

Authority: North York Community Council Item NY27.1, adopted as amended, by City of Toronto Council on January 31 and February 1, 2018

## CITY OF TORONTO

### BY-LAW 164-2018

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 36 and 37 Jane Osler Boulevard and 42 and 44 Cartwright 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 adding the lands depicted on Diagram 2 of this By-law to the Zoning By-law Map in Section 990.10, and applying the zone label "RD (f10.5; a350) (x500)" to these lands.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands depicted on Diagram 3 of this By-law to each of the Policy Areas Overlay Map in Section 995.10.1, the Height Overlay Map in Section 995.20.1, the Lot Coverage Overlay Map in Section 995.30.1, and the Rooming House Overlay Map in Section 995.40.1 and:
  - a) on the Height Overlay Map, applying a height label of "HT 11.0, ST 2"; and
  - b) on the Lot Coverage Overlay Map, applying a lot coverage label of "45".
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands depicted on Diagram 4 of this By-law to the Zoning By-law Map in Section 990.10, and applying the zone label "RD (f15.0; a550) (x5)" to these lands.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands depicted on Diagram 5 of this By-law to each of the Policy Areas Overlay Map in Section 995.10.1, the Height Overlay Map in Section 995.20.1, the Lot Coverage Overlay Map in Section 995.30.1, and the Rooming House Overlay Map in Section 995.40.1 and:
  - a) on the Height Overlay Map, applying a height label of "HT 10.0, ST 2"; and
  - b) on the Lot Coverage Overlay Map, applying a lot coverage label of "35".

7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 500 so that it reads:

**Exception RD 500**

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 Clauses 10.5.40.60 and 10.20.40.50, a porch, deck, exterior stairs, balcony, portico, cantilevered bay, bow, box, or dormer windows or similar structure, roof overhang, eave or roof of dormer window, chimney, pilaster and projecting columns may encroach into the required **front yard setback** and **rear yard setback** a maximum of 3 metres;
- (C) Despite Regulation 10.5.50.10(1)(D), a minimum of 63 percent of the **front yard landscaping**, not covered by a permitted **driveway**, must be **soft landscaping**;
- (D) Despite Clause 10.20.30.10, for each of the **lots** shown as parts on Diagram 6 of By-law 569-2013, the required minimum **lot area** is:
  - (i) 420 square metres for Lots 7 and 8; and
  - (ii) 500 square metres for Lots 5 and 6.
- (E) Despite Clause 10.20.30.20, the required minimum **lot frontage** is 16 metres for Lots 4 and 5 shown on Diagram 6 of By-law 569-2013;
- (F) Despite Clause 10.20.40.20, the permitted maximum **building length** is 23 metres;
- (G) Despite Clause 10.20.40.30, the permitted maximum **building depth** is 30 metres;
- (H) Despite Clause 10.20.40.70, the required minimum **building setbacks** are shown on Diagram 6 of By-law 569-2013; and
- (I) Despite Clause 10.20.40.10(6), the permitted maximum height of the **first floor** above **established grade** is 1.5 metres.

Prevailing By-laws and Prevailing Section:

