

Authority: Toronto and East York Community Council Item TE27.7, as adopted by City of Toronto Council on November 7, 8 and 9, 2017 and MM36.25, by Councillor Kristyn Wong-Tam, seconded by Councillor Mike Layton, as adopted by City of Toronto Council on January 31 and February 1, 2018

CITY OF TORONTO

BY-LAW 120-2018

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 98-164 Cumberland Street (north side), 153-159 Cumberland Street (south side), 70-140 Yorkville Avenue (north side), 63-137 Yorkville Avenue (south side), 25-29 Bellair Street (east side) and 18-26 Bellair Street (west side).

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. Zoning By-law 569-2013, as amended, is further amended by adding to Exception Number 1209 in Article 900.11.10 under the heading 'Site Specific Provisions' a new regulation (D) so that it reads:
 - (D) Despite regulation 40.10.40.70 (1)(A), on or between the odd numbered addresses of 69-135 Yorkville Avenue, the even numbered addresses of 70-140 Yorkville Avenue, the odd numbered addresses of 153-159 Cumberland Street, the even numbered addresses of 98-164 Cumberland Street, the odd numbered addresses of 25-29 Bellair Street, and the even numbered addresses of 18-28 Bellair Street, the **main wall of building** facing a **front lot line** must be set back the greater of:
 - (i) at least 3 metres from the **front lot line**; or
 - (ii) the average of the existing setback of the **front wall** containing the principal pedestrian entrance located farthest from the **front lot line** and 3 metres.
2. Zoning By-law 569-2013, as amended, is further amended by adding to Exception Numbers 2271 and 2489 in Article 900.11.10 under the heading 'Site Specific Provisions' a new regulation (B) so that it reads:
 - (B) Despite regulation 40.10.40.70 (1)(A), on or between the odd numbered addresses of 69-135 Yorkville Avenue, the even numbered addresses of 70-140 Yorkville Avenue, the odd numbered addresses of 153-159 Cumberland Street, the even numbered addresses of 98-164 Cumberland Street, the odd numbered addresses of 25-29 Bellair Street, and the even numbered addresses of 18-28 Bellair Street, the **main wall of building** facing a **front lot line** must be set back the greater of:
 - (i) at least 3 metres from the **front lot line**; or

- (ii) the average of the existing setback of the **front wall** containing the principal pedestrian entrance located farthest from the **front lot line** and 3 metres.

3. Zoning By-law 569-2013, as amended, is further amended for 114 Yorkville Avenue, identified on Diagram 1 of this by-law by a heavy black outline, by amending the zone label on the Zoning By-law Map in Section 990.10, from 'CR 3.0 (c2.5; r3.0) SS1' to 'CR 3.0 (c2.5; r3.0) SS1 (x123)' and by adding to Article 900.11.10 a new Exception Number 123, to read as follows:

Exception CR 123

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) Despite regulation 40.10.40.70 (1)(A), on or between the odd numbered addresses of 69-135 Yorkville Avenue, the even numbered addresses of 70-140 Yorkville Avenue, the odd numbered addresses of 153-159 Cumberland Street, the even numbered addresses of 98-164 Cumberland Street, the odd numbered addresses of 25-29 Bellair Street, and the even numbered addresses of 18-28 Bellair Street, the **main wall of building** facing a **front lot line** must be set back the greater of:
 - (i) at least 3 metres from the **front lot line**; or
 - (ii) the average of the existing setback of the **front wall** containing the principal pedestrian entrance located farthest from the **front lot line** and 3 metres.

