

Authority: Toronto and East York Community Council Item TE27.9, as adopted by City of Toronto Council on November 7, 8 and 9, 2017

CITY OF TORONTO

BY-LAW 1228-2017

To amend Zoning By-law 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 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 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 1228-2017 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
 - (ii) 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 1228-2017;
- (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 1228-2017 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 and planters 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 1228-2017;
- (i) Parapets to a maximum of 1.0 metres; and
 - (ii) trellis, 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**; and
 - (ii) **1 parking spaces** – for the non-residential uses;
- (Q) Despite regulation 200.15 or any provision of By-law 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.

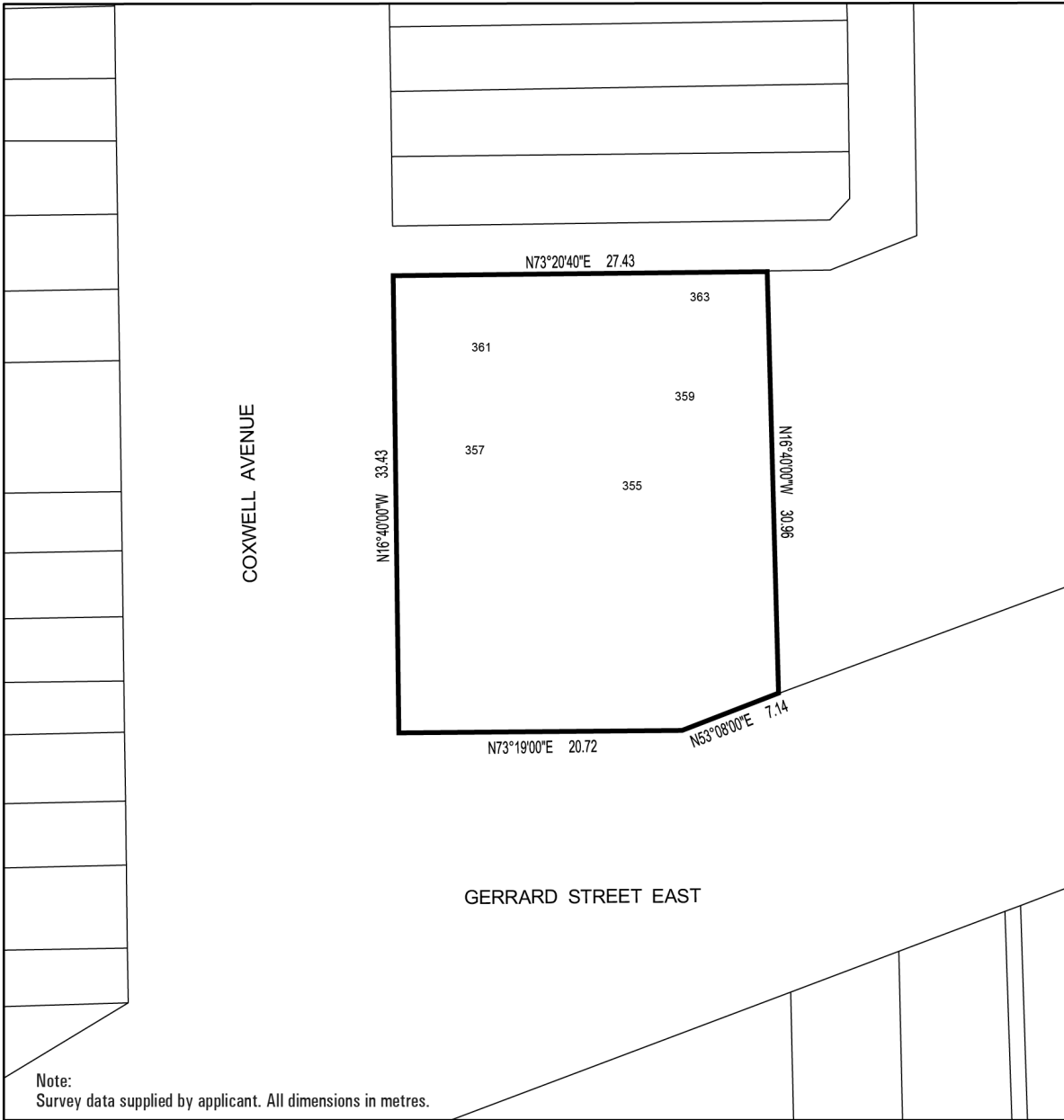
Prevailing By-laws and prevailing Sections (None Apply)

