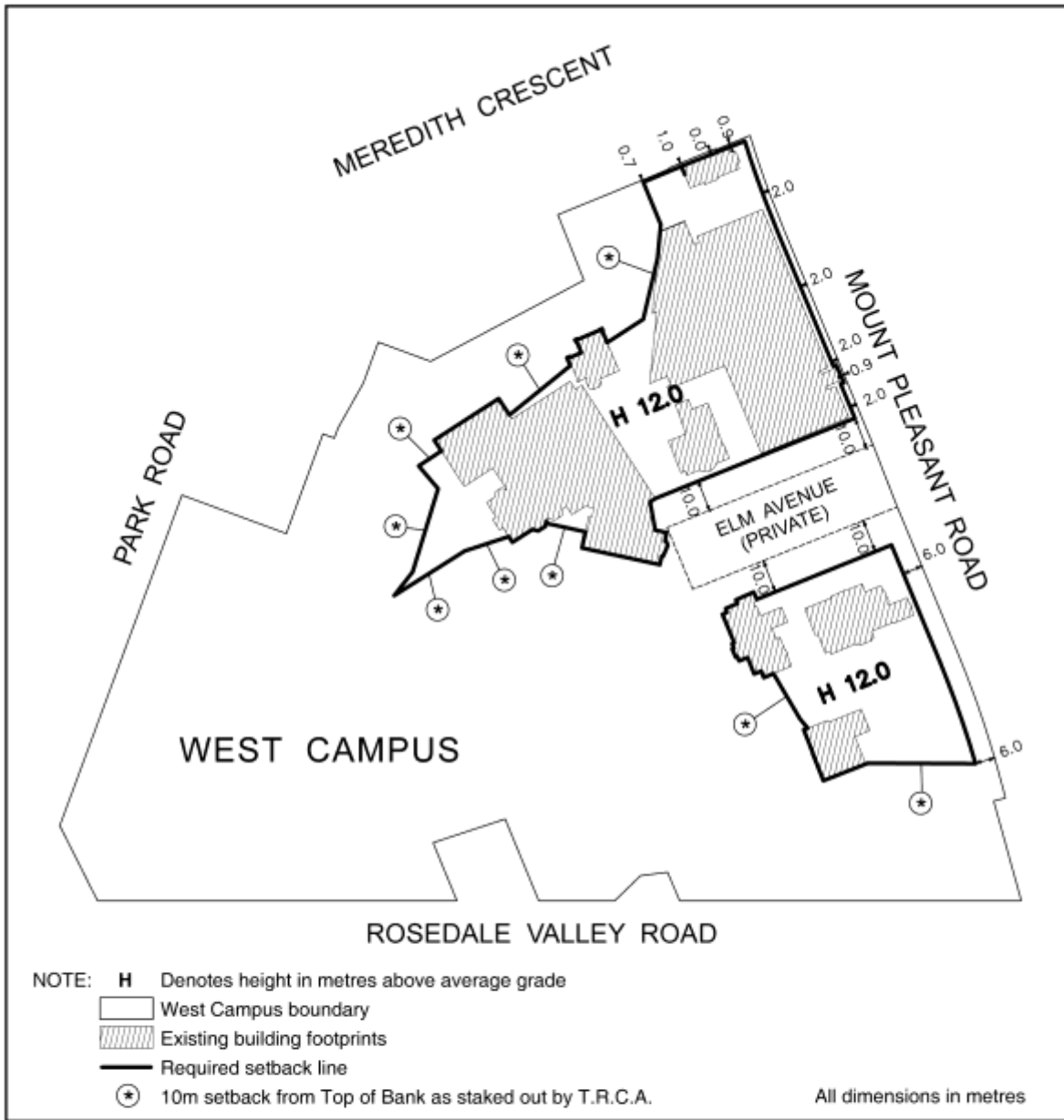


**TORONTO** City Planning  
Plan 1A

1,2,3,4,6,10,14 & 16 Elm Avenue,  
120 & 125 Mt. Pleasant Road, and the former Elm Avenue  
File # 13 281206 STE 27 02