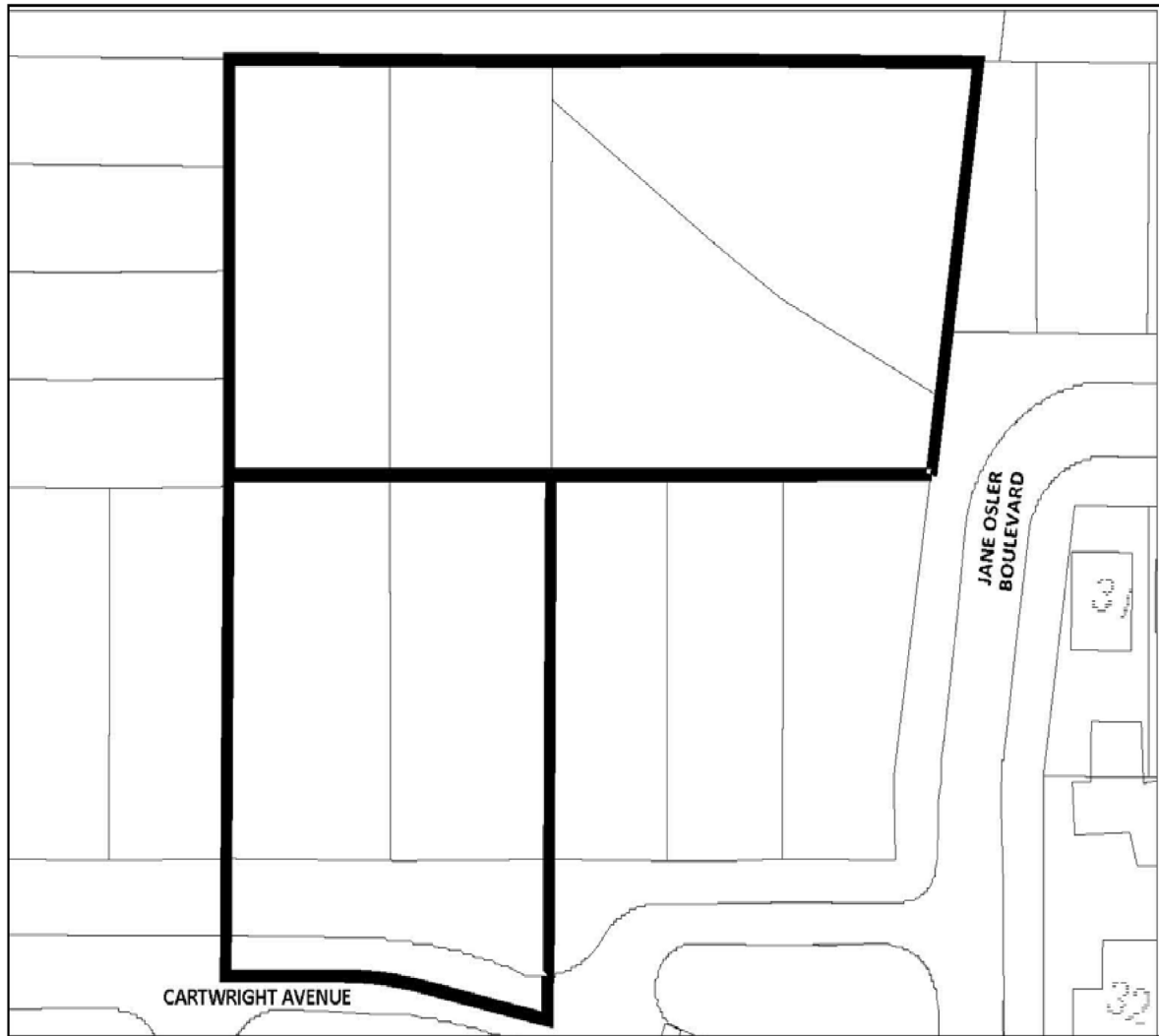
- (A) Schedule 'D' Airport Hazard Map from former City of North York Zoning By-law 7625.

Enacted and passed on February 12, 2018.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



