

## Attachment 7: Draft Zoning By-law Amendment for 569-2013

Authority: Toronto and East York Community Council Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ~, 20~  
Enacted by Council; ~, 20~

### CITY OF TORONTO

Bill No. ~

BY-LAW No. --20~

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 355 and 363 Coxwell Avenue.**

Whereas Council of the City of Toronto has the authority to 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*; and

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 No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lot outlined by heavy black lines to CR 1.5 (c0.5; r1.5)SS2(x119) as shown on Diagram 2 attached to this by-law;

#### **Exception CR 119**

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) On 355 and 363 Coxwell Avenue, nothing will prevent the erection or use of a **building** or **structure** if it complies with (B) to (S) below:
- (B) Despite clauses 40.10.40.1(1)(2)(3)(6), a commercial use entrance is permitted on the west elevation of the first **storey**;

- (C) Despite regulations 40.10.40.70(4) and 40.10.40.1(1), **dwelling units** are permitted on the first **storey**;
- (D) Despite regulations 40.5.40.10(1) and 40.10.40.10(2), the height of any **building** or **structure** on the **lot** must not exceed the maximum height in metres specified by the numbers following the symbol H as shown on Diagram 3 of By-law [Clerks to supply by-law ##], measured from the Canadian Geodetic Datum elevation of 94.33 metres;
- (E) Despite regulation 40.10.40.10(5), the maximum height of the first **storey** is 4.5 metres, measured from the finished floor to the finished floor of the **storey** above;
- (F) Despite regulation 40.10.40.40(1), the **gross floor area** must not exceed 2,300 square metres, of which:
  - (i) a maximum of 2,100 square metres may be used for residential **gross floor area**; and
  - (iii) a maximum of 200 square metres may be used for non-residential **gross floor area**;
- (G) A minimum of 50 square metres of non-residential **gross floor area** must be provided on the first **storey**;
- (H) The maximum number of permitted **dwelling units** is 33;
- (I) Despite regulation 40.10.40.50(1), **amenity space** must be provided and maintained as follows:
  - (i) a minimum of 100 square metres of indoors **amenity space**; and
  - (ii) a minimum of 125 square metres of outdoor **amenity space**;
- (J) Despite regulations 40.10.40.70(2) and 40.10.40.10(2) and 40.10.40.80(2), no above grade portion of any **building** or **structure** is located otherwise than wholly within the areas delineated by heavy lines shown on Diagram 3 of By-law [Clerks to supply by-law ##];
- (K) Despite clause (J) and regulation 40.10.40.60 the following **building** elements and **structures** are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law [Clerks to supply by-law ##] as follows:
  - (i) Eaves, cornices, window sills, vents, ornamental elements, lighting fixtures, guardrails, balustrades, landscape and green roof elements to a maximum of 0.4 metres;

- (ii) Balconies on **stories** 2 to 5 to a maximum of 0.8 metres on the north, south, and west elevations of the **building**;
  - (iii) a canopy on the first **storey**, south elevation to a maximum of 2.5 metres; and,
  - (iv) mechanical equipment, setback a minimum of 1.5 metres from the interior face, as delineated by dashed lines on Diagram 3 attached to this By-law;
- (L) Balconies are not permitted on the east elevation of the **building**;
- (M) Despite clause (D) and regulations 40.5.40.10(4)(6)(7), 40.5.40.10(5), and 40.10.40.10(2), the following **building** elements and **structures** are permitted to extend above the maximum height in metres specified by the numbers following the symbol H as shown on Diagram 3 of By-law [Clerks to supply by-law ##] as follows:
- (i) Parapets to a maximum of 1.0 metres; and
  - (ii) trellis, parapets, guardrails, balustrades, balcony dividers, stairs, railings, landscape and greenroof elements, vents, stacks, roof anchors, and elevator overrun to a maximum of 1.8 metres;
- (N) Despite regulations 40.10.50.10(3) and 150.100.30.1(1) and 40.10.80.20(1) and (2), the minimum distance between a **parking space** and a **lot line** is 0.2 metres;
- (O) Despite regulation 40.10.150.1(1), waste and recyclable materials may be stored in the side yard abutting Coxwell Avenue;
- (P) Despite the parking rates in clause 200.5.10.1, **parking space** must be provided as follows:
- (i) 6 **parking spaces** – for the **dwelling units**;
  - (ii) 1 **parking spaces** – for the non-residential uses; and
- (Q) Despite regulation 200.15 or any provision of By-law No. 569-2013, as amended from time to time, a minimum of 1 **parking space** of the required **parking spaces** – for the **dwelling units** in clause (P) must be an **accessible parking space** as follows:
- (i) the accessible **parking space** must have the following minimum dimensions:
    - i. Length of 5.6 metres;
    - ii. Width of 3.9 metres; and