Not to Scale  
07/16/2014

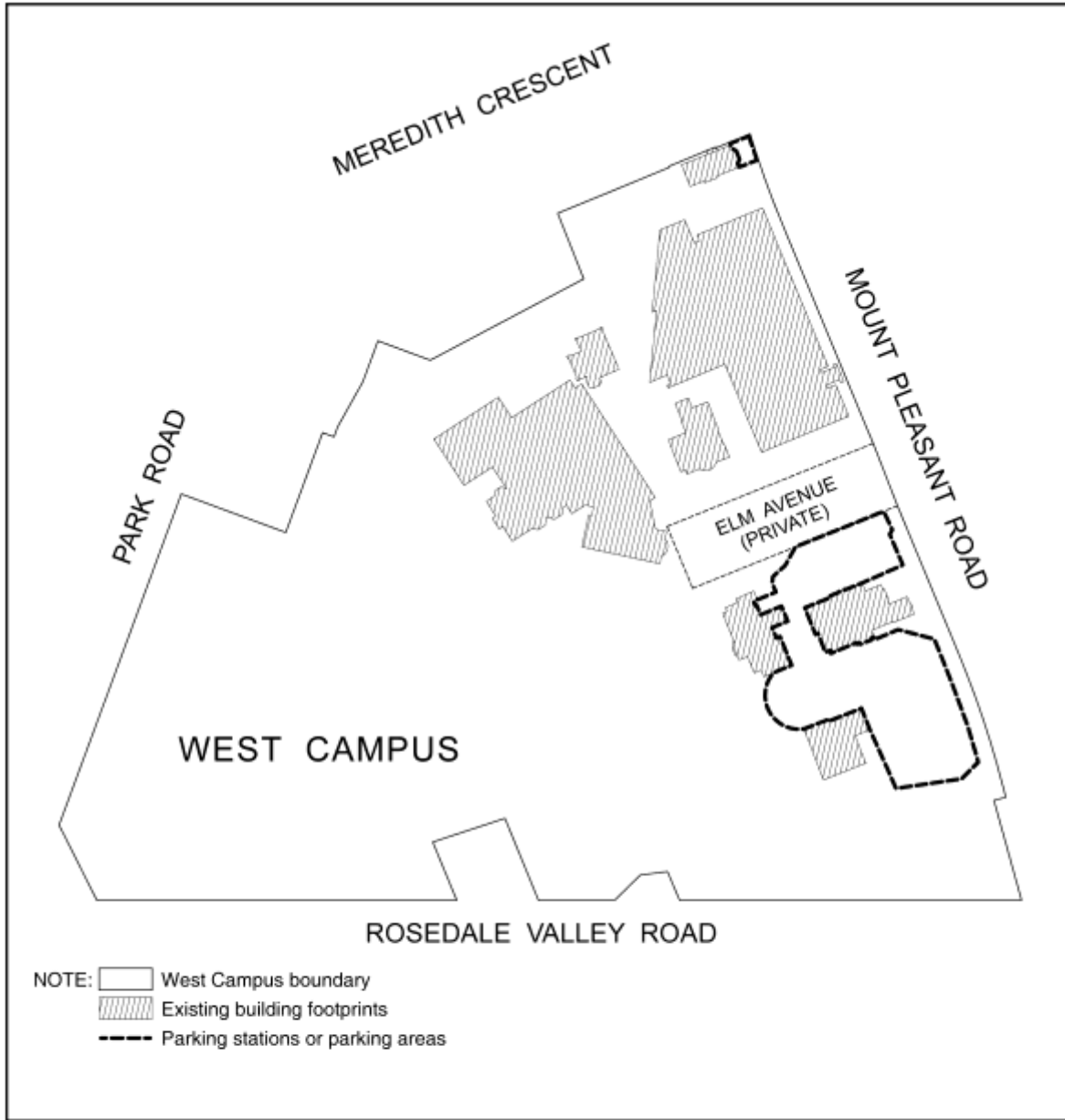


**TORONTO** City Planning  
 Plan 2A

1,2,3,4,6,10,14 & 16 Elm Avenue,  
 120 & 125 Mt. Pleasant Road, and the former Elm Avenue  
 File # 13 281206 STE 27 02



