

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. 1226-2016

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known as 96, 98, 100 and 104 Coxwell 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 municipally known in the year 2016 as 96, 98, 100 and 104 Coxwell Avenue, as delineated 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 Article 900.2.10 Exception Number 25 so that it reads:

Exception R 25

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 96, 98 100 and 104 Coxwell Avenue, none of the regulations of 10.10.40.50 (1) (A)(B)(C) and 10.5.50.10(5) apply to prevent the erection or use of a **building, structure**, addition or enlargement, permitted by regulations (B) to (Q) below;
- (B) A maximum of 22 **dwelling units** are permitted;
- (C) The maximum floor space index is 2.041 (2,645 square metres);
- (D) No 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 1226-2016;
- (E) The height of a **building** or **structure** must not exceed the height in metres from **established grade**, specified by the numbers following the symbol H as shown on Diagram 3 of By-law 1226-2016;

- (F) Notwithstanding (D), balconies and canopies can project 1.3 metres beyond the heavy lines shown on Diagram 3 of By-law 1226-2016;
- (G) Notwithstanding (E), privacy screens and balcony railings can exceed the height in metres specified by the numbers following the symbol H as shown on Diagram 3 of By-law 1226-2016 by 1.8 metres;
- (H) Despite 10.5.40.60(7), roof eaves on the west and east side of the **building** may be 0 metres from the **lot line**;
- (I) Despite 10.5.40.60 (3) (A) (iii), the stairs on the south elevation must be at least 0.3 metres from the east **lot line** and may be 0.0 metres from the south lot line;
- (J) Despite 10.5.50.10 (4)(A)(B), a minimum of 19 percent of the **lot** must be **landscaped**, and of the required **landscaped** area, a minimum of 27.5 percent must be **soft landscaping**;
- (K) Despite 10.10.80.40 (2), vehicular access must be from Coxwell Avenue;
- (L) Despite 10.5.100.1 (2), a surface driveway and access ramp to the underground garage must have a minimum width of 5.5 metres;
- (M) Despite 200.5.10.1, 20, **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 **parking space** that may be used as a **car-share parking space**;
- (N) **Established grade** is the Canadian Geodetic Datum elevation of 82.3 metres;
- (O) **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
- (P) **car-share parking space** means a parking space used exclusively for the parking of a **car-share motor vehicle**.

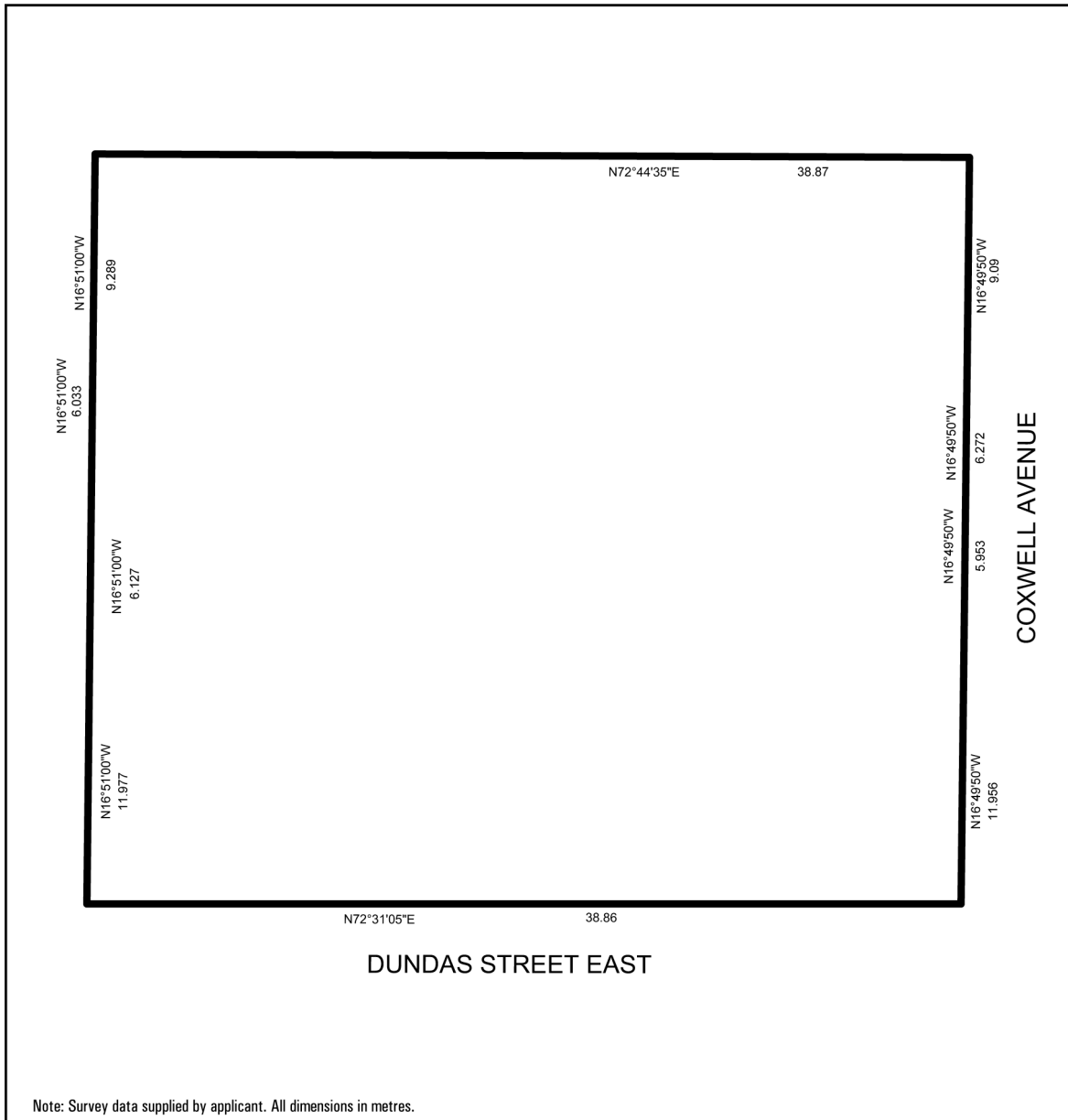
Prevailing By-laws and Prevailing Sections (None Apply)

