

Authority: North York Community Council Item NY23.9, as adopted by City of Toronto Council on July 4, 5, 6 and 7, 2017

CITY OF TORONTO

BY-LAW 838-2017

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 162, 164, 166 and 200 Cummer 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*;

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, 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 to RD (x480), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20.1 for the lands subject to this By-law, from a height and storey label of HT 10.0, ST 2, to HT 11.0, ST 2, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30.1, for the lands subject to this By-law, from a lot coverage label of 30 percent to 40 percent, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 480 so that it reads:

Exception RD 480

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) Regulation 10.5.40.70(1), "Front Yard Setback- Averaging", does not apply;
- (B) Despite Clause 10.5.40.60, a porch, deck, exterior stairs, balcony, or similar **structure** may encroach into the required **front yard setback** and **rear yard setback** a maximum of 3 metres;

- (C) Despite Clause 10.20.30.10, for each of the **lots** shown as parts on Diagram 5 of By-law 838-2017, the required minimum **lot area** is:
- (i) 390 square metres for Lots 5 and 10;
 - (ii) 420 square metres for Lots 3, 4, 6, 9, 11, and 12;
 - (iii) 540 square metres for Lots 1, 13, and 14;
 - (iv) 590 square metres for Lot 2; and
 - (v) 600 square metres for Lots 7, and 8;
- (D) Despite Clause 10.20.30.20, for each of the **lots** shown as parts on Diagram 5 of By-law 838-2017, the required minimum **lot frontage** is:
- (i) 12.5 metres for Lot 8;
 - (ii) 13 metres for Lots 3, 4, 5, 6, 7, 9, 10, 11, and 12;
 - (iii) 16 metres for Lots 1 and 14; and
 - (iv) 18 metres for Lots 2 and 13;
- (E) Despite Clause 10.20.30.40, the permitted maximum **lot coverage** for Lots 5 and 10 shown on Diagram 5 of By-law 838-2017, is 42 percent;
- (F) Despite Regulation 10.20.40.10(6), the permitted maximum height of the **first floor** above **established grade** is 1.5 metres;
- (G) Despite Clause 10.20.40.20, the permitted maximum **building length** is 21 metres;
- (H) Despite Clause 10.20.40.30, the permitted maximum **building depth** is 21 metres; and
- (I) Despite Clause 10.20.40.70, the required minimum **building setbacks** are shown on Diagram 5 of By-law 838-2017.

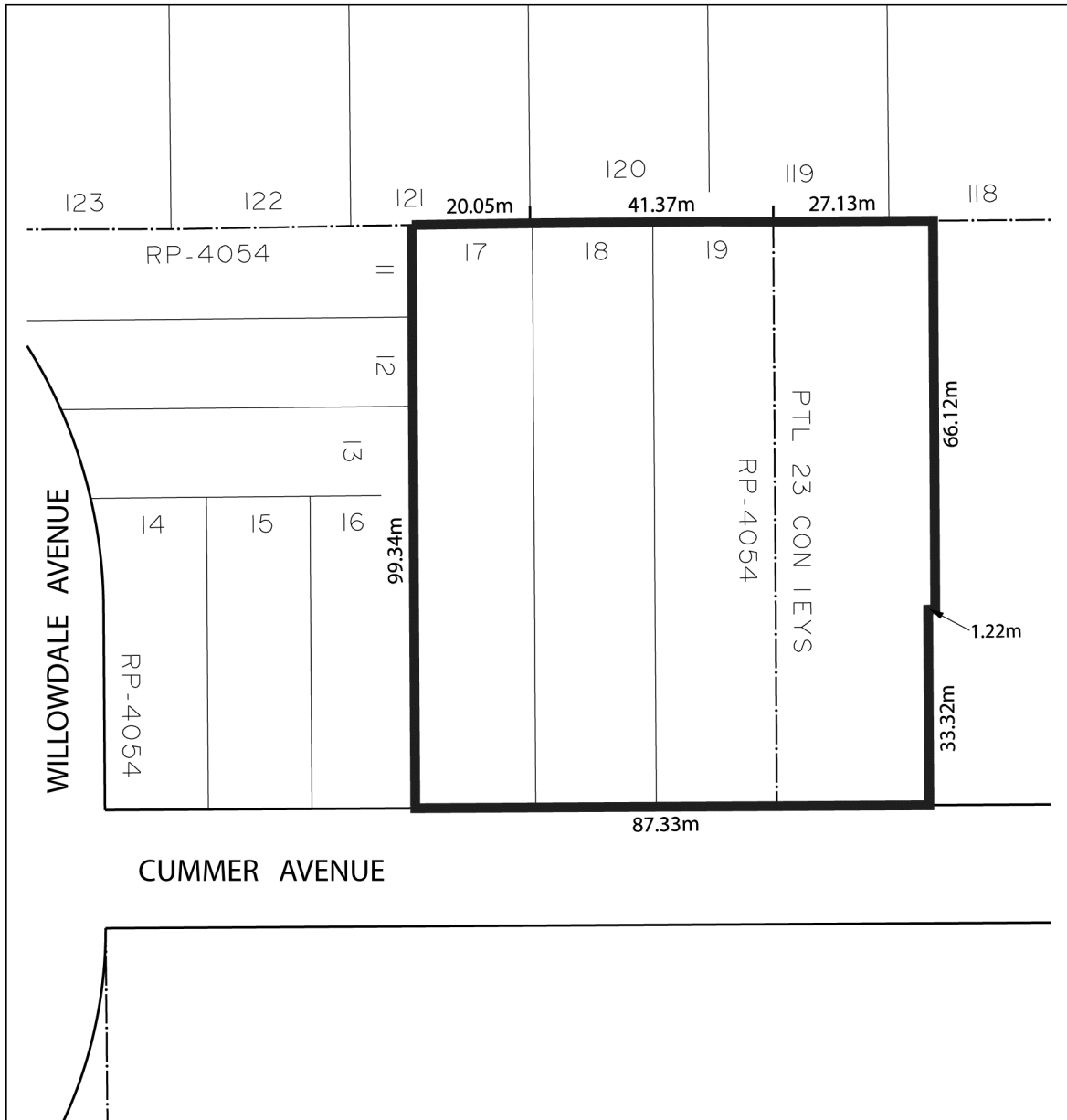
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on July 7, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk


(Seal of the City)

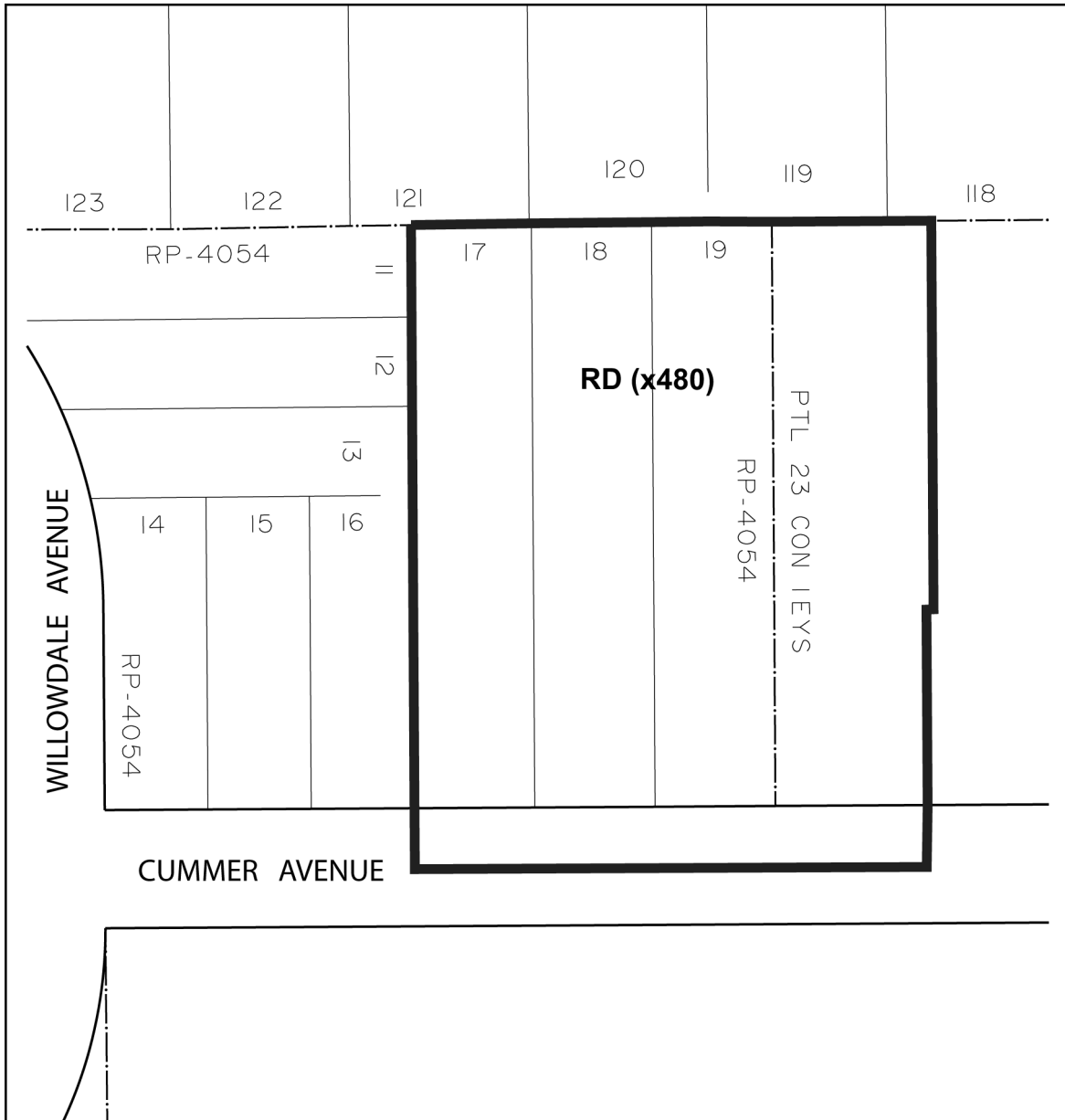


 **TORONTO**
Diagram 1

162, 164, 166 & 200 Cummer Avenue

File # 16 163292 NNY 24 OZ & 16 163295 NNY 24 SB

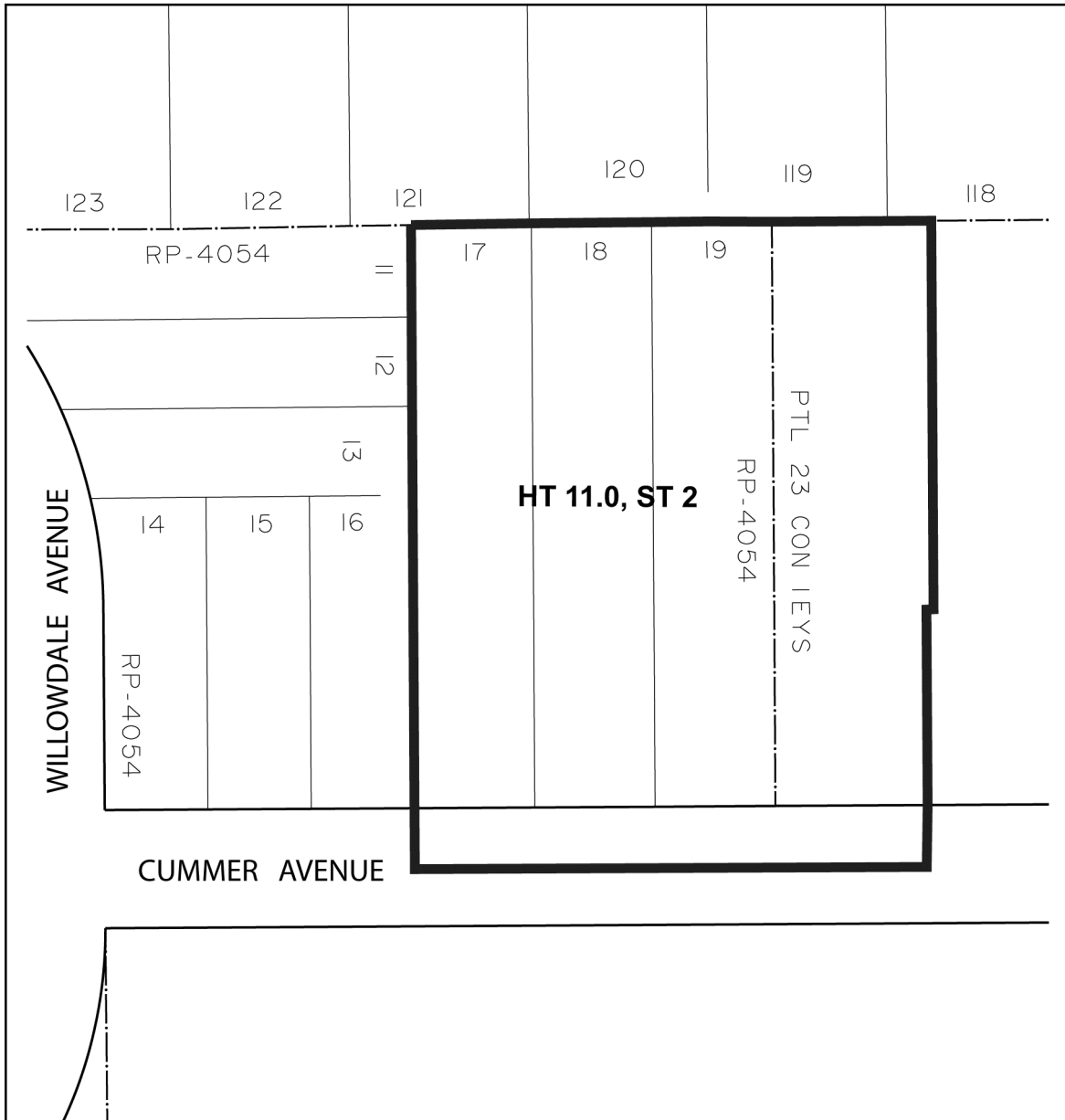