- iii. Vertical clearance of 2.1 metres;
- (ii) an accessible barrier free aisle or path is not required along the length of an **accessible parking space**; and
- (iii) Despite regulation 200.15.1.5(1), an **accessible parking space** may or may not be the closest **parking space** to a main pedestrian access to the **building**;
- (R) Despite article 220.5.10, no **loading space** is required; and
- (S) Despite article 230.5.1.10(7), no change and shower facilities for uses, other than **dwelling units**, for which a “long-term” **bicycle parking space** is required, are required.

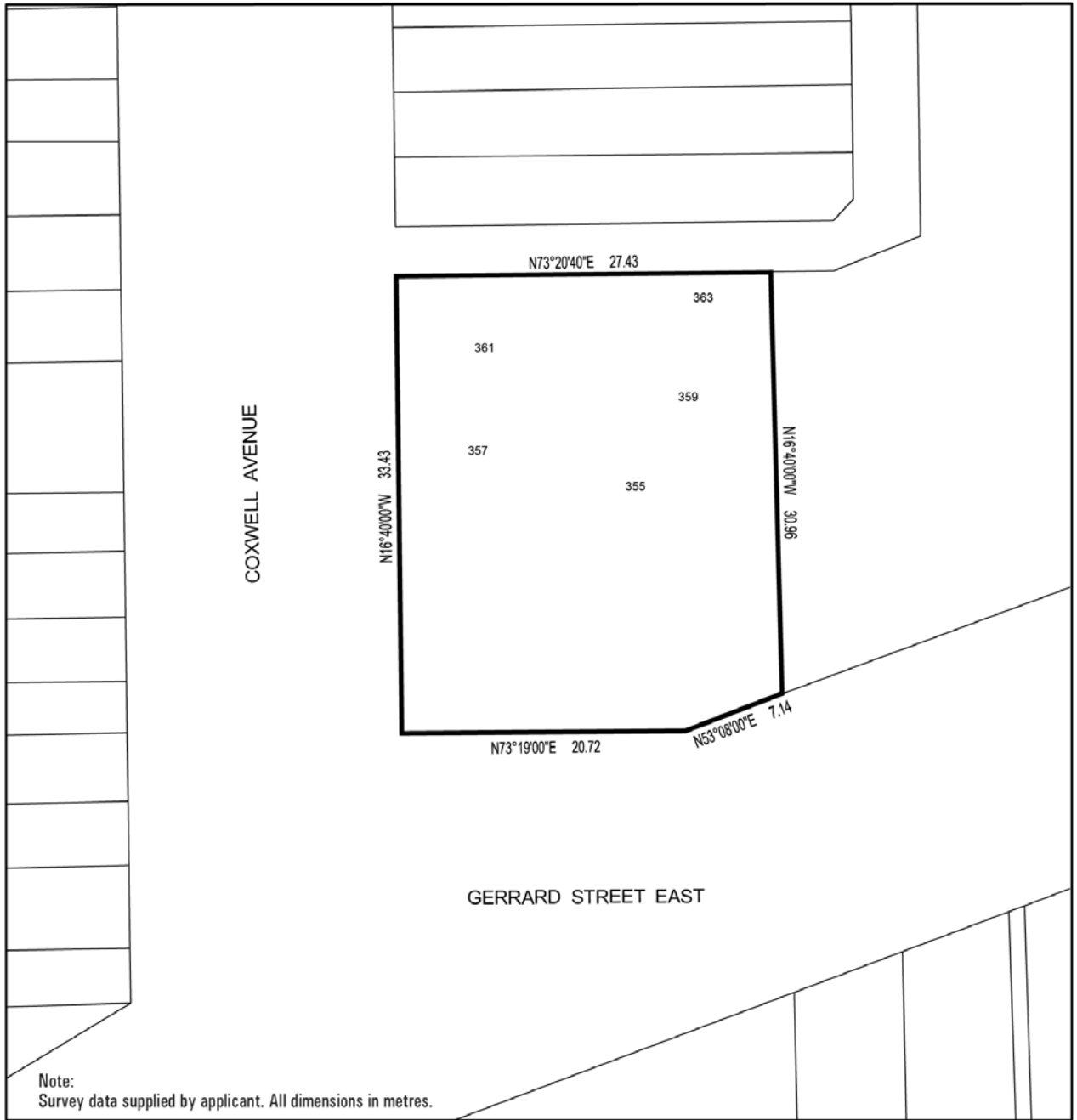
Prevailing By-laws and prevailing Sections (None Apply)

ENACTED AND PASSED this ~ day of ~, A.D. 20XX.

