

## THE CITY OF TORONTO

### BY-LAW 818-2022

#### **To amend Zoning By-law 569-2013, as amended, with respect to lands municipally known in 2021 as 175 Cummer 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 the 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 revising the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to RM (f24.0; a1100; d1.0)(x38) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by replacing Article 900.6.10 Exception Number 38 so that it reads:

#### **Exception RM(38)**

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 10.80.40.80(2), the minimum required above-ground separation distance between the **main walls of residential buildings** is 20 metres;
- (B) Regulations (C) through (P) apply to lands marked 'Area A' in Diagram 1 of By-law 818-2022, which has a total area of 0.477 hectares;
- (C) An **apartment building** is permitted with a maximum density of 126 units/hectare;

- (D) Despite regulation 10.5.40.40(4), the **gross floor area** may be reduced by the area in the **building** used for waste and recyclable material storage;
- (E) Despite regulation 10.80.40.10(1), the permitted maximum height of a **building** or **structure** is the number following the HT symbol as shown on Diagram 3 of By-law 818-2022, where the height of the **building** is measured as the distance between a Canadian Geodetic Datum elevation of 189.47 metres and the elevation of the highest point of the **building**;
- (F) Despite regulation 10.80.40.10 (3), the permitted maximum number of **storeys** in a **building** or **structure** is the number following the ST symbol as shown on Diagram 3 of By-law 818-2022;
- (G) Despite regulation 10.5.60.10 (1), an **ancillary building** or **structure** is permitted in the **front yard**;
- (H) Despite clauses 10.5.40.70 and 10.80.40.70 (1), the minimum **front yard setback** is 6 metres;
- (I) Despite regulation 10.80.40.70 (3), the minimum **side yard setbacks** are 10 metres from the east **side yard**, and 8 metres from the west **side yard**;
- (J) Despite clauses 10.5.60.20 and 10.80.40.70 the minimum **front yard setback** for an **ancillary building** or **structure** is 2.5 metres;
- (K) Despite regulation 10.5.60.40(2), the maximum permitted height of an **ancillary building** or **structure** is 3.5 metres;
- (L) Despite regulation 10.5.40.60.(3), the maximum permitted width of exterior stairs providing pedestrian access to the **building** is 3.7 metres;
- (M) Despite regulation 200.5.10.1 (1) and Table 200.5.10.1, no **parking spaces** are required;
- (N) Despite regulation 200.15.10(1), no accessible **parking spaces** are required;
- (O) Despite regulation 220.5.10.1(2), no **loading spaces** are required;
- (P) Despite 230.5.1.10.(4), the minimum vertical clearance for each **stacked bicycle parking space** provided is 1.1 metres and the minimum width of a **bicycle parking space** is 0.45 metres;
- (Q) Regulations (R) through (X) apply to lands marked 'Area B' in Diagram 1 of By-law 818-2022;
- (R) An **apartment building** for senior citizens with 56 square metres of **retail store** floor space on the ground floor or basement is permitted;

- (S) Despite clauses 10.5.40.70 and 10.80.40.70 (1), the minimum **front yard setback** is 42 metres;
- (T) Despite clause 10.80.40.70 (2), the minimum **rear yard setback** is 22 metres;
- (U) Despite clause 10.80.40.70 (3), the minimum **side yard setbacks** are 10 metres from the east **side yard**, and 24 metres from the west **side yard**;
- (V) Despite regulation 200.5.10.1 (1) and Table 200.5.10.1, 58 **parking spaces** are required;
- (W) Parking of **vehicles** associated with the **nursing home** at 205 Cummer Avenue is permitted; and
- (X) **Parking spaces** required for the **apartment building** for senior citizens are permitted in the west **side yard**, and must be **set back** a minimum of 8.0 metres from the west **lot line**.