Enacted and passed on November 9, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

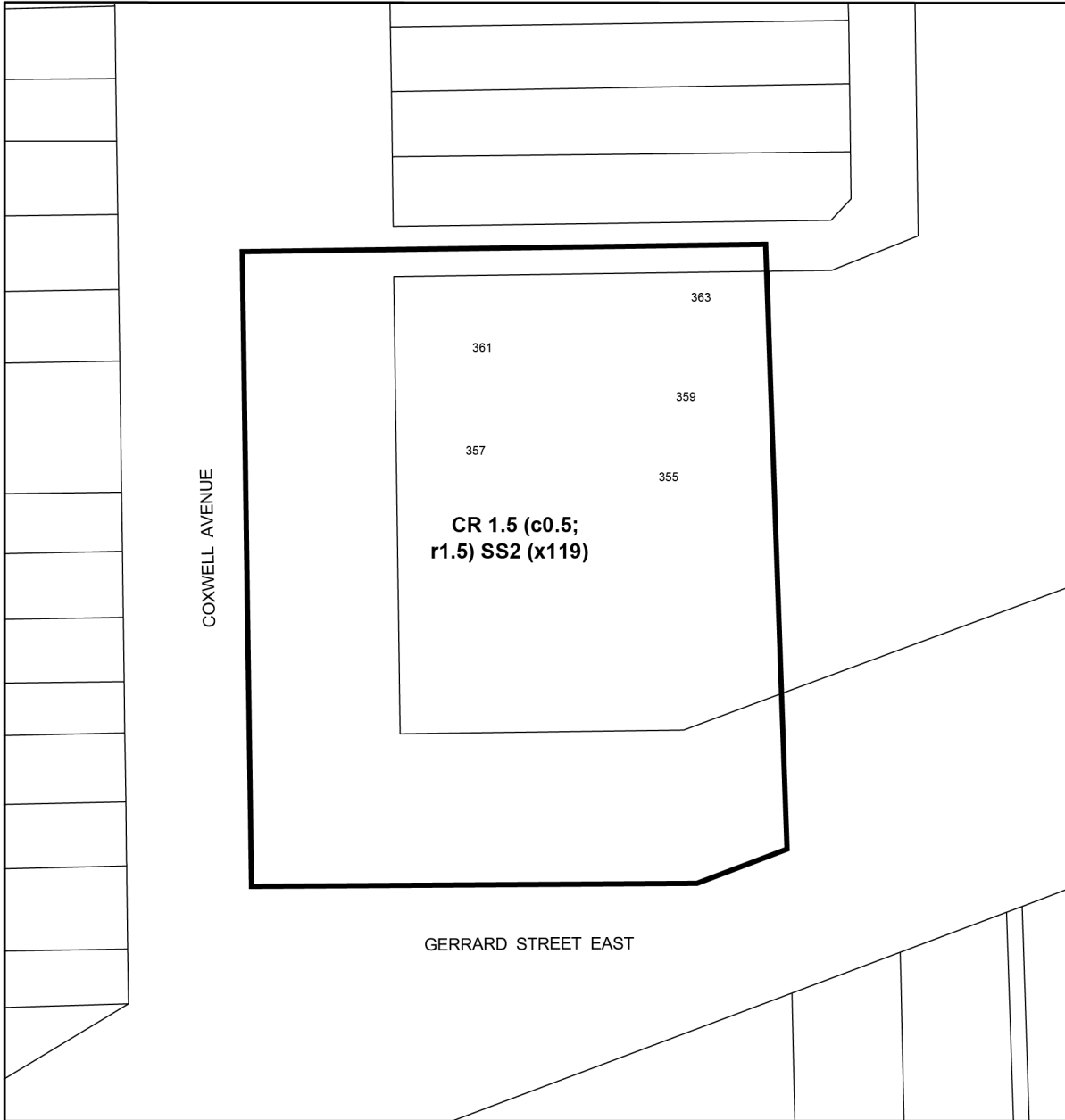
(Seal of the City)



