

City of Toronto By-law No. YYY-2022

Authority: Planning and Housing Committee Item ##, as adopted by City of Toronto Council on ~, 202#

THE CITY OF TORONTO

Bill No. ~

BY-LAW NO. YYY-2022

To amend Zoning By-law No. 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 No. 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 No. 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 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 [Clerks to supply by-law ##], 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 [Clerks to supply by-law ##], 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 [Clerks to supply by-law ##];
- (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;

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- (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 **[Clerks to supply by-law ##]**;
- (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;
- (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**;

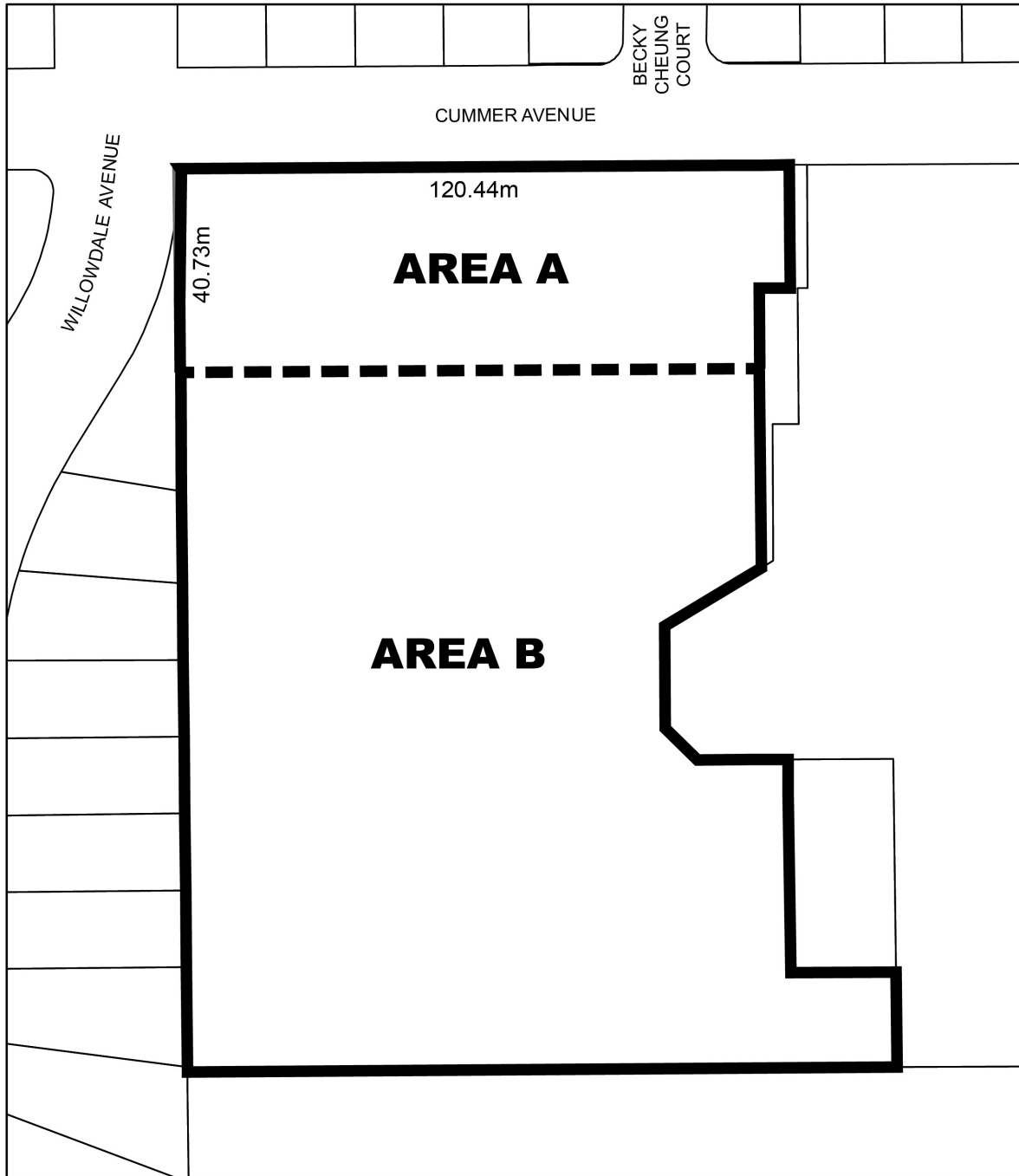
Prevailing By-laws and Prevailing Sections: (none)