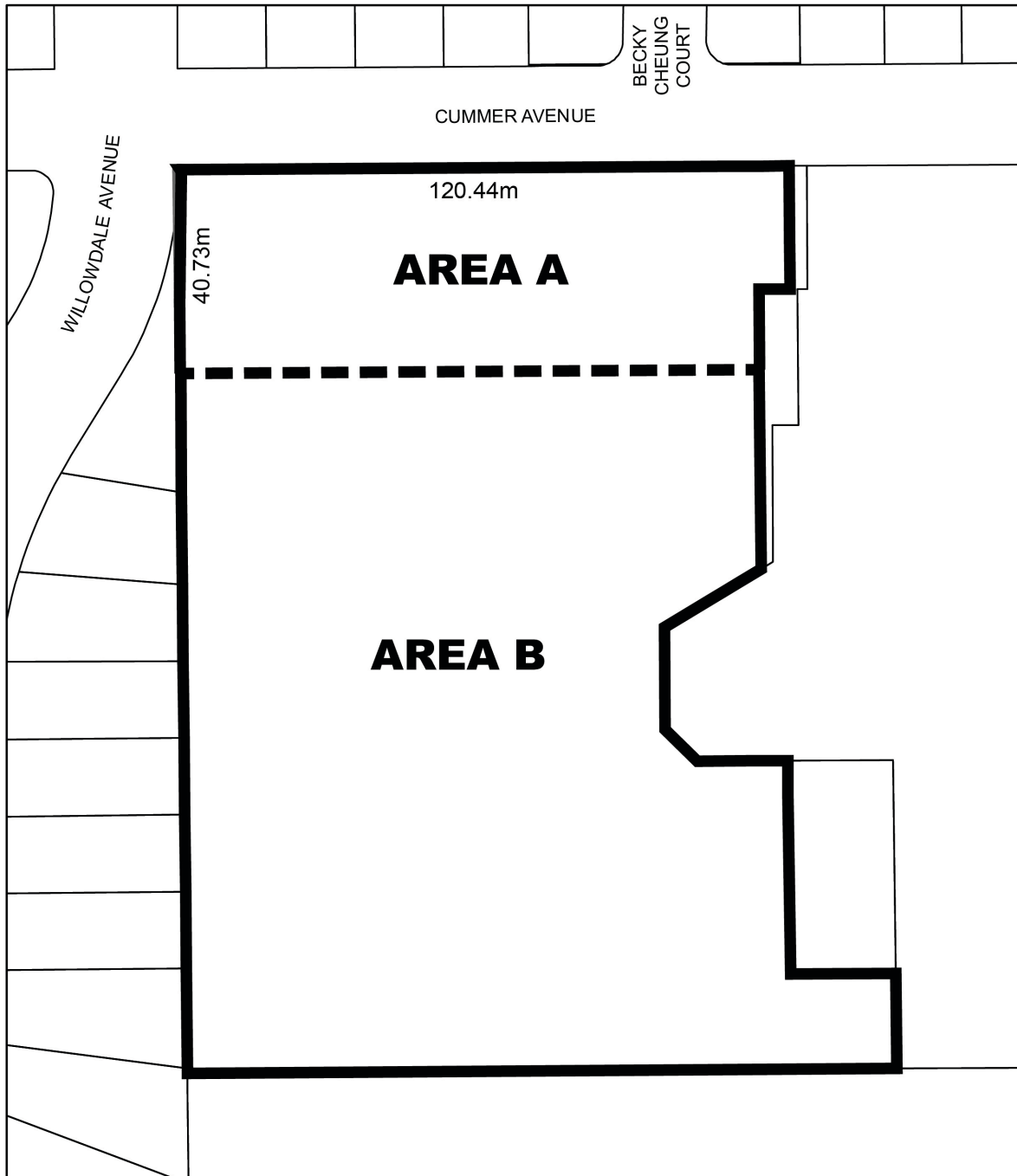
Prevailing By-laws and Prevailing Sections: (none)

Enacted and passed on July 22, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