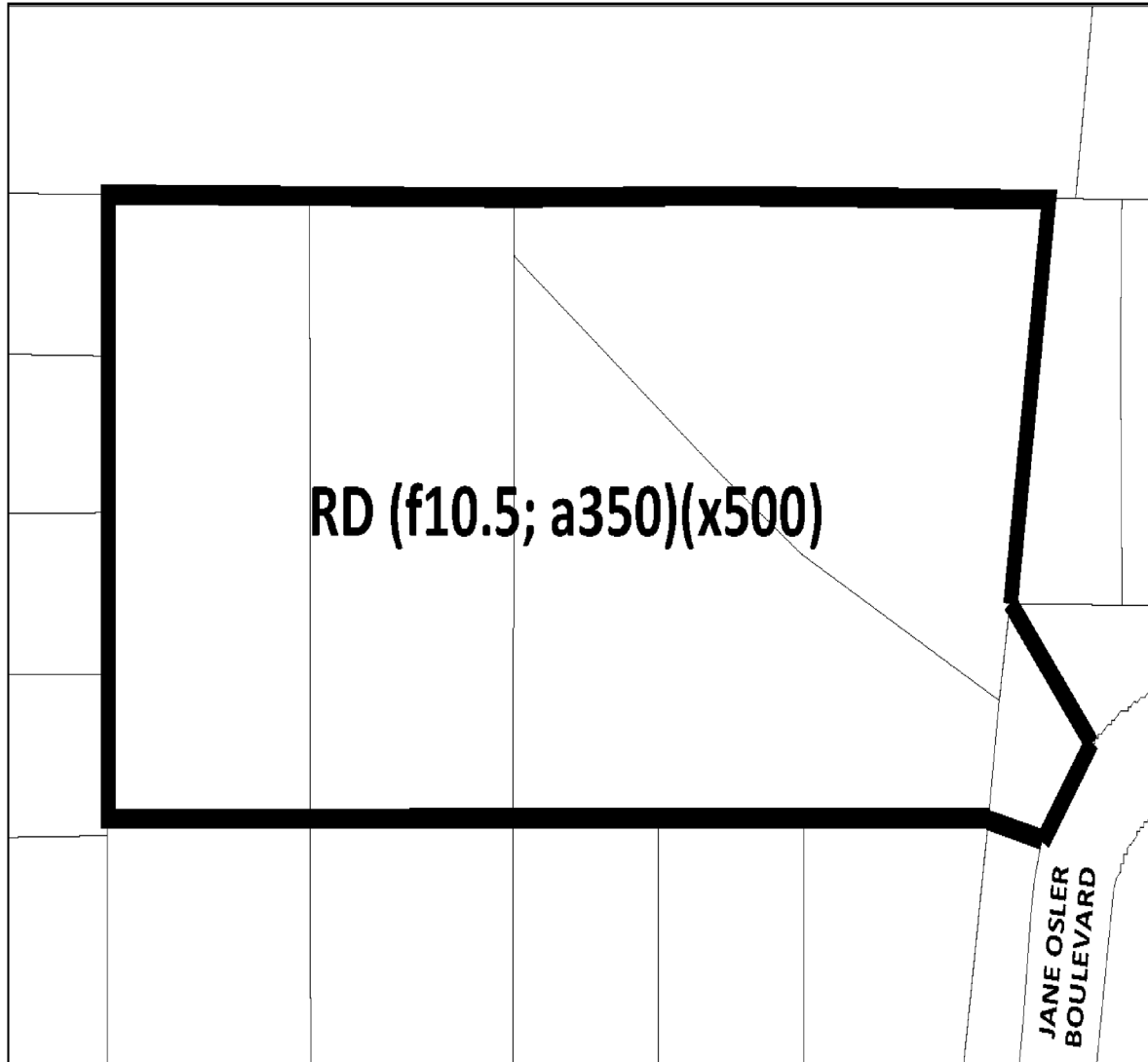
 **TORONTO**  
Diagram 1

**36 & 37 Jane Osler Boulevard &  
42 & 44 Cartwright Avenue**

File # 12 144920 NNY 15 OZ & 12 144928 NNY 15 SB



City of Toronto By-Law 569-2013  
