

Authority: North York Community Council Item NY20.42, as adopted by City of Toronto Council on March 9, 2017

CITY OF TORONTO

BY-LAW 572-2017

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 500 Cummer Avenue, 3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A, 3348B, 3348C, 3348D, 3348E and 3348F Bayview 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*;

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 "IS (x1)" to these lands, as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to "IS (x1)", as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands depicted on Diagram 4 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"; and
 - b) on the Lot Coverage Overlay Map, applying a lot coverage label of "30".
6. Zoning By-law 569-2013, as amended, is further amended by amending the lands depicted on Diagram 5 of this By-law to amend the Height Overlay Map in Section 995.20.1 from "HT 10.5, ST 3" to "HT 10.0".

7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.33.10 Exception Number 1 so that it reads:

Exception IS 1

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) In addition to Regulation 80.40.40.70(1), the required minimum **building setback** is 5.5 metres from a **lot line** that abuts Cummer Avenue;
- (B) Regulation 80.40.50.10(1)(A) does not apply;
- (C) Despite Regulation 80.40.80.10(1), a **parking space** must be in a **side yard**, a **rear yard** or in an underground **parking garage**; and
- (D) Despite Regulation 80.40.90.10(1), a **loading space** must be on the **lot** and it may be in a **side yard** or **rear yard** that abuts a **lot** in the Residential Zone category if it is set back a minimum of 9.5 metres from that **lot**.

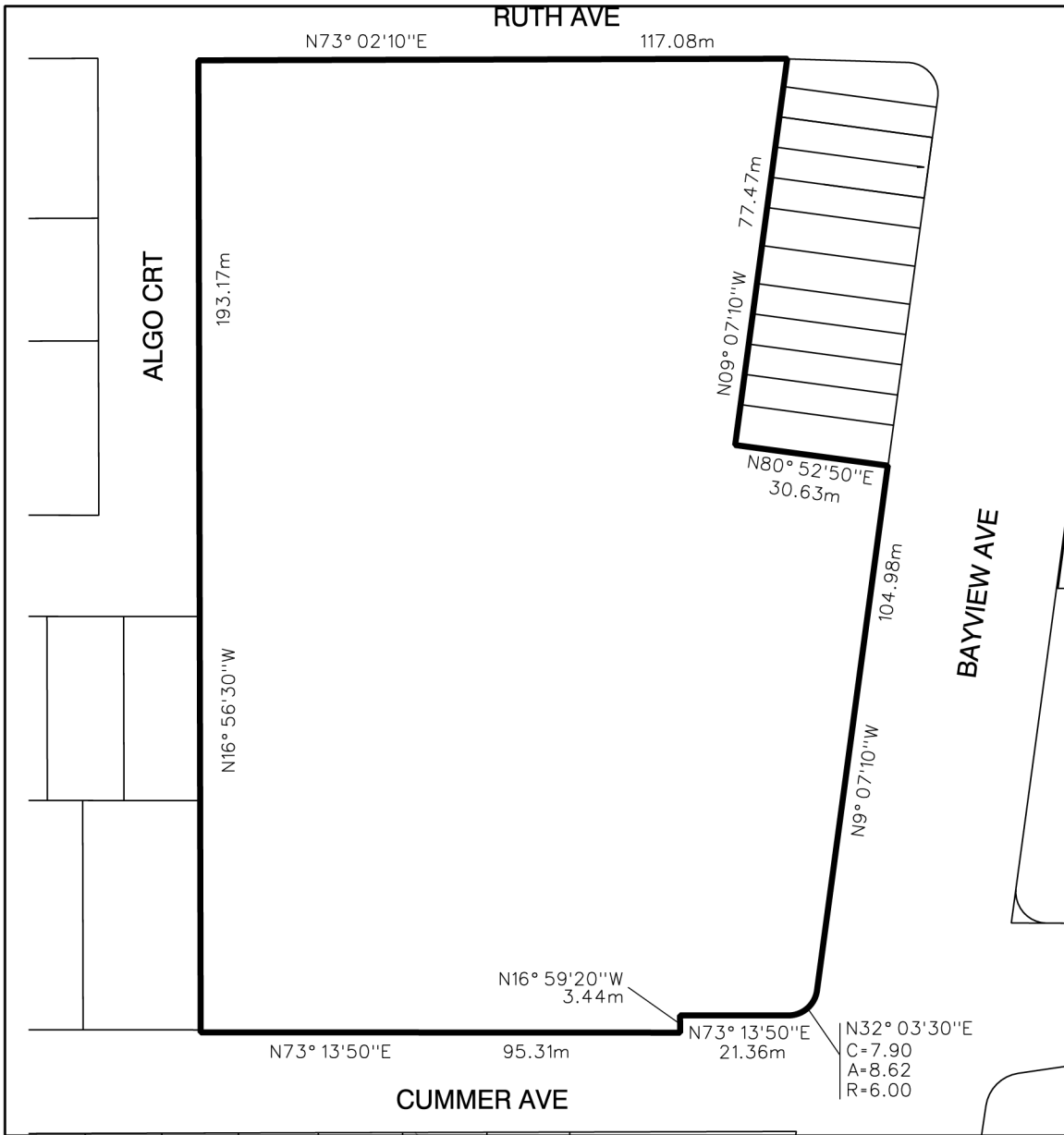
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on May 26, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

