

Authority: Etobicoke York Community Council Item EY27.2, as adopted by City of Toronto Council on January 31, February 1 and February 2, 2018

CITY OF TORONTO

Bill 159

BY-LAW - 2018

To amend the Etobicoke Zoning Code with respect to lands municipally known as 62 and 68 Long Branch Avenue and 28 Marina Avenue.

Whereas authority is given to Council by 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. That the zoning map referred to in section 330-2 Article II of the Etobicoke Zoning Code and originally attached to the Village of Long Branch, By-Law 23/64 be and the same is hereby amended by changing the classification of the lands located in the former Village of Long Branch as shown in heavy outline on Schedule 'A' attached hereto from Residential Multiple – 1 (RM-1) and Residential Multiple – 2 (RM-2) to Residential Multiple Apartments (RMA) as shown on Schedule 'B'.
2. Despite Chapters 330-9, 330-13, and 330-17 of the Etobicoke Zoning Code, the following development standards shall apply to the Lands described in Schedule 'A' attached hereto.
3. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
4. The provisions of Section 304-3 Definitions of the Zoning Code shall apply unless inconsistent with the provisions of this By-law. For the purposes of this By-law, the following definition will apply:

"Lands" shall mean the lands described in Schedule 'A' attached to this By-law.

5. No building or structures shall be erected or used on the Lands with a Zone Symbol RMA, except for the following uses:
 - i. Apartment Houses;
 - ii. Stacked Townhouses;
 - iii. Parking Facilities for RMA uses;
 - iv. Accessory Uses and Structures: stair access to parking facilities, children's play structures, parking access ramps, patios, lawn and garden furnishings, rooftop terraces and access stairs and mechanical rooms; and

- v. Nothing in this By-law shall prevent the use of the Lands for a temporary sales office or temporary sales structure for the purpose of marketing and sales related to the uses permitted on the property, within the building on the same Lands. There shall be no development standards for a temporary sales office or structure.
- 6.** Despite Chapter 330-32, the required minimum building setbacks are as shown on Schedule 'C' to this By-law.
- 7.** The minimum permitted distance between dwelling on Blocks 1 and 2 is 8.5 metres.
- 8.** The minimum permitted setback from the Underground Garage to the north rear yard lot line is 1.5 metres.
- 9.** The maximum permitted total gross floor area, as defined herein, permitted on the Lands with a Zone Symbol RMA shall be 3,310 square metres. For the purpose of this By-law, a garbage area or underground parking area shall not be included in the calculation of gross floor area, however, the staircase and mechanical room on the roof will be included.
- 10.** The height of a building or structure is measured as the vertical distance between Canadian Geodetic Datum elevation of 86.50 metres and the highest point of the building or structure.
- 11.** Any equipment or structures used for the functional operation of the building, including mechanical penthouses, roof top stair enclosures, roof decks, railings and dividers, parapets, and architectural features, is permitted to exceed the permitted height by 3.5 metres.
- 12.** Parking spaces must be provided and maintained at the following rates:
- i. One resident parking space is required for each dwelling unit;
 - ii. 0.2 visitor parking spaces are required for each dwelling unit; and
 - iii. Accessible parking space standards are not applicable.
- 13.** Despite any severance, partition or division of the Lands, the provisions of this By-law shall apply to the whole of the Lands as if no severance, partition or division occurred.
- 14.** Chapter 324, Site Specifics, of the Zoning Code is hereby amended to include reference to this By-law by adding the following to Section 324.1, Table of Site Specific By-laws.