City of Toronto By-Law 569-2013
Not to Scale
05/15/2017



 **TORONTO**
Diagram 2

162, 164, 166 & 200 Cummer Avenue

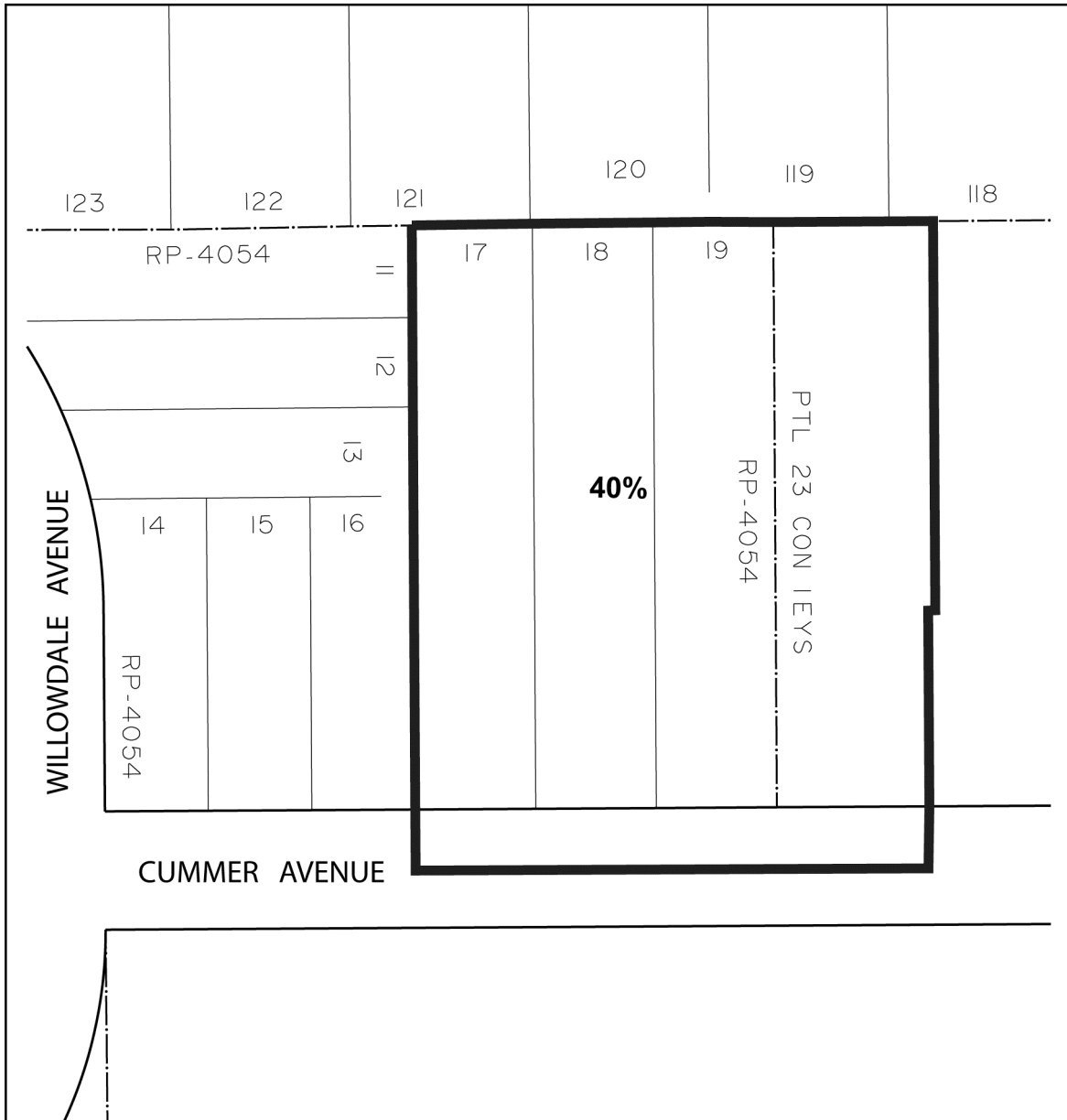
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 **TORONTO**
Diagram 3

162, 164, 166 & 200 Cummer Avenue

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 **TORONTO**
Diagram 4

162, 164, 166 & 200 Cummer Avenue

File # 16 163292 NNY 24 OZ & 16 163295 NNY 24 SB

