

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

## CITY OF TORONTO

### Bill

### BY-LAW -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 Number123, 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).

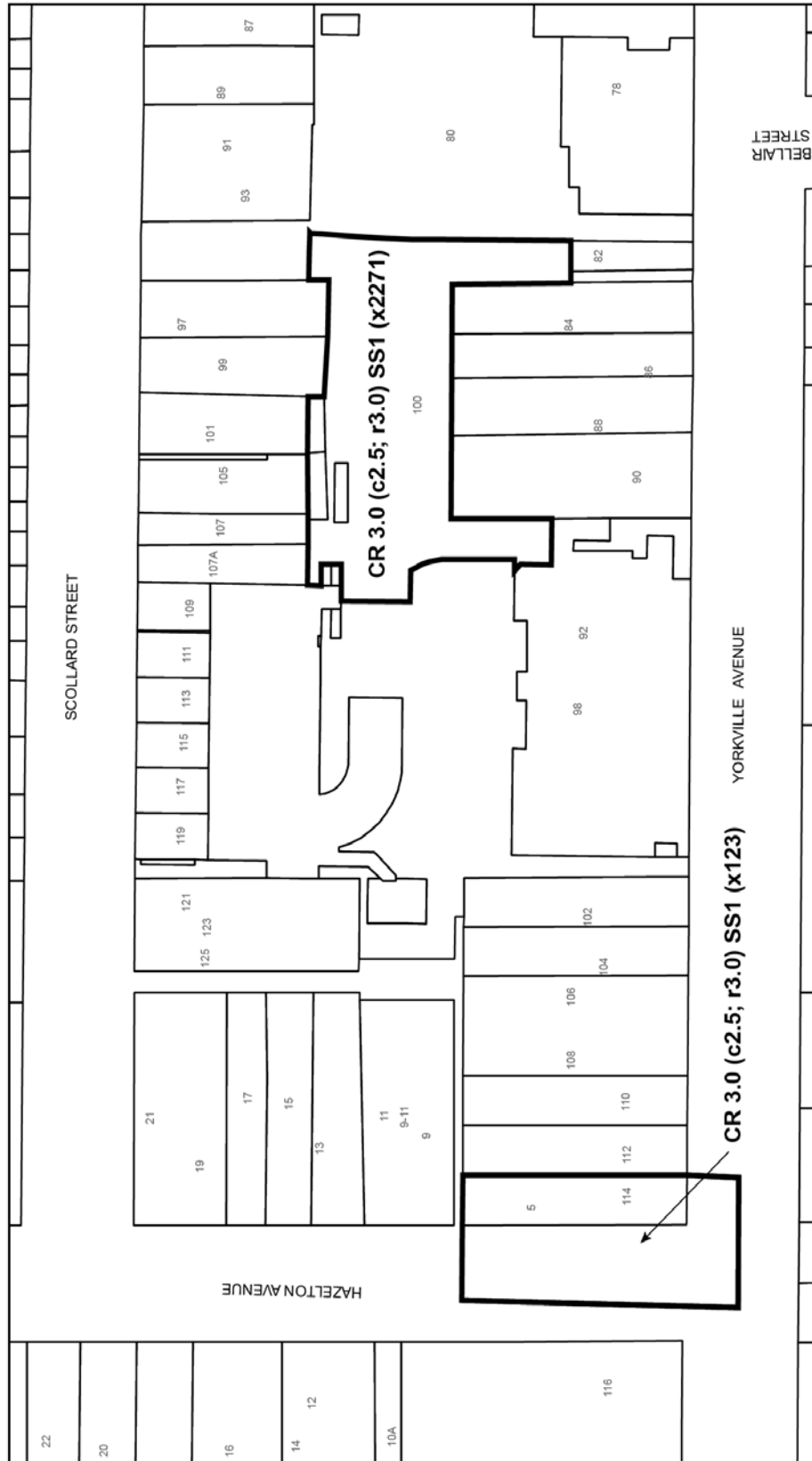
4. Zoning By-law 569-2013, as amended, is further amended for 100 Yorkville Avenue, identified on Diagram 1 of this by-law by a heavy black outline, by amending the zone label on the Zoning By-law Map in Section 990.10, from 'CR 3.0 (c2.5; r3.0) SS1' to 'CR 3.0 (c2.5; r3.0) SS1 (x2271)'.

Enacted and passed on (**clerk to insert the date**), 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