

Authority: Toronto and East York Community Council Item TE19.9, as adopted by City of Toronto Council on November 8 and 9, 2016

CITY OF TORONTO

BY-LAW No. 1225-2016

To amend former City of Toronto Zoning By-law No. 438-86, as amended, with respect to the lands municipally known as 96, 98, 100 and 104 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 2016 as 96, 98, 100 and 104 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 No. 438-86*, as amended, shall continue to apply to the *lot*.
2. None of the provisions of Sections 6(3) Part I 1, 6(3) Part II 2 (III), 6(3) Part II 3 (II), 6(3) Part II 4, 6(3) Part II 5(I), 4(2), 4(4), 4(10)A, 4(12), 6(3) Part III 1(B) 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 an 4-storey apartment 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 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 along the Coxwell Avenue frontage of the subject property or portion thereof, 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 (c), balconies and canopies can project 1.3 metres beyond the heavy lines on Map 2 attached to and forming part of this By-law;
 - (e) notwithstanding (c), privacy screens and balcony railings can 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 by 1.8 metres;
 - (f) the number of dwelling units shall not exceed 22;

- (g) the residential gross floor area erected on the lot does not exceed 2,645 square metres;
 - (h) The minimum landscaped open space on the lot shall be 19 per cent;
 - (i) A surface driveway and access ramp to the underground garage shall have a minimum width of 5.5 metres;
 - (j) The access ramp leading to the underground garage shall be provided with
 - i. A maximum slope of 15.0 per cent; and
 - ii. Transition areas at the top and bottom which have maximum slopes of 7.5 percent over a minimum distance of 3.0 metres; and
 - (k) Parking spaces must be provided and maintained on the lot in accordance to the following:
 - i. A minimum of 19 parking spaces for the 22 dwelling units; plus
 - ii. 1 car-share parking space.
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 hereto;
 - (b) "*grade*" means the established grade on the on the Coxwell Avenue frontage of 82.3 metres above Canadian Geodetic Datum;
 - (c) "*car-share motor vehicle*" means a motor vehicle available for short-term rental, including an option for hourly rental for the use of at least the occupants of the building erected on the lot; and
 - (d) "*car-share parking space*" means a parking space used exclusively for the parking of a *car-share motor vehicle*.
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.

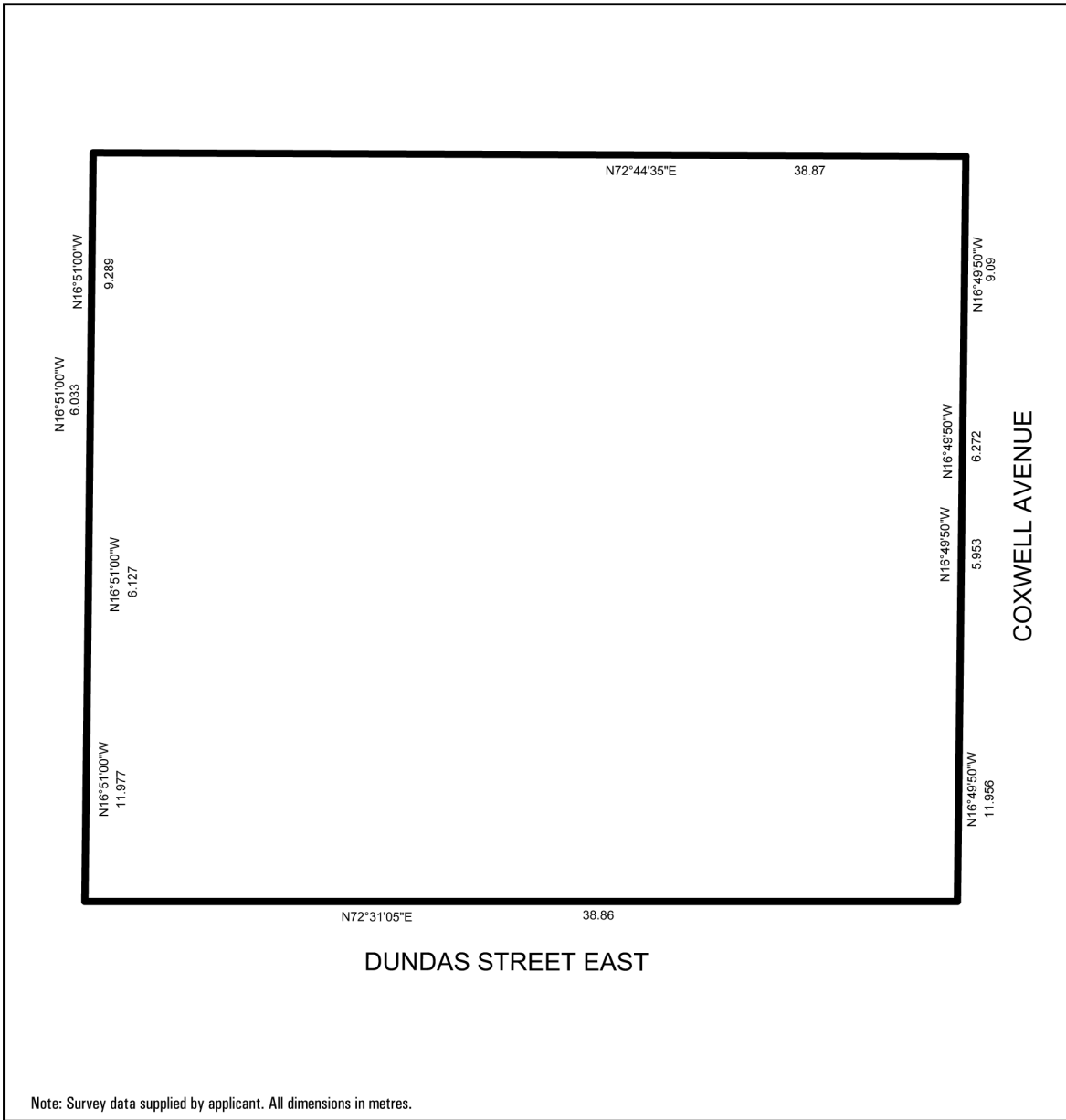
5. Despite any existing or future severance, partition or division of the *lot*, the provisions of this By-law shall apply to the whole of the *lot* as if no severance, partition or division occurred.