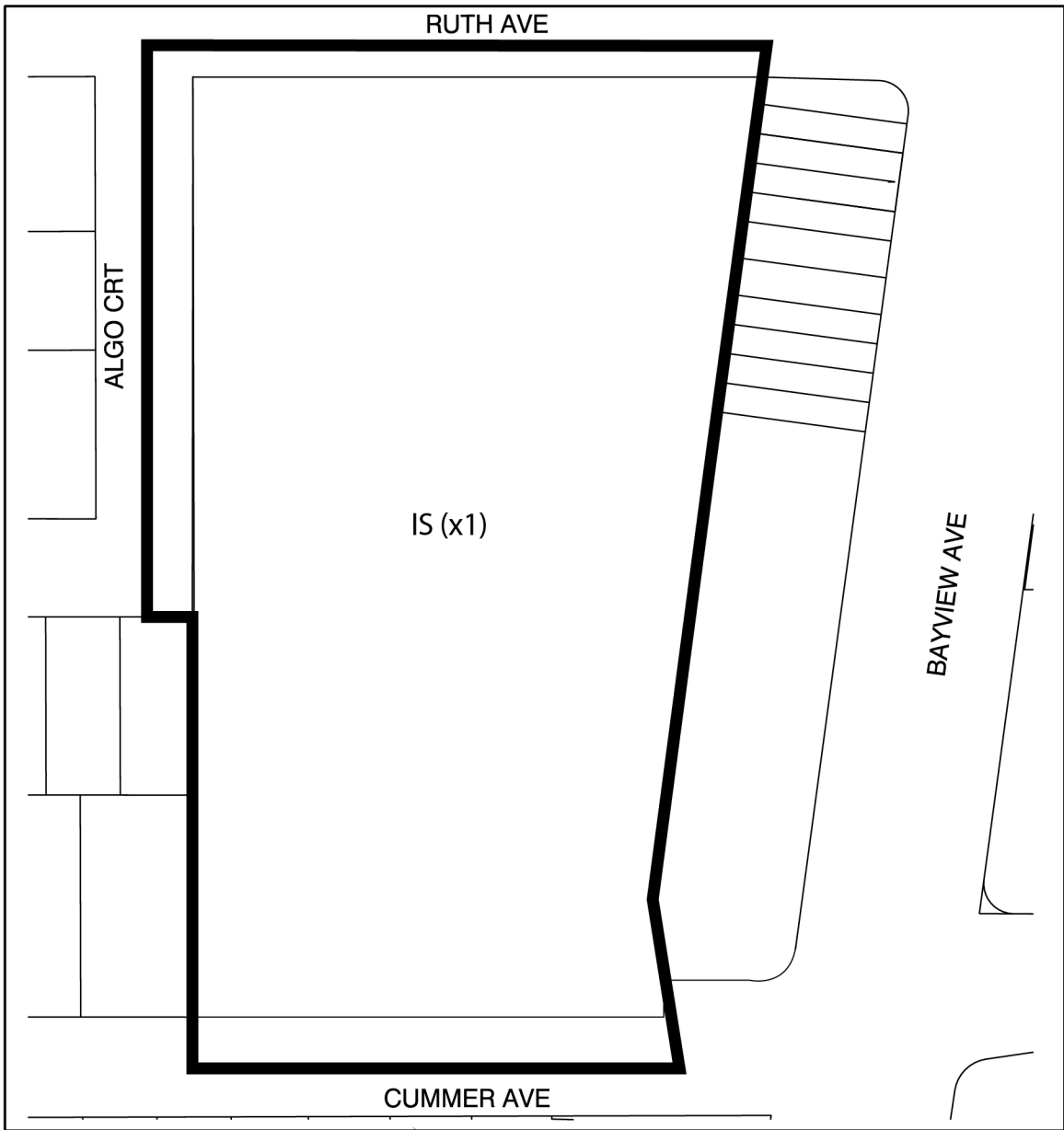
(Seal of the City)