Name,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

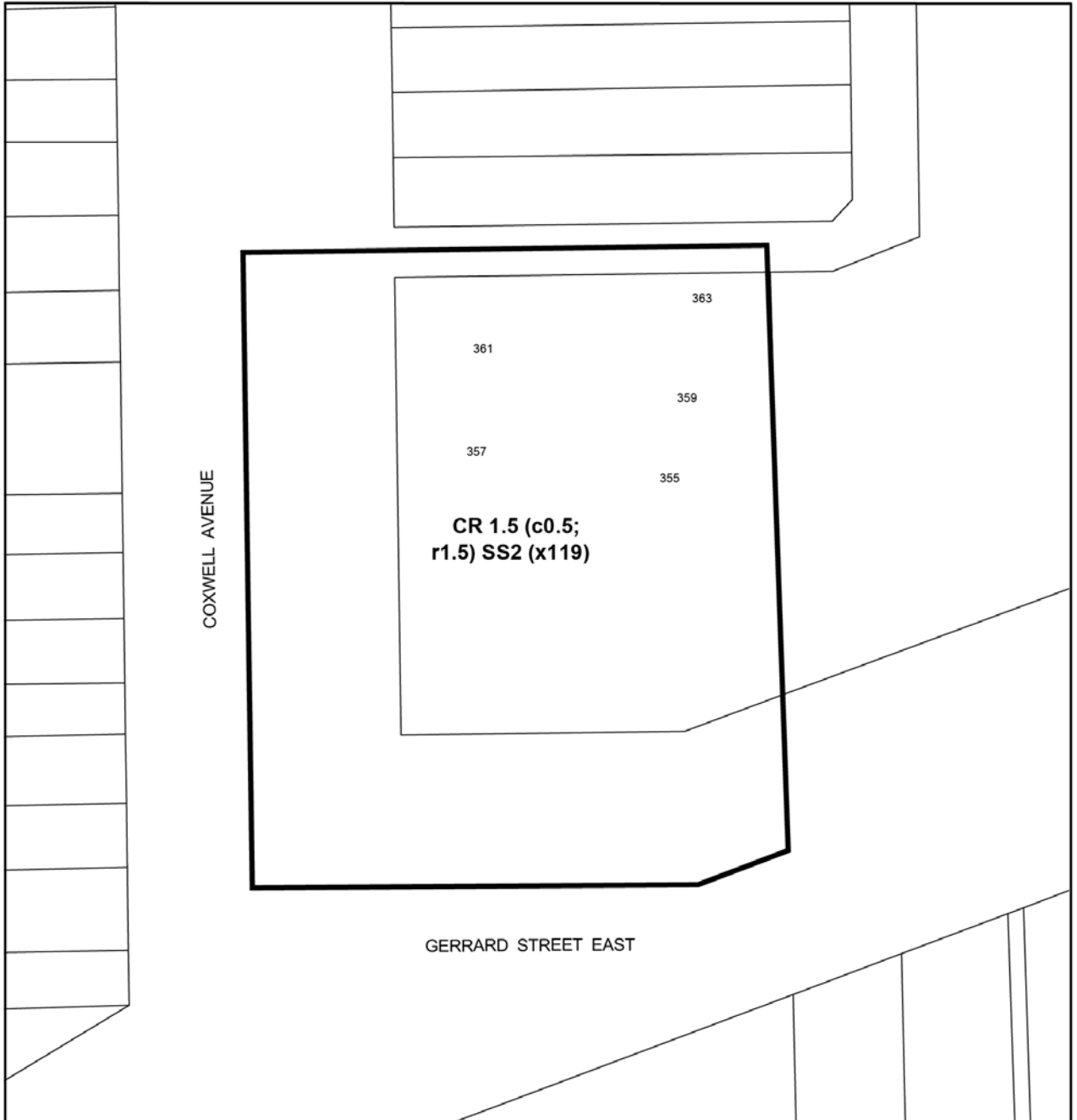


**TORONTO**  
**Diagram 1**

**355-363 Coxwell Avenue**

File # 16 198323 STE 32 0Z


City of Toronto By-Law 569-2013  
 Not to Scale  
 08/16/2017

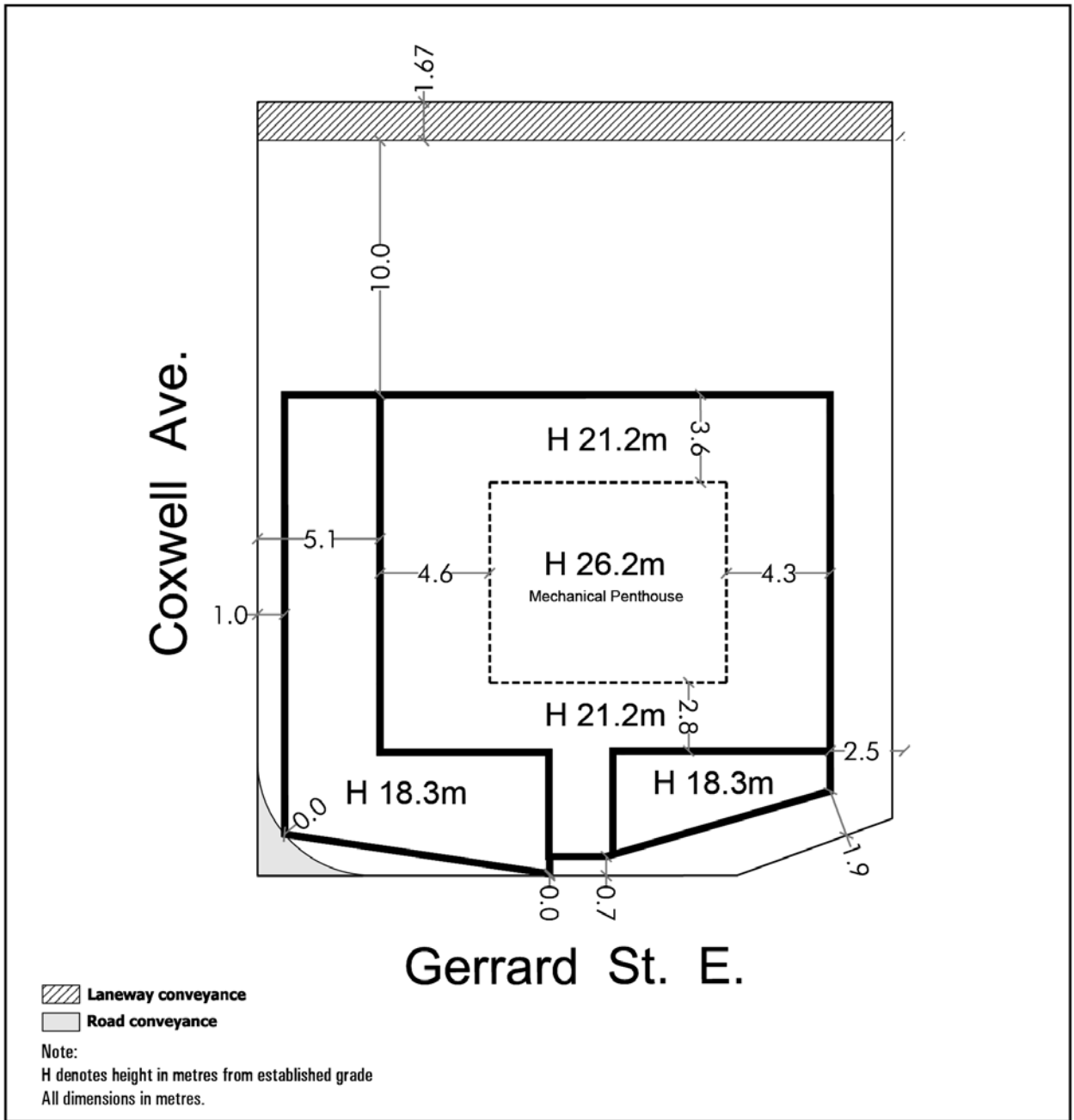


**Toronto**  
**Diagram 2**

**355-363 Coxwell Avenue**

File # 16 198323 STE 32 OZ

  
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 Not to Scale  
 08/16/2017



**TORONTO**  
**Diagram 3**

**355-363 Coxwell Avenue**

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