Not to Scale  
01/12/2018



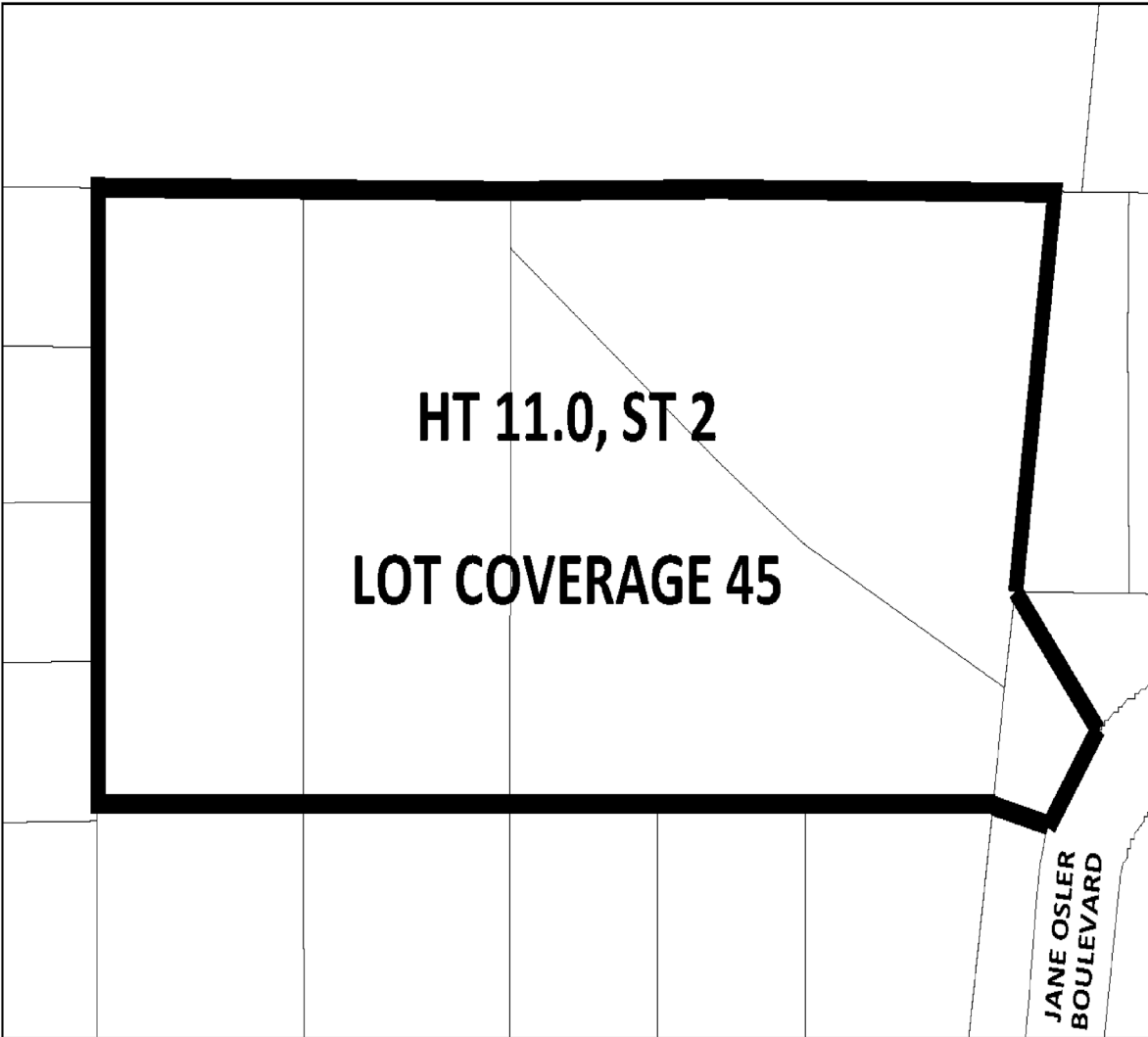
 **TORONTO**  
Diagram 2

36 & 37 Jane Osler Boulevard &  
42 & 44 Cartwright Avenue

File # 12 144920 NNY 15 OZ & 12 144928 NNY 15 SB



City of Toronto By-Law 569-2013  
