

Authority: Etobicoke York Community Council Item EY7.2, as adopted by City of Toronto Council on October 11 and 12, 2023
City Council voted in favour of this by-law on November 9, 2023
Written approval of this by-law was given by Mayoral Decision 23-2023 dated November 9, 2023

CITY OF TORONTO

BY-LAW 1121-2023

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 15 Canmotor 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, as amended;

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, as amended, 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 lands outlined by heavy black lines from a zone label of E 1.0 to a zone label of E 1.0 (x 72) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.20.10 Exception Number 72 so that it reads:

(72) Exception E 72

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 lands municipally known as 15 Canmotor Avenue, if the requirements of By-law 1121-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (M) below;
- (B) For the purposes of this exception, and in accordance with Regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Canmotor Avenue;

- (C) In addition to the permitted non-residential uses listed in regulation 60.20.20.10(1), a medical office use is permitted, and a medical office includes a medical clinic;
- (D) Despite regulation 60.20.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 1121-2023;
- (E) Despite regulations 60.5.40.10(3), (4) and (6), 60.20.40.10(2), and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1121-2023:
- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 3 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, by a maximum of 3 metres;
 - (iii) architectural features, parapets, and elements and **structures**, by a maximum of 1.5 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 2 metres; and
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 1.85 metres.
- (F) Despite regulations 60.20.40.70(1), (2) and (3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1121-2023;
- (G) Despite regulation 60.5.10.60(1), and (F) above, the following elements may encroach into the required minimum **building setbacks** as follows:
- (i) terraces, at or above the second storey, to the extent of the **building** roof on which they are situated;
 - (ii) canopies and awnings, by a maximum of 0.5 metres;
 - (iii) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;
 - (iv) eaves, by a maximum of 0.5 metres; and
 - (v) air conditioners, vents, light fixtures, and pipes, by a maximum of 0.5 metres.

- (H) Despite Regulation 60.20.60.1(1), and (F) above, **ancillary buildings and structures** used to enclose waste and **recyclable material** may have a minimum north side yard **setback** of 1.10 metres, and must comply with the required minimum **front yard, rear yard** and south **side yard building setbacks**;
- (I) Despite Regulations 230.5.10.1(1), (3) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following minimum rates:
- (i) 0.1 "long-term" **bicycle parking spaces** for each 100 square metres of **interior floor area** used for a medical office; and
 - (ii) 2 plus 0.1 "short-term" **bicycle parking spaces** for each 100 square metres of **interior floor area** used for a medical office.
- (J) Despite regulations 60.5.80.10(1)(A) and 60.20.80.20(1), a **parking space** must be located at least:
- (i) 3.0 metres from the **front lot line**;
 - (ii) 0.10 metres from the **lot line** abutting Caven Street;
 - (iii) 1.10 metres from the northerly **lot line**; and
 - (iv) 0.06 metres from the easterly **lot line**.
- (K) Despite regulation 60.5.80.10(2)(A), permitted **parking spaces** may be located in a **side yard** that abuts Caven Street;
- (L) Despite regulations 220.5.10.1(1), (5), (8) and (9), no **loading spaces** are required; and
- (M) Despite regulation 200.5.1.10 (2)(A)(iii), a maximum of one **parking space** may be obstructed as described in regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**.

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

5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on November 9, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**
Diagram 1