Enacted and passed on _____, 202#

Speaker

City Clerk


(Seal of the City)

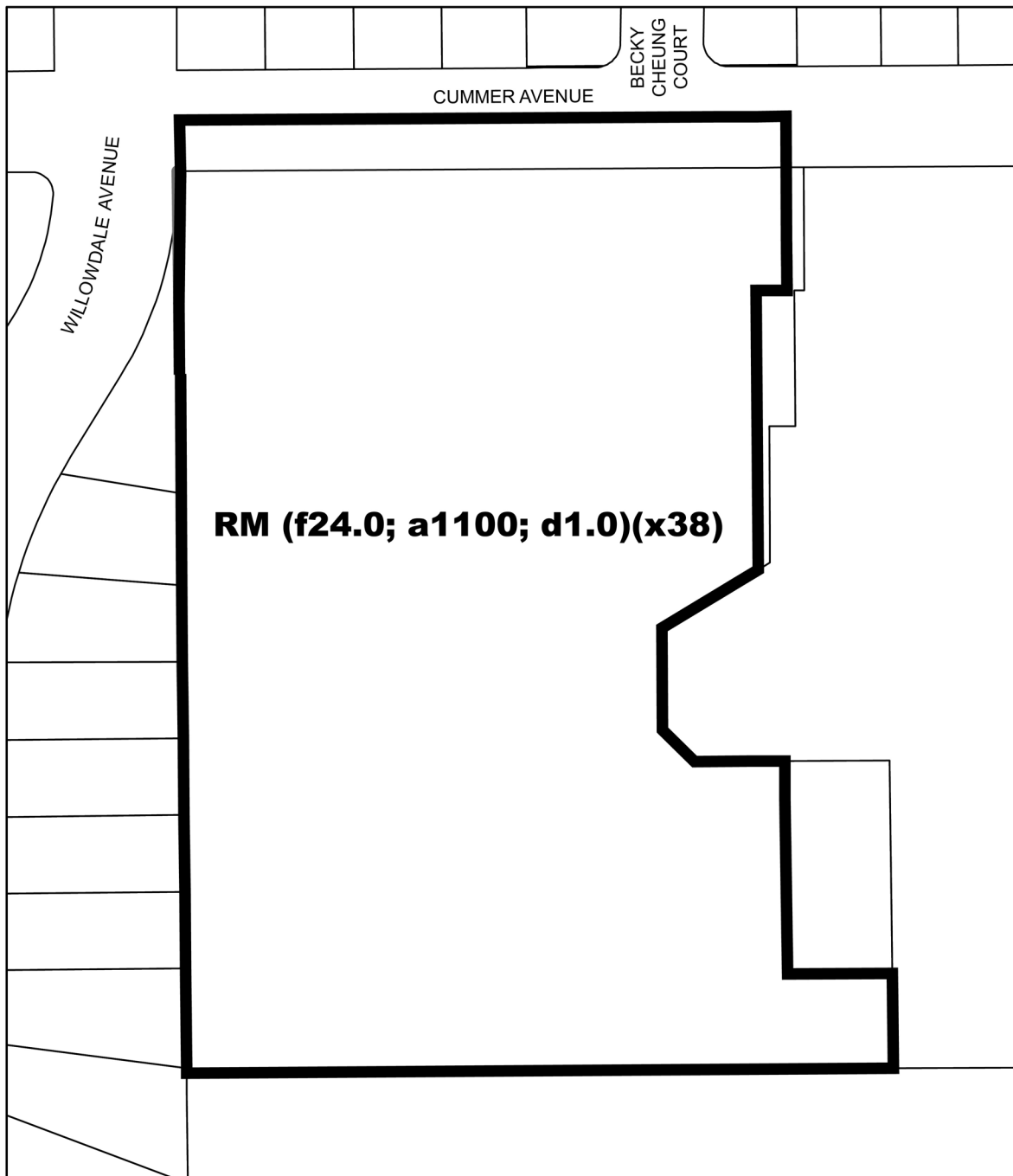


 **TORONTO**
Diagram 1

175 Cummer Avenue

File # 21 123656 NNY 18 SA



City of Toronto By-law 569-2013
Not to Scale
01/20/2022

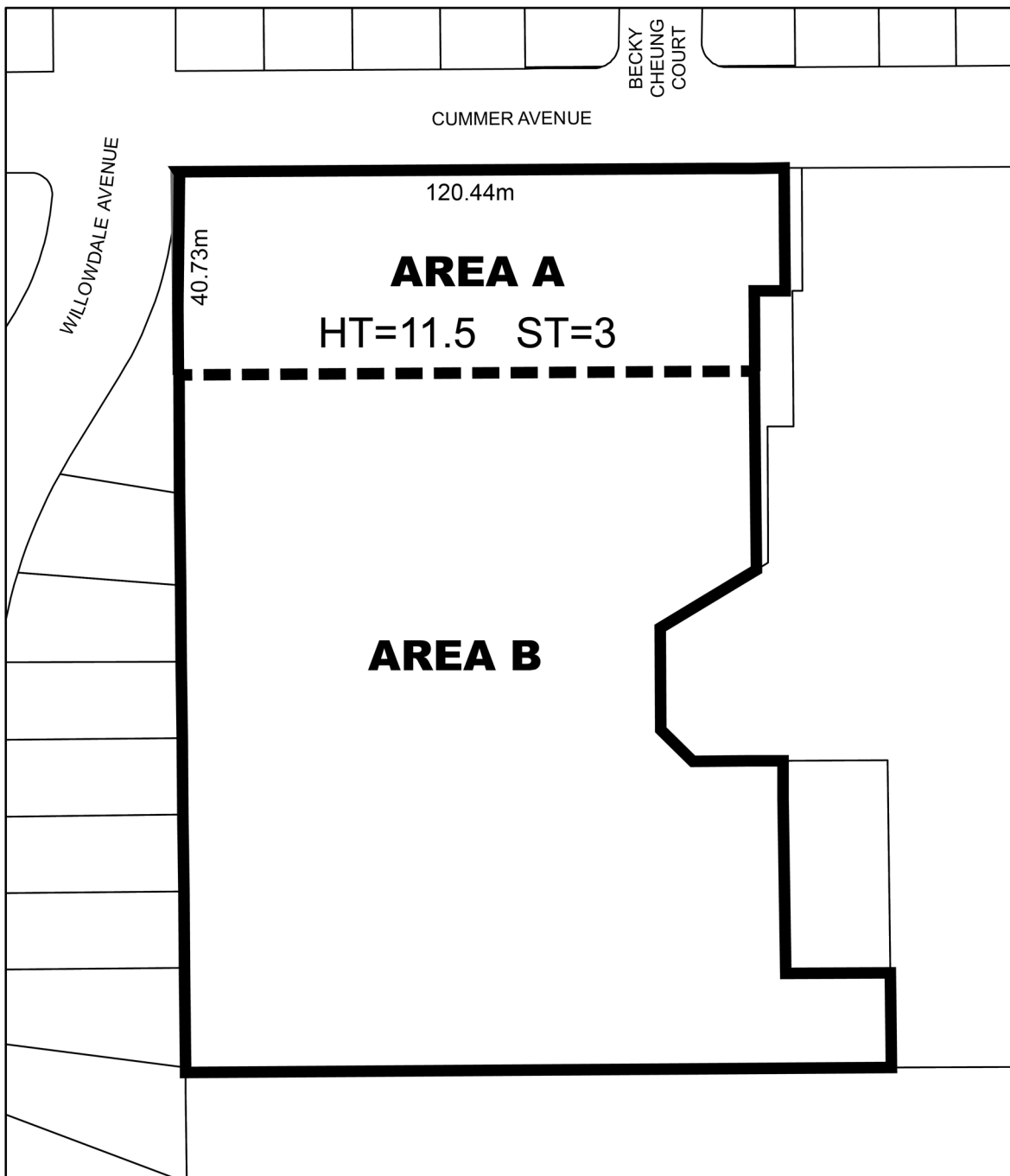


 **TORONTO**
Diagram 2

175 Cummer Avenue

File # 21 123656 NNY 18 SA



City of Toronto By-law 569-2013
Not to Scale
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 **TORONTO**
Diagram 3

175 Cummer Avenue

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Not to Scale
02/16/2022