Not to Scale  
01/12/2018



 **TORONTO**  
Diagram 3

36 & 37 Jane Osler Boulevard &  
42 & 44 Cartwright Avenue

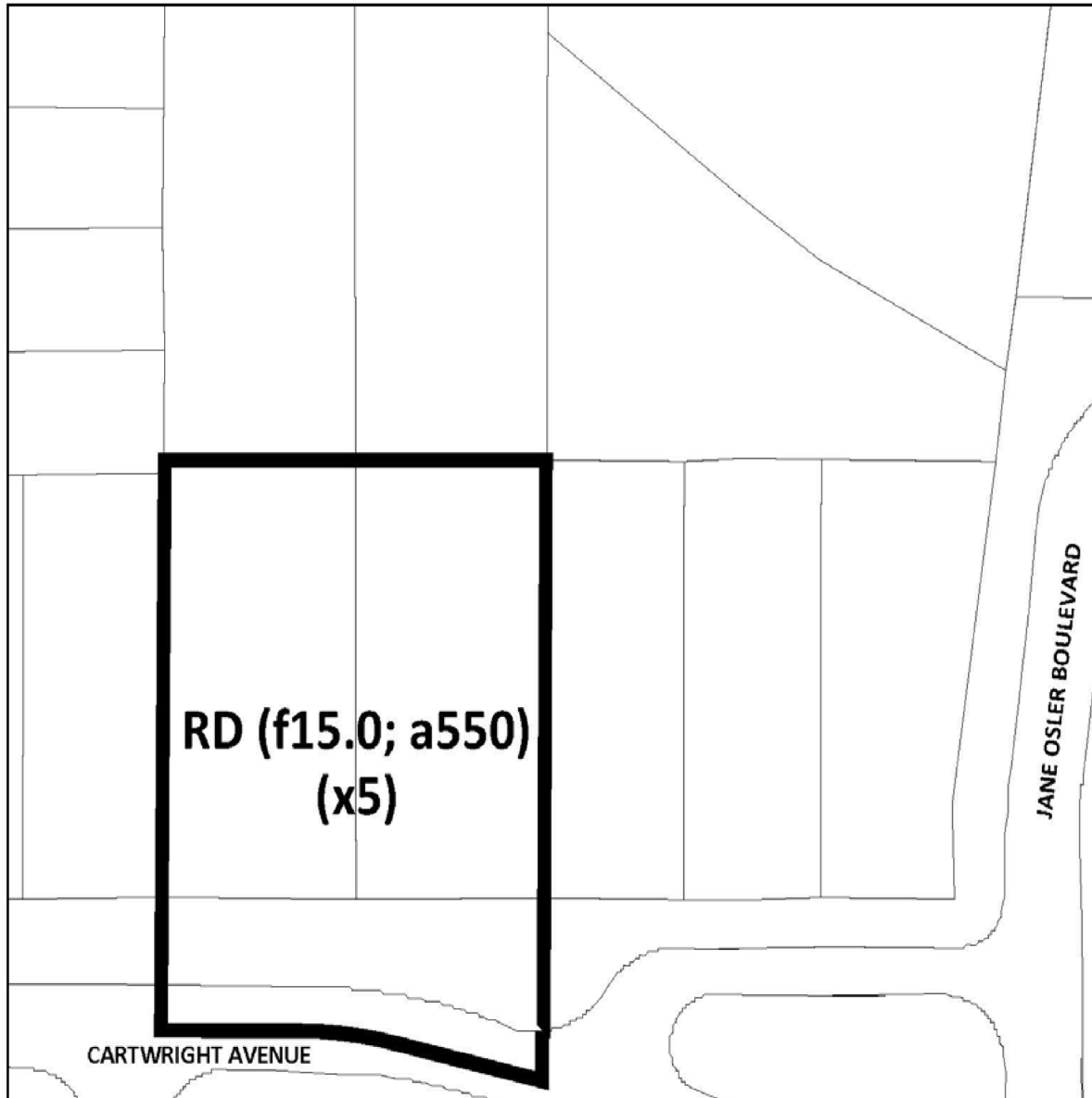
File # 12 144920 NNY 15 OZ & 12 144928 NNY 15 SB