 **TORONTO**
Diagram 1

500 Cummer Avenue, 3336A, 3336B, 3336C, 3336D, 3338A,
3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A,
3348B, 3348C, 3348D, 3348E and 3348F Bayview Avenue

File # 16 117899 NNY 24 0Z

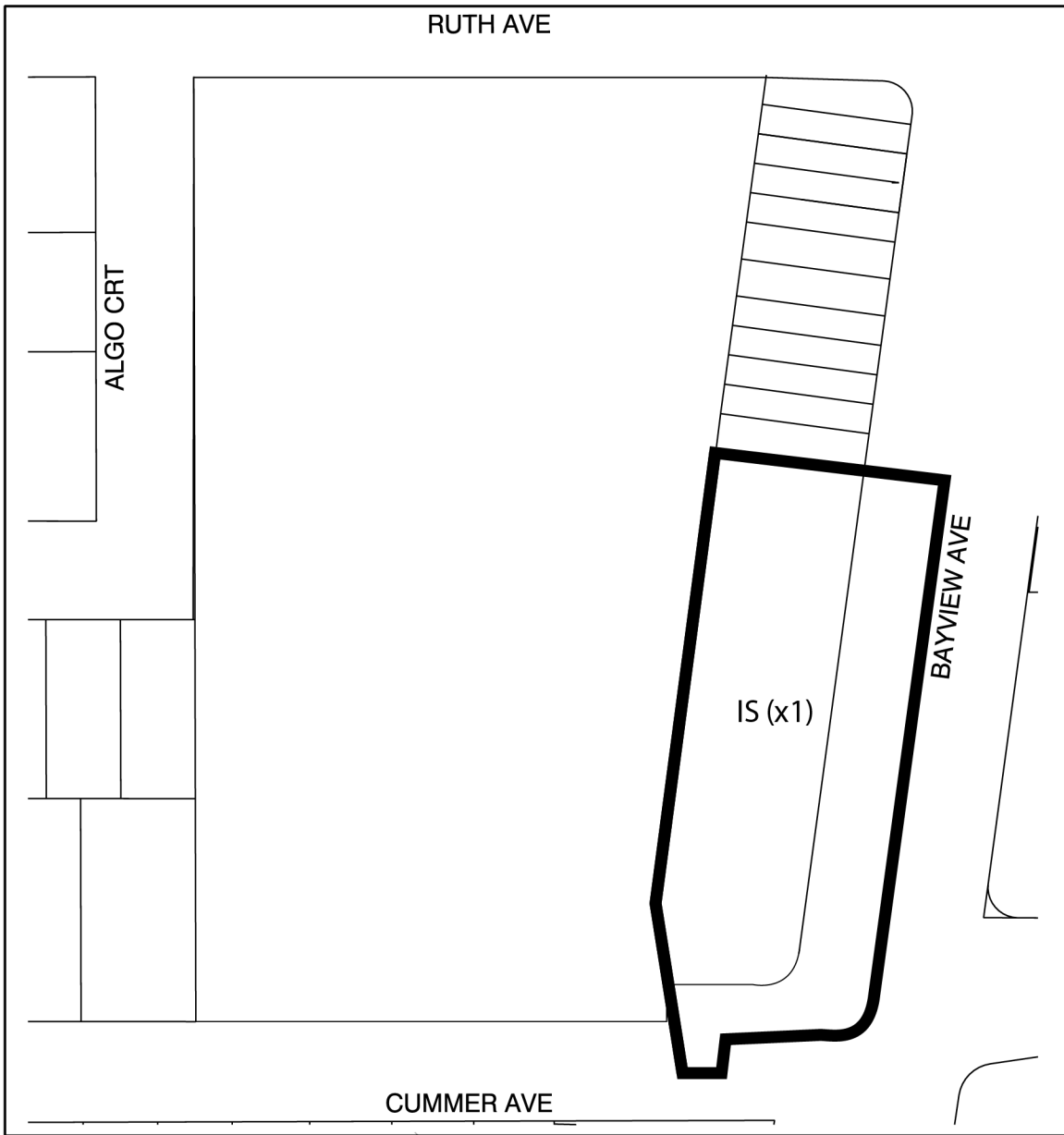


 **TORONTO**
Diagram 2

500 Cummer Avenue, 3336A, 3336B, 3336C, 3336D, 3338A,
3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A,
3348B, 3348C, 3348D, 3348E and 3348F Bayview Avenue