Enacted and passed on December 15, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



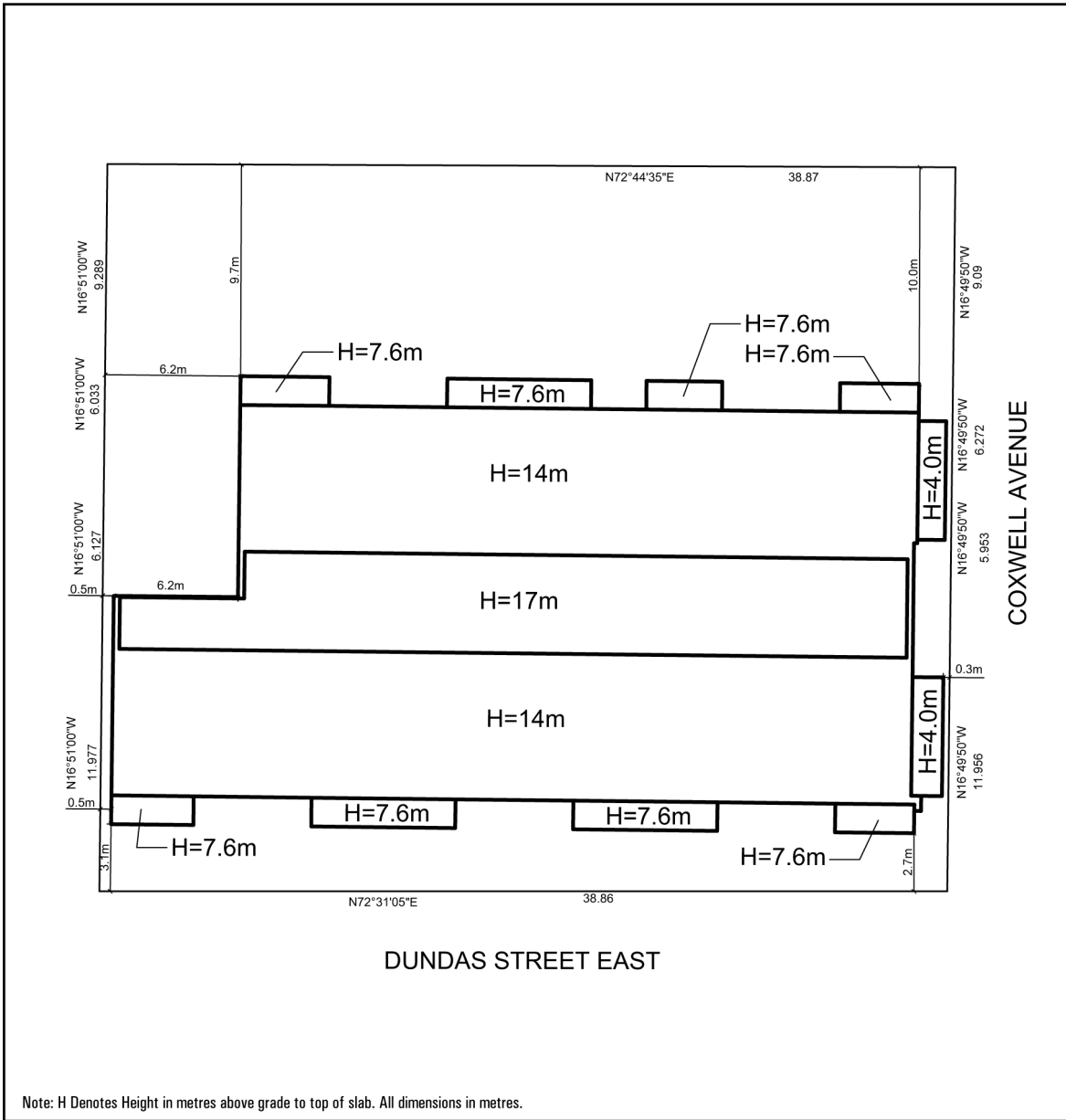
96-104 Coxwell Avenue

Map 1

File # 15 229572 STE 32 0Z



Not to Scale
09/16/2016



96-104 Coxwell Avenue

Map 2

File # 15 229572 STE 32 0Z



Not to Scale
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