Attachment 7: Draft Zoning By-law Amendment for 569-2013

Authorites: Toronto and East York Community Council Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ~, 20~
Enacted by Council; ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~20~

To amend Zoning By-law No. 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 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; and

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 No. 569-2013, Chapter 800 Definitions.

3. Zoning By-law No. 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 [Clerks to supply by-law ##], 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

(iii) 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 [Clerks to supply by-law ##];

(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 [Clerks to supply by-law ##] 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 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 [Clerks to supply by-law ##] as follows:

   (i) Parapets to a maximum of 1.0 metres; and
   (ii) trellis, parapets, 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;
   (ii) 1 parking spaces – for the non-residential uses; and

(Q) Despite regulation 200.15 or any provision of By-law No. 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 this ~ day of ~, A.D. 20XX.

Name, ULLI S. WATKISS, Mayor

City Clerk

(Corporate Seal)