 **TORONTO**
Diagram 1

355-363 Coxwell Avenue

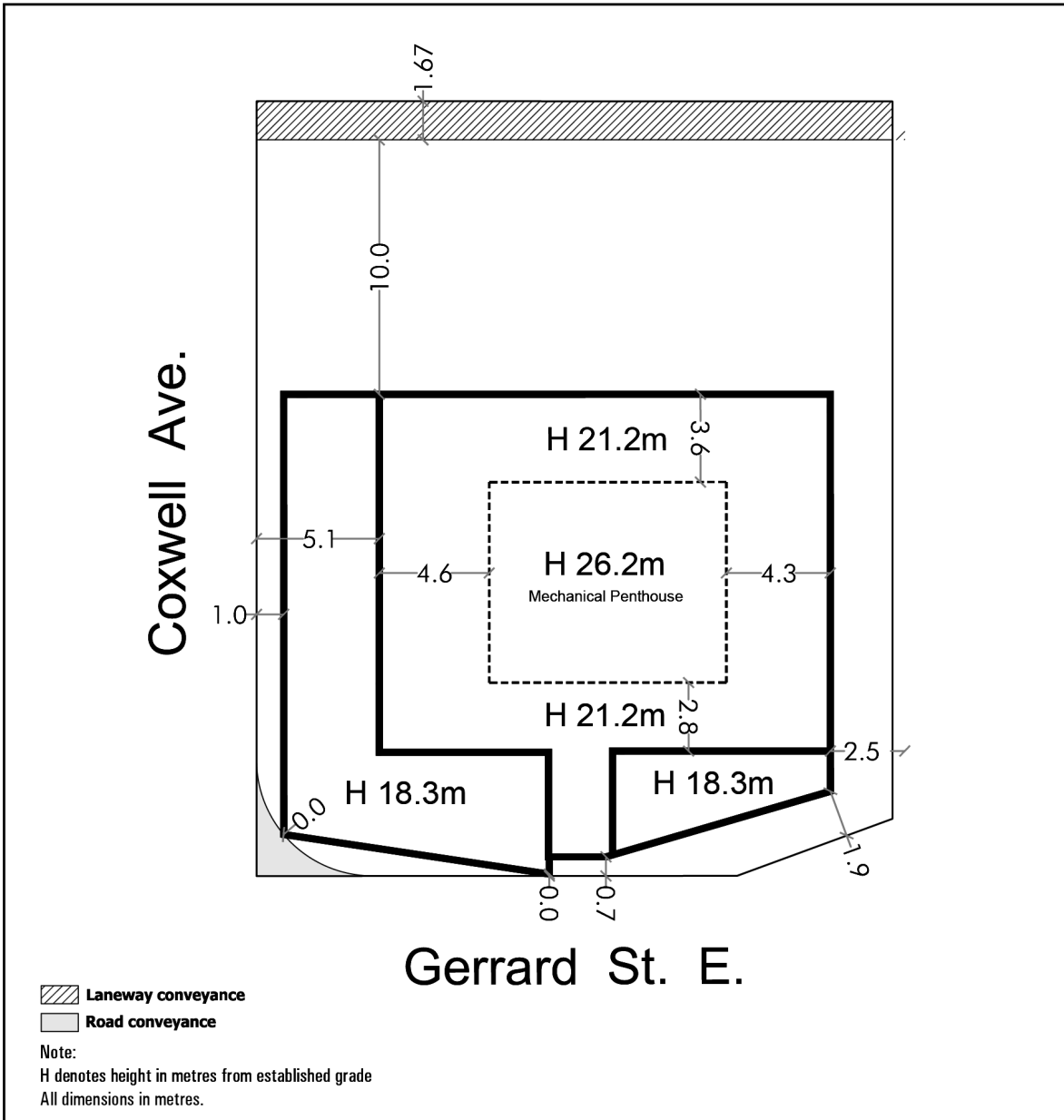
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 **TORONTO**
Diagram 2

355-363 Coxwell Avenue

File # 16 198323 STE 32 OZ



TORONTO
 Diagram 3

355-363 Coxwell Avenue

File # 16 198323 STE 32 0Z

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