File # 16 117899 NNY 24 0Z

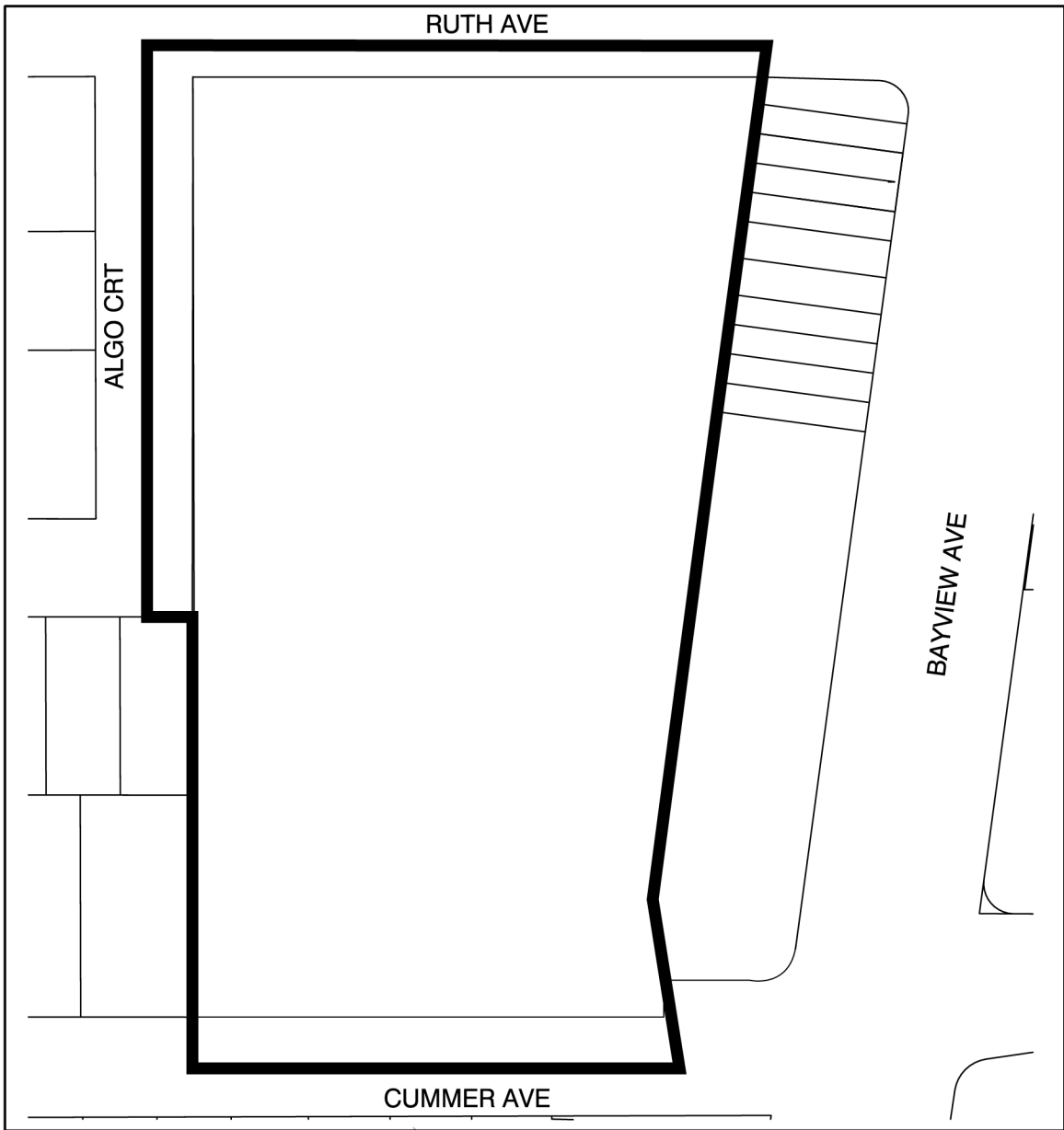




 **TORONTO**
Diagram 3

500 Cummer Avenue, 3336A, 3336B, 3336C, 3336D, 3338A,
3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A,
3348B, 3348C, 3348D, 3348E and 3348F Bayview Avenue