Not to Scale  
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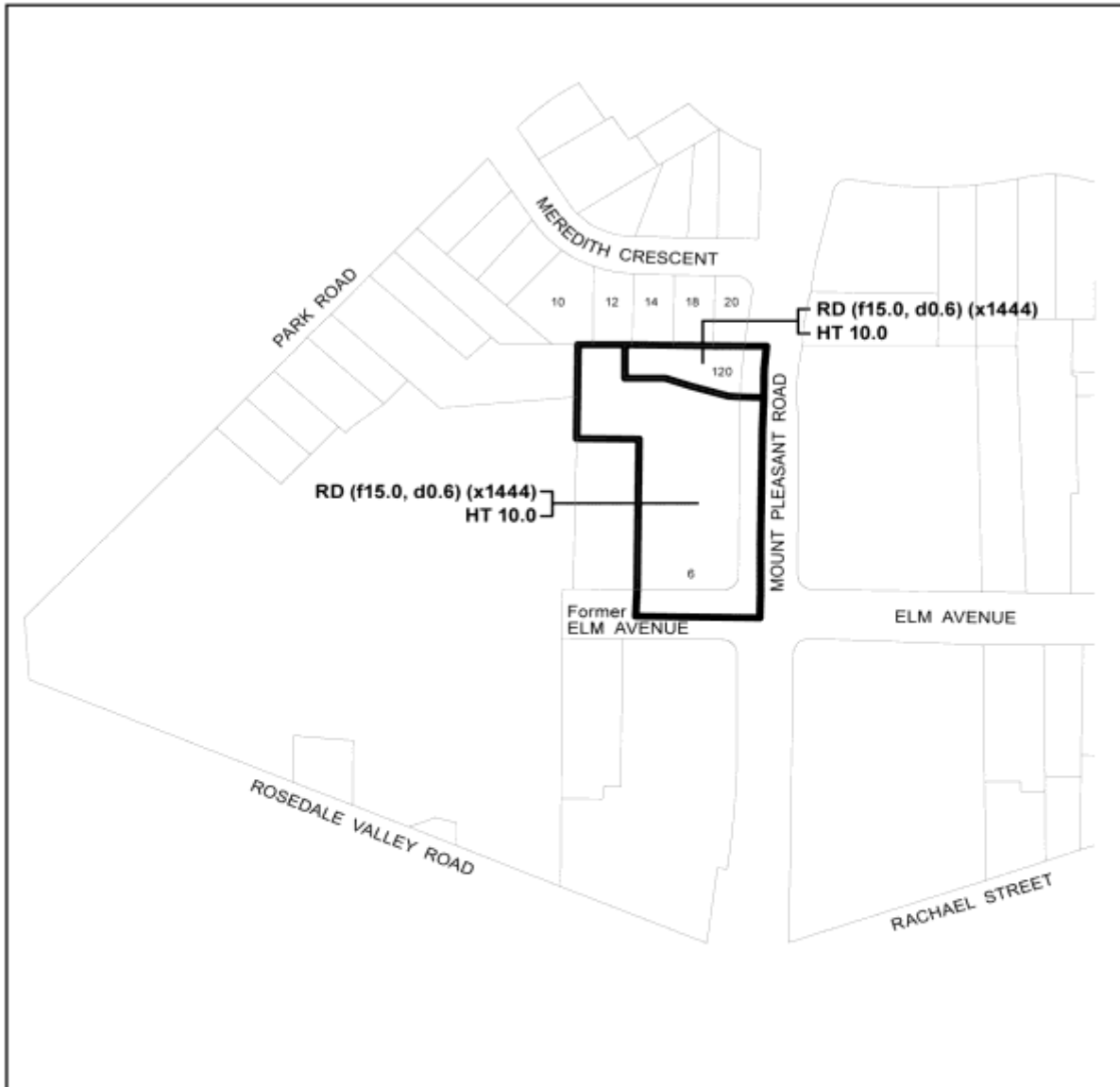


 **TORONTO** City Planning  
Plan 3A

1,2,3,4,6,10,14 & 16 Elm Avenue,  
120 & 125 Mt. Pleasant Road, and the former Elm Avenue  
File # 13 281206 STE 27 0Z



Not to Scale  
07/16/2014



 **TORONTO** City Planning  
Diagram 1

1,2,3,4,6,10,14 & 16 Elm Avenue,  
120 & 125 Mt. Pleasant Road, and the former Elm Avenue  
File # 13 281206 STE 27 OZ



Not to Scale  
07/21/2014