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

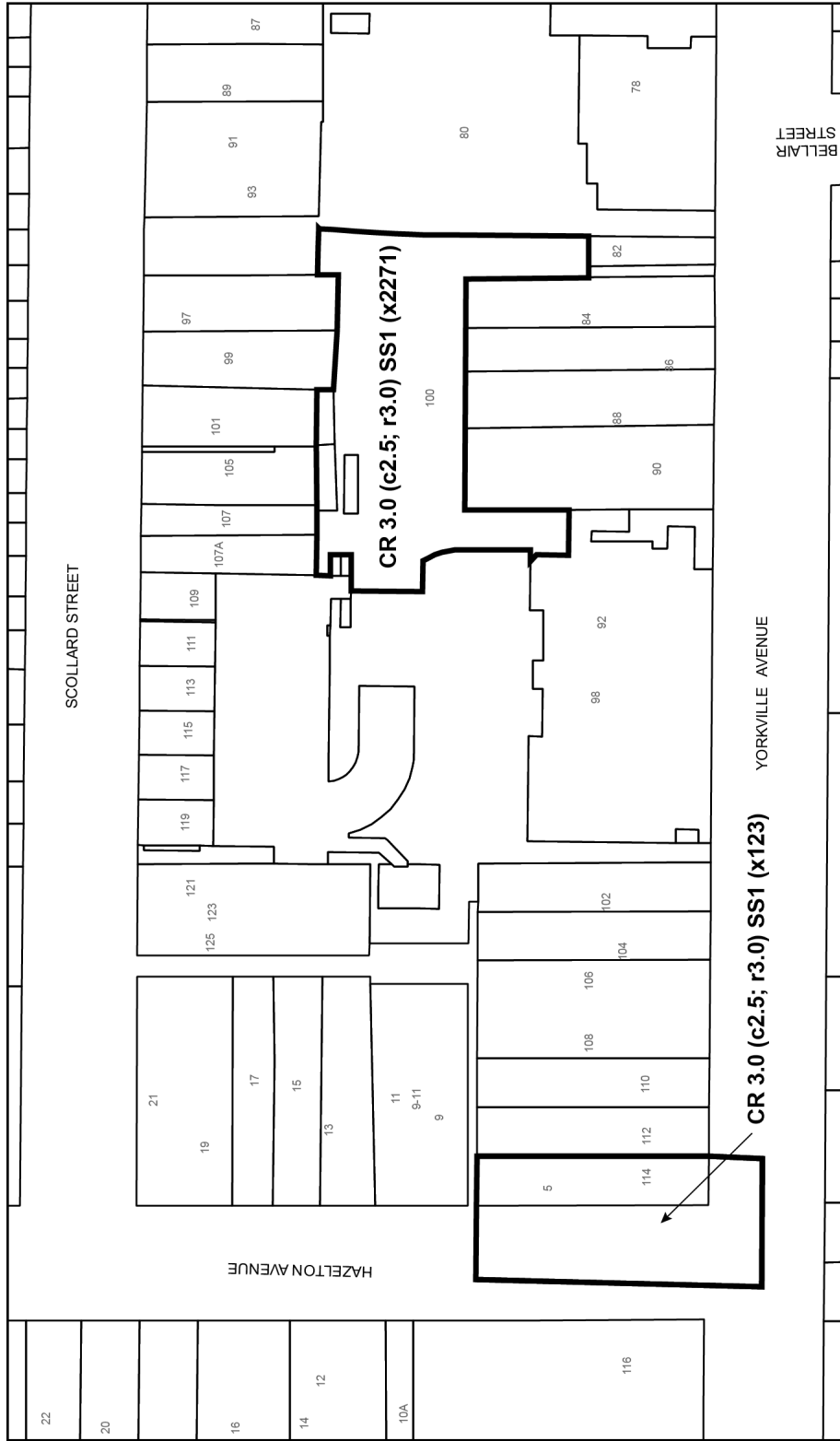
4. Zoning By-law 569-2013, as amended, is further amended for 100 Yorkville Avenue, identified on Diagram 1 of this by-law by a heavy black outline, by amending the zone label on the Zoning By-law Map in Section 990.10, from 'CR 3.0 (c2.5; r3.0) SS1' to 'CR 3.0 (c2.5; r3.0) SS1 (x2271)'.

Enacted and passed on February 1, 2018.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



Toronto
Diagram 1

100 & 114 Yorkville Avenue

File # 17 114901 SPS 00 0Z

City of Toronto By-Law 569-2013
 Not to Scale
 9/19/2017