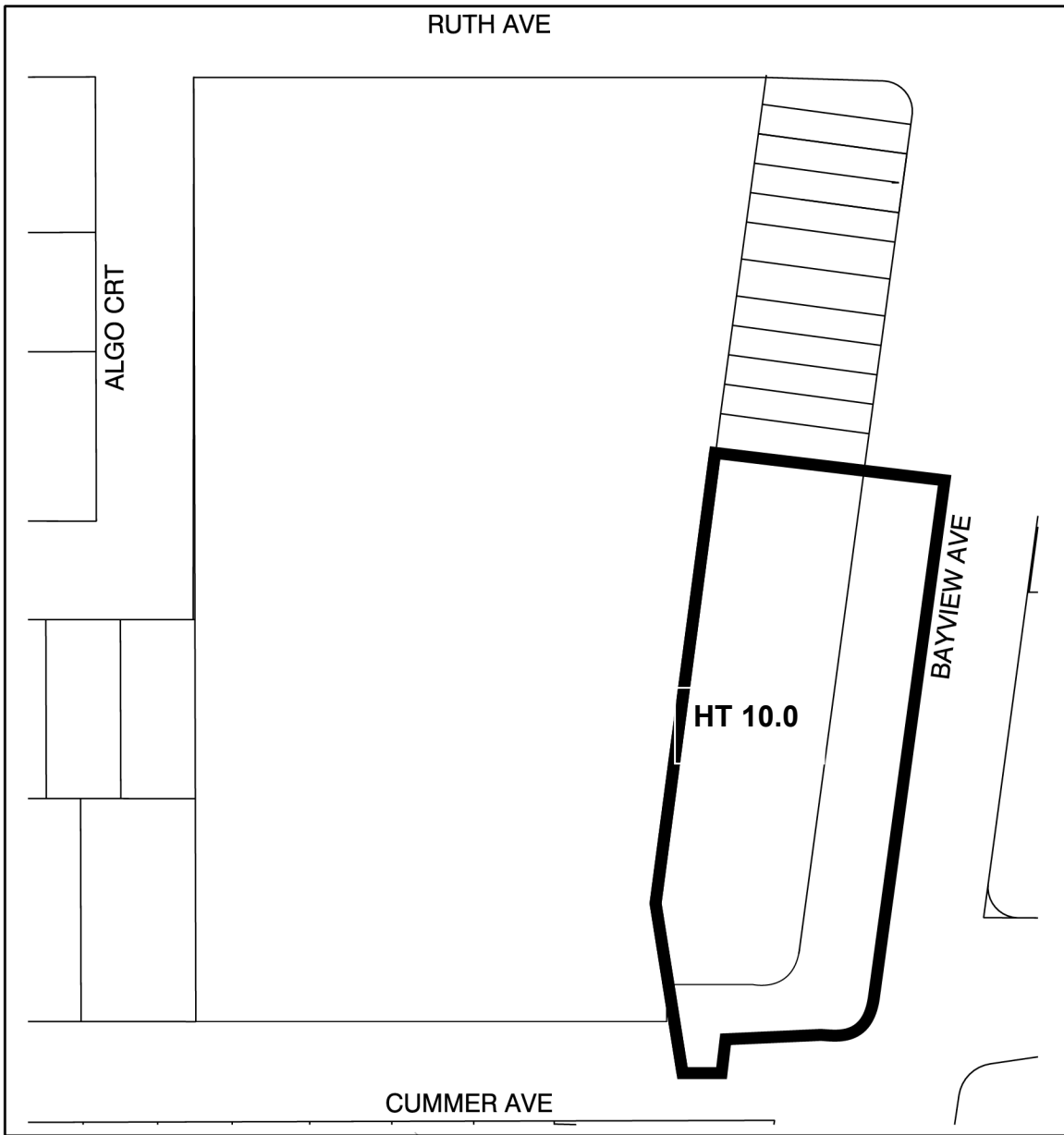
File # 16 117899 NNY 24 OZ



 **TORONTO**
Diagram 4

500 Cummer Avenue, 3336A, 3336B, 3336C, 3336D, 3338A,
3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A,
3348B, 3348C, 3348D, 3348E and 3348F Bayview Avenue

File # 16 117899 NNY 24 0Z



 **TORONTO**
Diagram 5

500 Cummer Avenue, 3336A, 3336B, 3336C, 3336D, 3338A,
3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A,
3348B, 3348C, 3348D, 3348E and 3348F Bayview Avenue

File # 16 117899 NNY 24 0Z