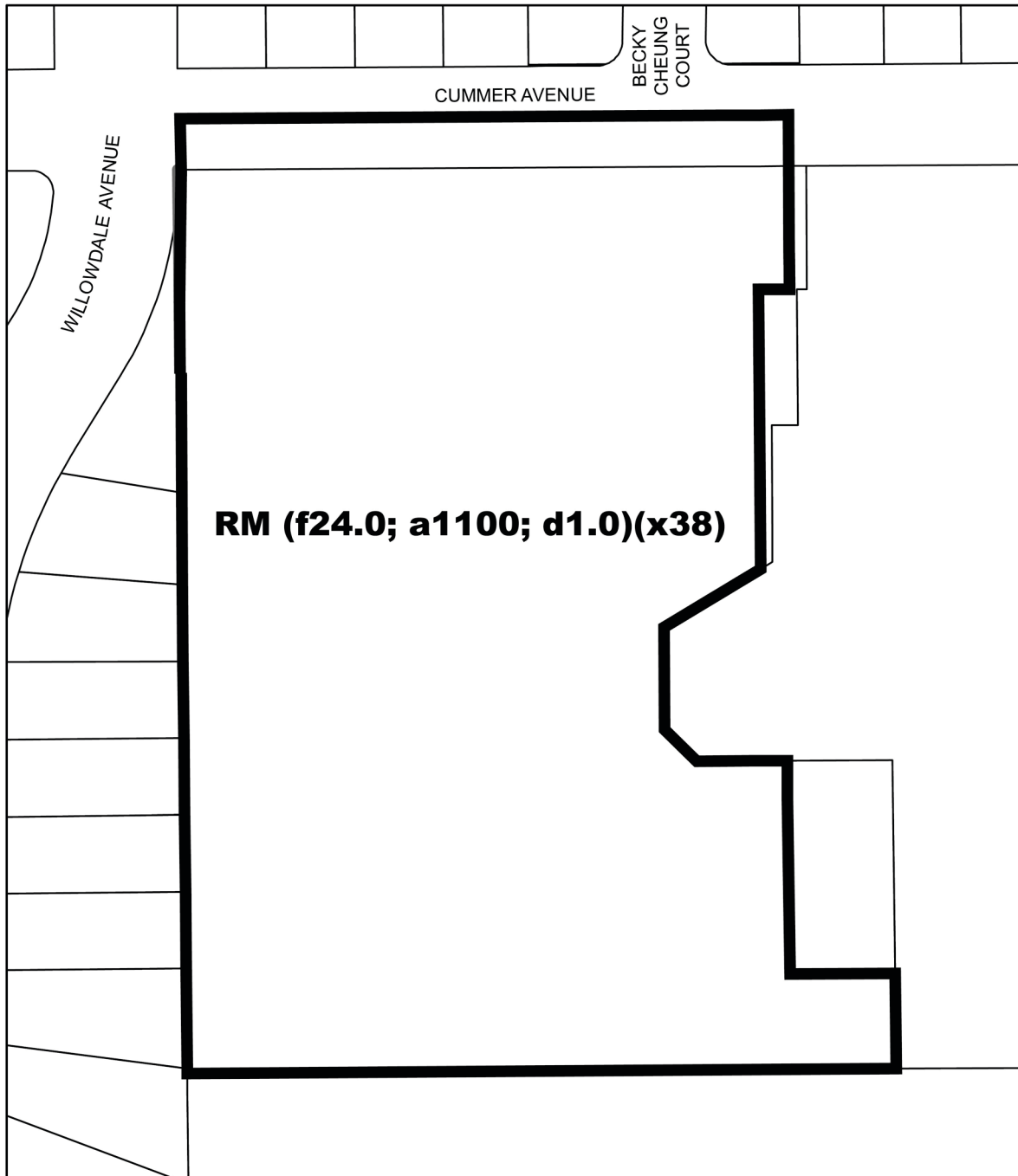
(Seal of the City)



