

Authority: Toronto and East York Community Council Item TE27.9, as adopted by City of Toronto Council on November 7, 8 and 9, 2017

CITY OF TORONTO

BY-LAW 1227-2017

To amend former City of Toronto Zoning By-law 438-86, as amended, with respect to the lands municipally known in the year 2017 as 355 and 363 Coxwell Avenue.

Whereas the Council of the City of Toronto has been requested to amend its Zoning By-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, with respect to the lands known municipally in the year 2017 as 355-363 Coxwell Avenue; 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. Except as otherwise provided herein, the provisions of *By-law 438-86*, as amended shall continue to apply to the *lot*.
2. None of the provisions of Sections 4(2), 4(4), 4(6), 4(7), 4(10), 4(12), 4(13), 4(14), 4(17)(b), 8(3) Part I, 8(3) Part II, 8(3) Part IV, 8(3) Part VIII and 12(2)270 of *By-law 438-86* of the former City of Toronto, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended, shall apply to prevent the erection or use of a 6-storey *mixed-use building* on the *lot* provided that:
 - (a) the *lot* on which the proposed building is to be located comprises at least those lands delineated by heavy lines on Map 1, attached to and forming part of this By-law;
 - (b) no above grade portion of any building or structure is located otherwise than wholly within the areas delineated by heavy lines shown on Map 2, attached to and forming part of this By-law;
 - (c) the height of any building or structure, as measured from *grade*, does not exceed the height in metres specified by the numbers following the symbol H on Map 2 attached to and forming part of this By-law;
 - (d) notwithstanding Section 2(b) and 2(c) of this By-law, the following building elements and structures are permitted to extend beyond the heavy lines and building envelopes, and above the *heights* shown on Map 2:

STRUCTURE	LOCATION OF PROJECTION	MAXIMUM PERMITTED PROJECTION	OTHER APPLICABLE QUALIFICATIONS
Eaves, cornices, window sills, vents, ornamental elements, lighting fixtures, guardrails, balustrades, landscape and greenroof elements	Required setback from <i>lot</i> line	0.4 metres	none
Canopy	Floor 1	2.5 metres	South elevation
Parapets	Maximum height	1.0 metres	none
Trellis, guardrails, balustrades, stairs, railings, balcony dividers, landscape and greenroof elements, vents, stacks, roof anchors, and elevator overrun	Maximum height	1.8 metres	
Mechanical equipment	areas delineated by dashed lines shown on Map 2		Setback a minimum of 1.5 metres from the interior face as delineated by dashed lines shown on Map 2
Planters and balconies	Floor 2 to 5	0.8 metres	North, South, and West elevations

- (e) the number of *dwelling units* shall not exceed 33;
- (f) the total combined *residential gross floor area* and *non-residential gross floor area* erected on the *lot* does not exceed 2,600 square metres;
- (g) the *residential gross floor area* of the building erected on the *lot* does not exceed 2,400 square metres;
- (h) the *non-residential gross floor area* of the building erected on the *lot* does not exceed 200 square metres;
- (i) a minimum of 50 square metres of *non-residential gross floor area* shall be on Floor 1;

- (j) a minimum of 100 square metres of indoor *residential amenity space* and 125 square metres of outdoor *residential amenity space* is provided and maintained on the *lot*;
 - (k) no *loading space* is required;
 - (l) minimum vehicle parking space requirements shall be consistent with the following ratios:
 - (i) 6 vehicle parking spaces for all *dwelling units*; and
 - (ii) 1 vehicle parking space - non residential.
 - (m) minimum parking space dimensions shall be 2.6 metres by 5.6 metres;
 - (n) notwithstanding Sections 2(l) and 2(m) of this By-law, one of the vehicle parking spaces required for all *dwelling units* shall be 3.9 metres by 5.6 metres;
 - (o) minimum bicycle parking space requirements shall be consistent with the following ratios:
 - (i) 26 bicycle parking spaces – on the *lot* at *grade*; and
 - (ii) 30 bicycle parking spaces – on the *lot* below *grade*.
3. For the purposes of this By-law, all italicized words and expressions have the same meanings as defined in By-law 438-86 of the former City of Toronto, as amended, with the exception of the following:
- (a) "*lot*" means those lands outlined on Map 1 attached; and
 - (b) "*grade*" means the established grade at 94.33 metres Canadian Geodetic Datum.
4. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the *lot* line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on November 9, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