Enacted and passed on December 15, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



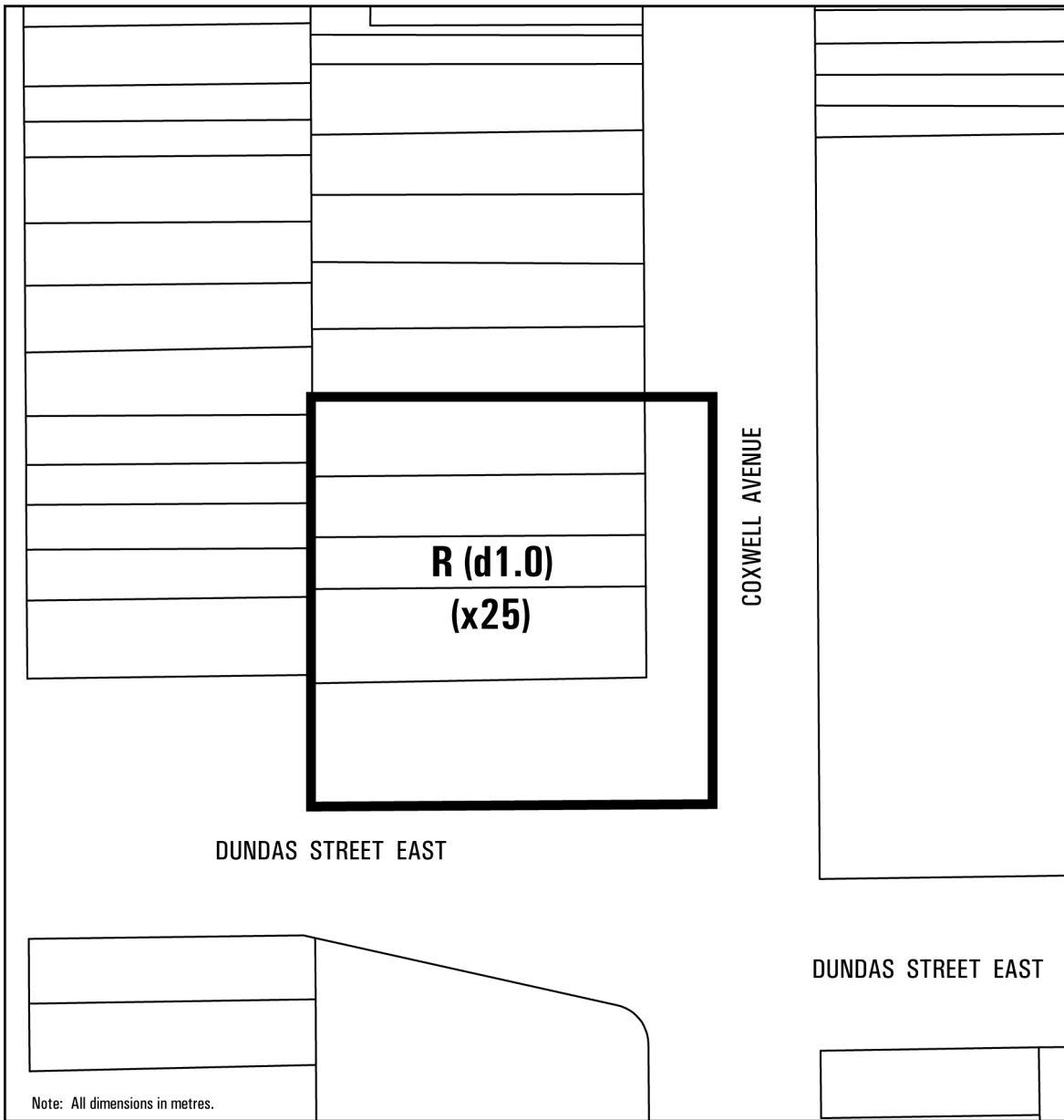
96-104 Coxwell Avenue

Diagram 1

File # 15 229572 STE 32 0Z



Not to Scale
09/16/2016