 **TORONTO**  
Diagram 1

175 Cummer Avenue

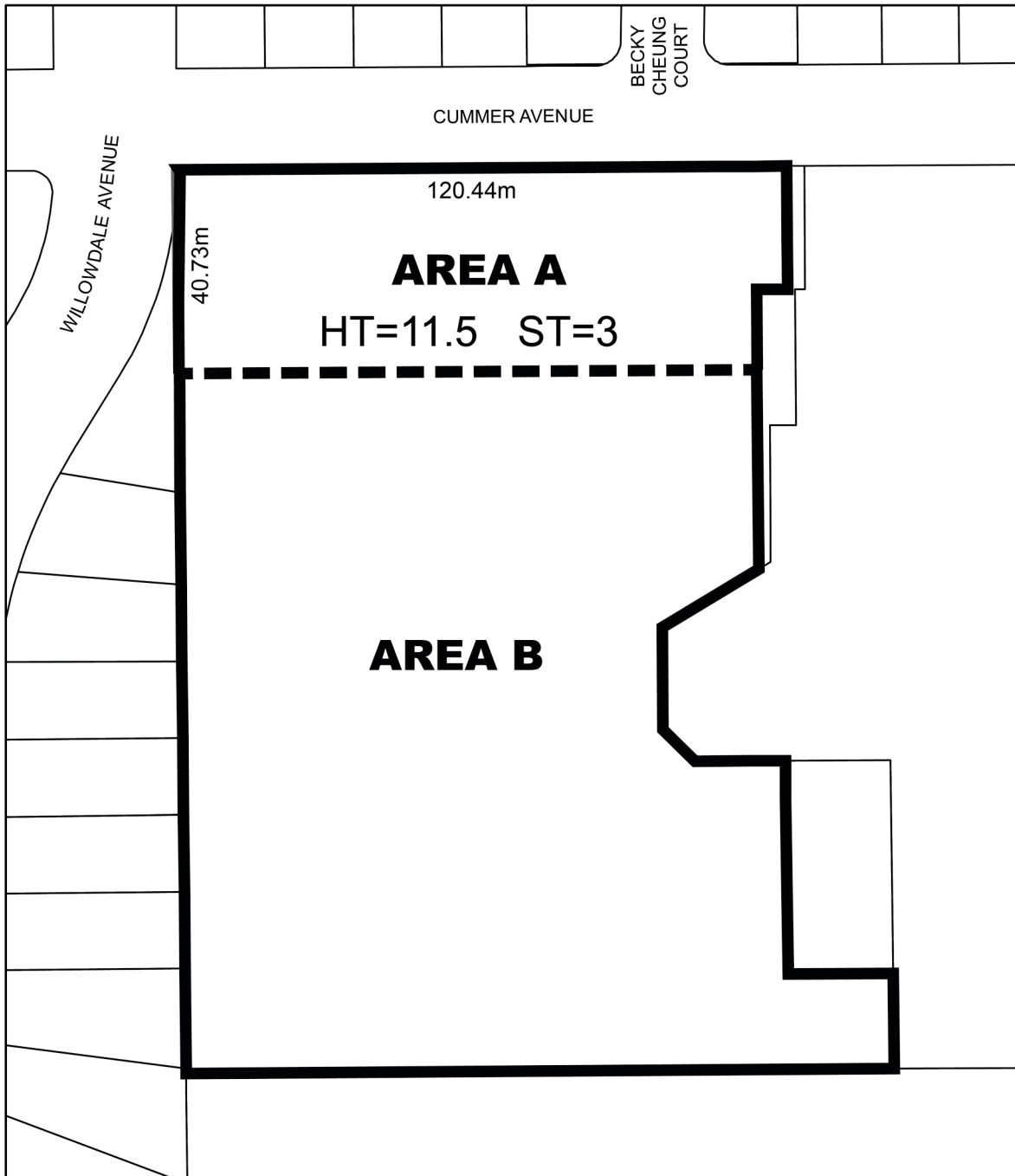
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 **Toronto**  
Diagram 2

175 Cummer Avenue

File # 21 123656 NNY 18 SA



 **TORONTO**  
Diagram 3

175 Cummer Avenue

File # 21 123656 NNY 18 SA