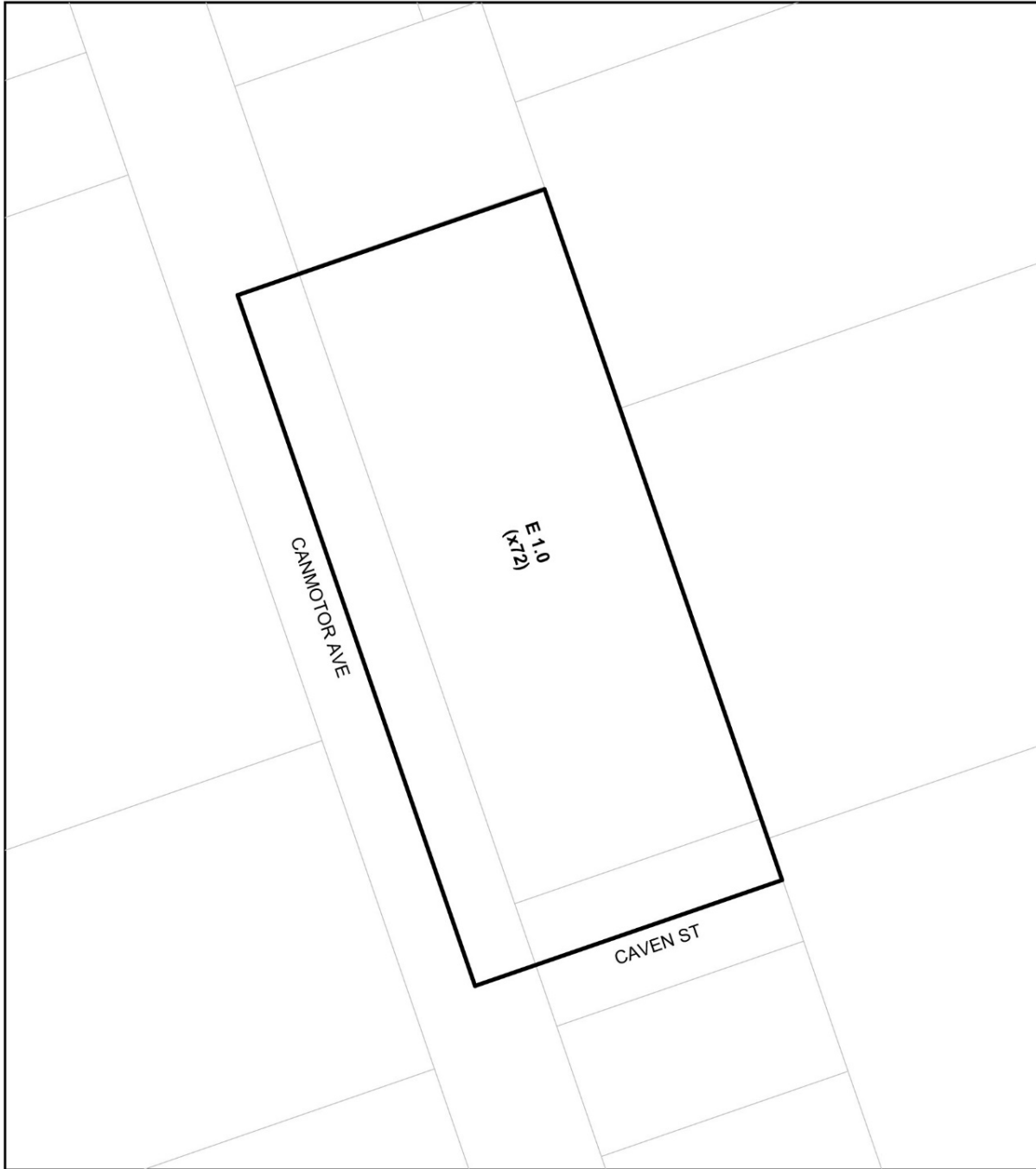
15 Canmotor Avenue

File # 23 149933 WET 03 0Z



City of Toronto By-law 569-2013
Not to Scale
08/29/2023

Diagram 2



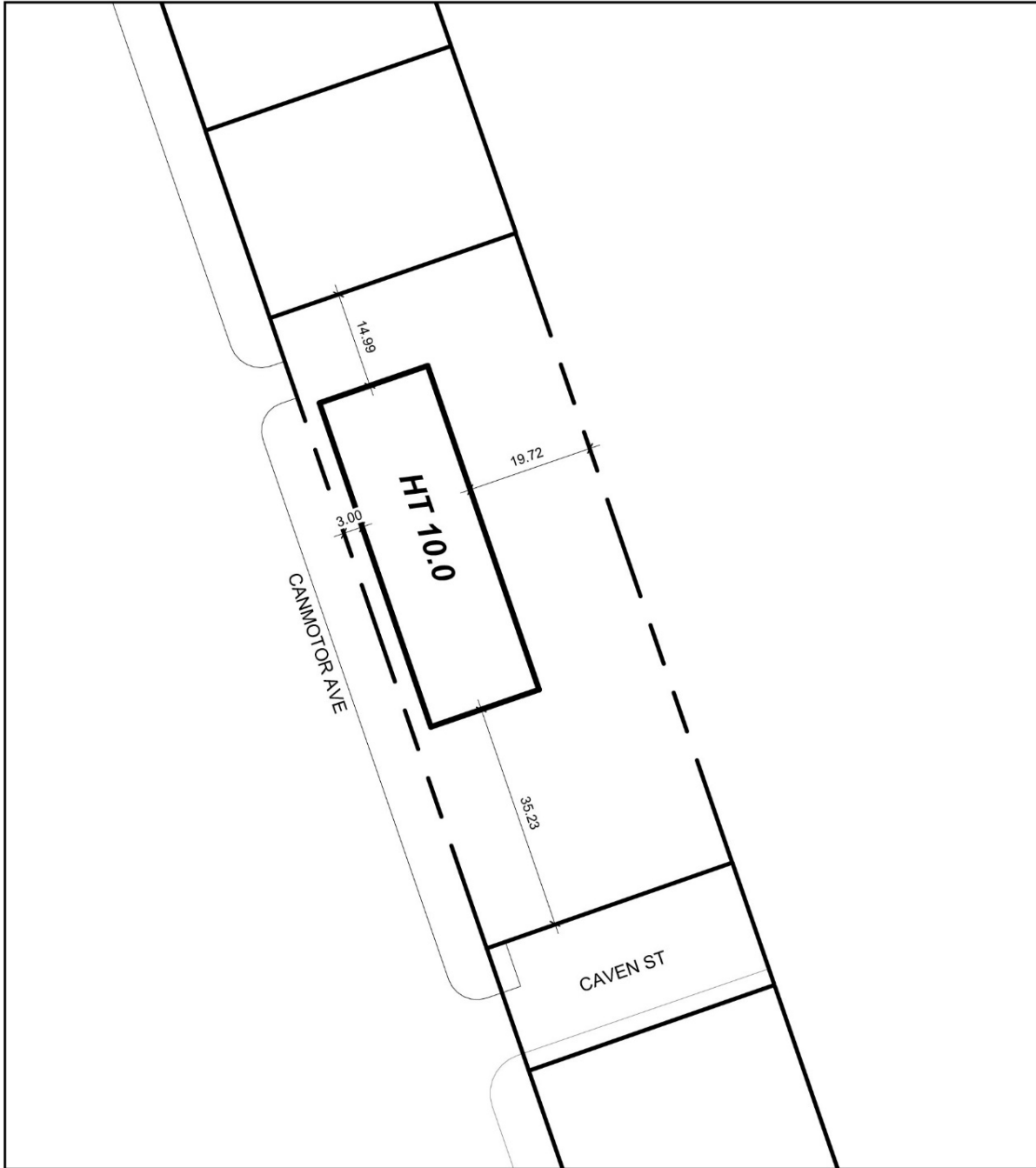
 **TORONTO**
Diagram 2

15 Canmotor Avenue

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City of Toronto By-law 569-2013
Not to Scale
08/29/2023

Diagram 3



 **TORONTO**
Diagram 3

15 Canmotor Avenue

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City of Toronto By-law 569-2013
Not to Scale
08/29/2023