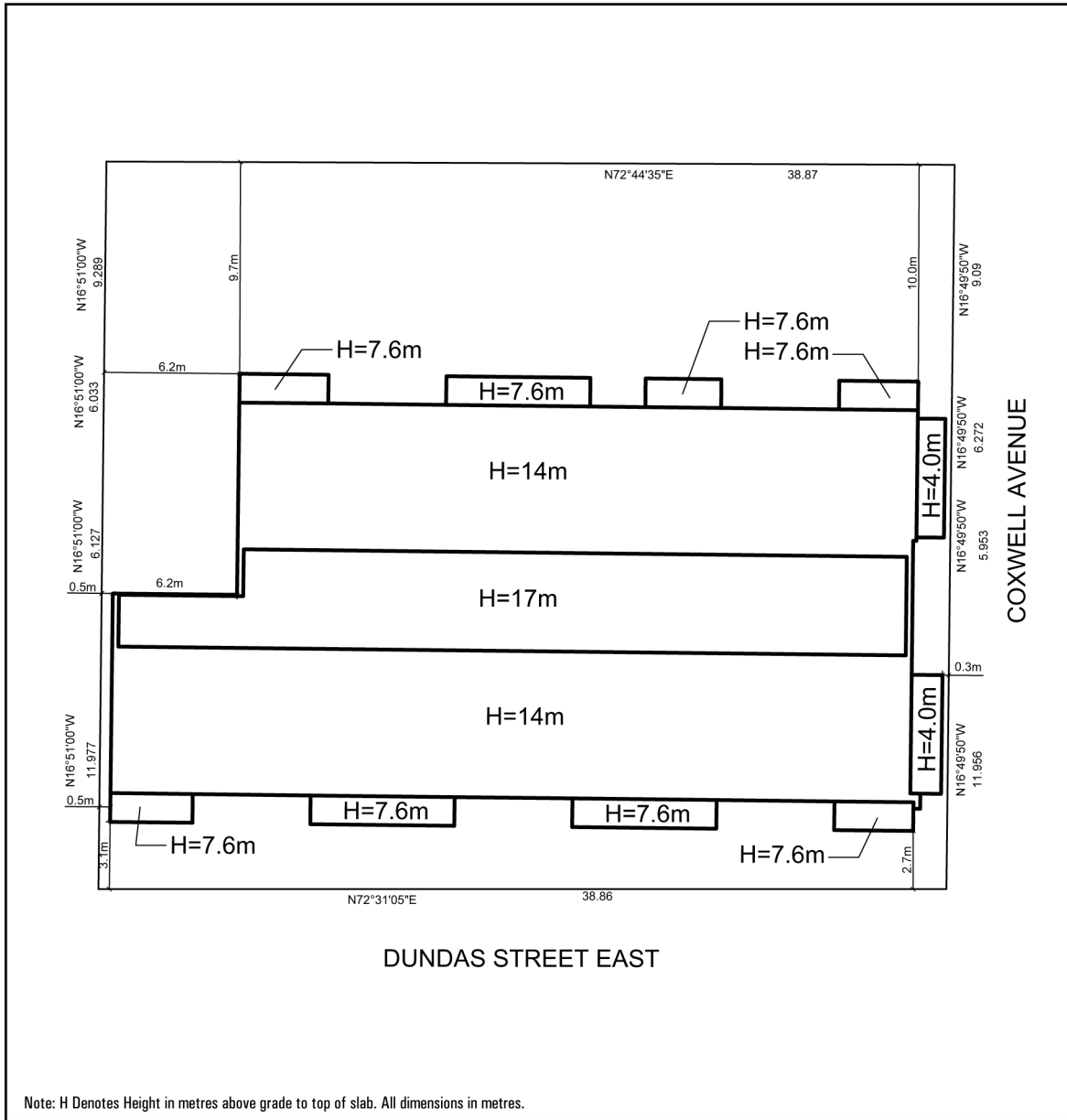
96-104 Coxwell Avenue

Diagram 2

File # 15 229572 STE 32 0Z



Not to Scale
09/16/2016



96-104 Coxwell Avenue

Diagram 3

File # 15 229572 STE 32 0Z



Not to Scale
09/16/2016