City of Toronto By-Law 569-2013

Not to Scale

01/12/2018



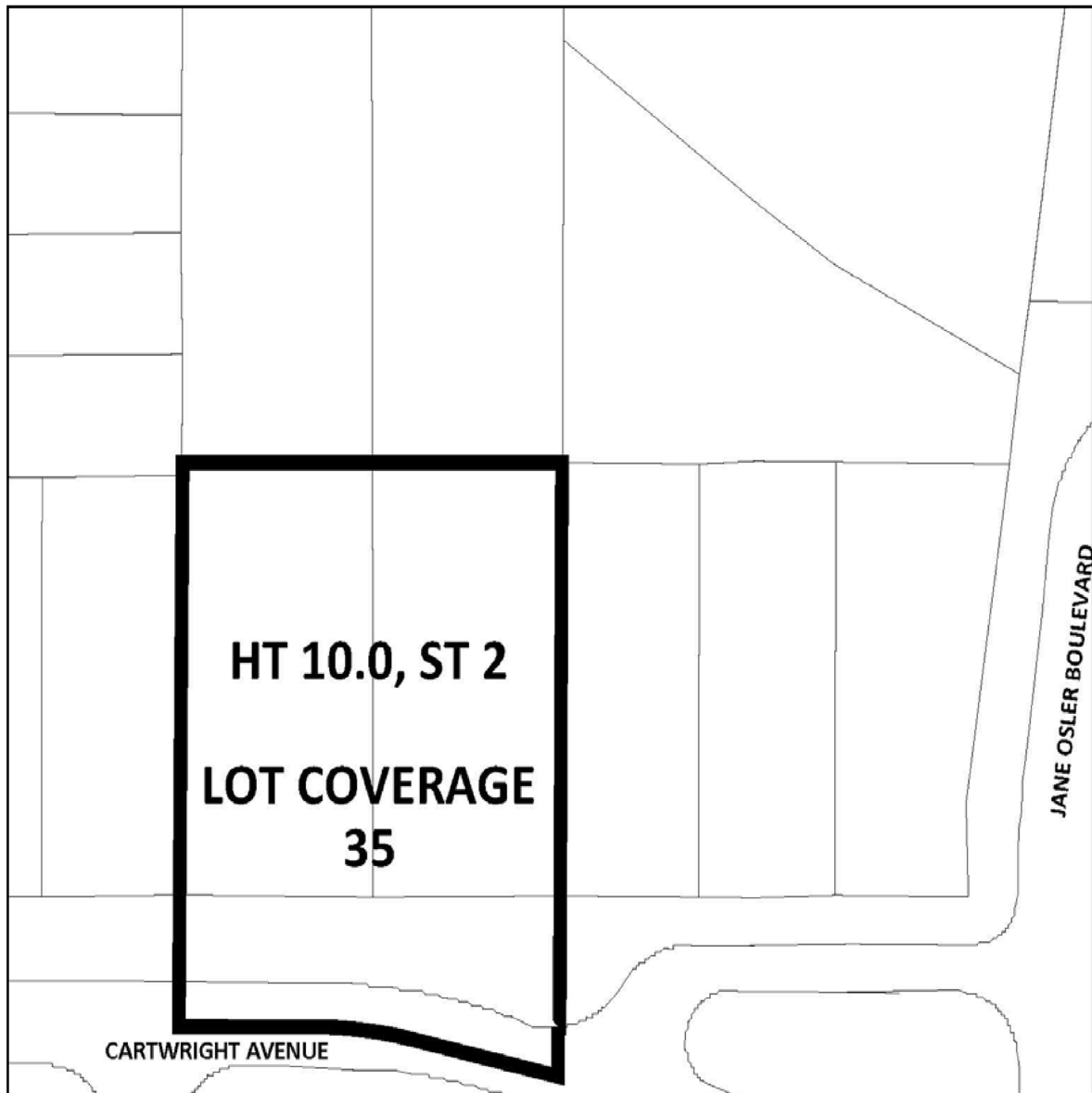
 **TORONTO**  
Diagram 4

**36 & 37 Jane Osler Boulevard &  
42 & 44 Cartwright Avenue**

File # 12 144920 NNY 15 OZ & 12 144928 NNY 15 SB



City of Toronto By-Law 569-2013  
Not to Scale  
01/12/2018



 **TORONTO**  
Diagram 5

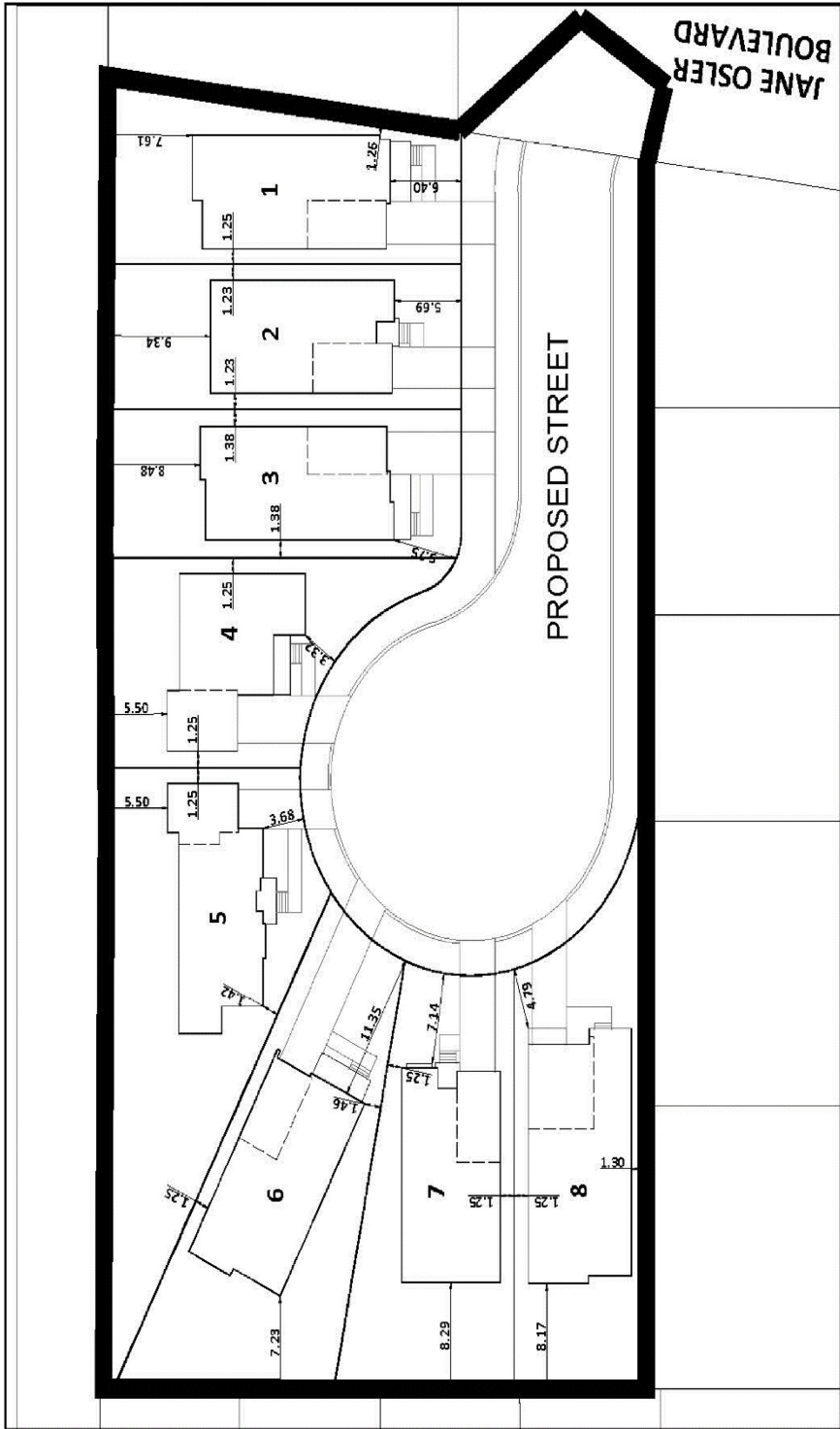
**36 & 37 Jane Osler Boulevard &  
42 & 44 Cartwright Avenue**

File # 12 144920 NNY 15 OZ & 12 144928 NNY 15 SB



City of Toronto By-Law 569-2013  
Not to Scale  
01/12/2018





**Toronto**  
Diagram 6

**36 & 37 Jane Osler Boulevard &  
42 & 44 Cartwright Avenue**  
File # 12 144920 NNY 15 0Z & 12 144928 NNY 15 SB

↖  
City of Toronto By-Law 569-2013  
Not to Scale  
01/29/2018