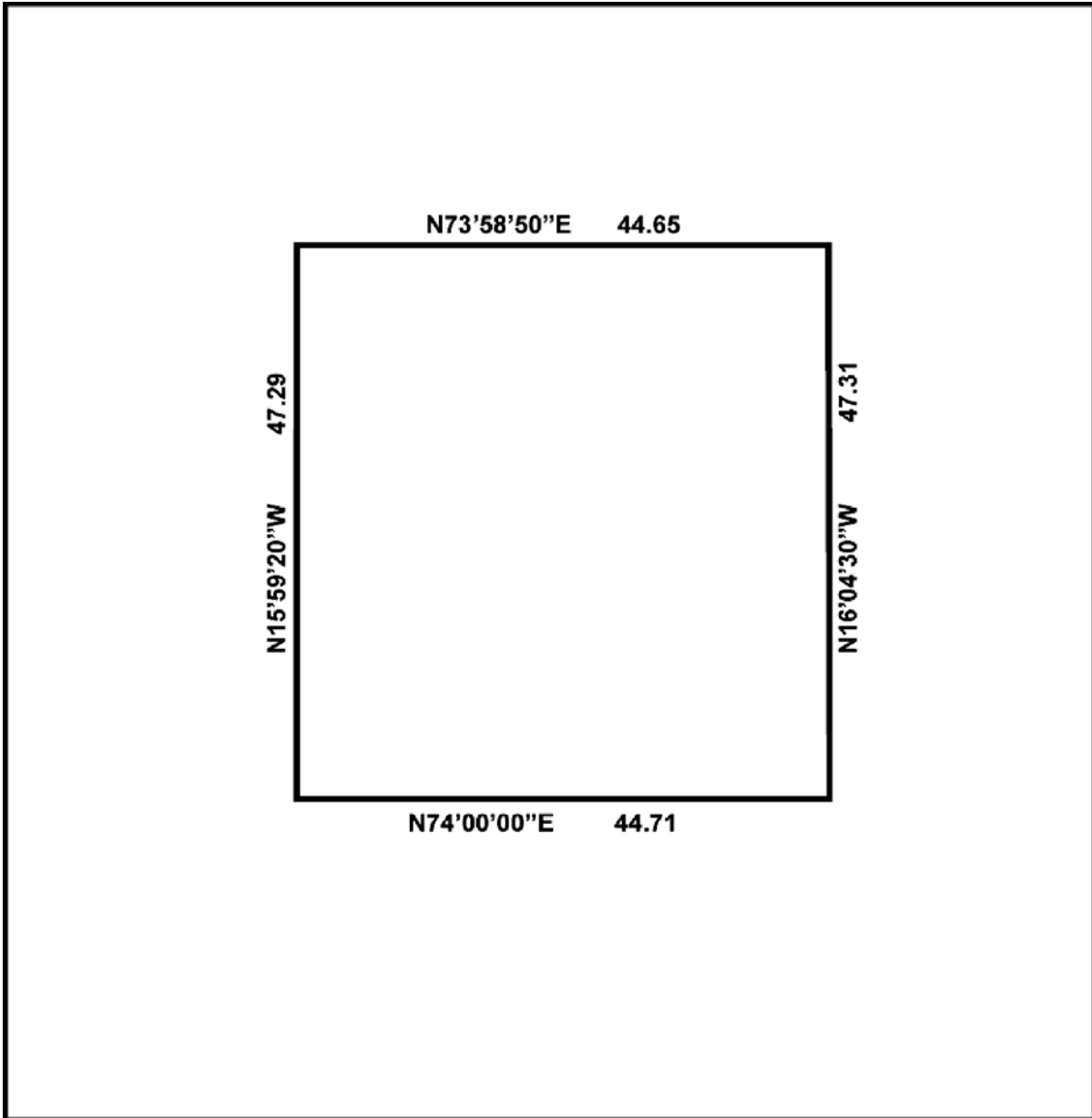
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
XXXX-201_ _____, 201_	Lands located on the west side of Long Branch Avenue and the north side of Marina Avenue, known as 62 & 68 Long Branch Avenue and 28 Marina Avenue.	To permit 28 stacked townhouse dwelling units (apartment house) with underground parking and rooftop terraces.

Enacted and passed on February , 2018.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

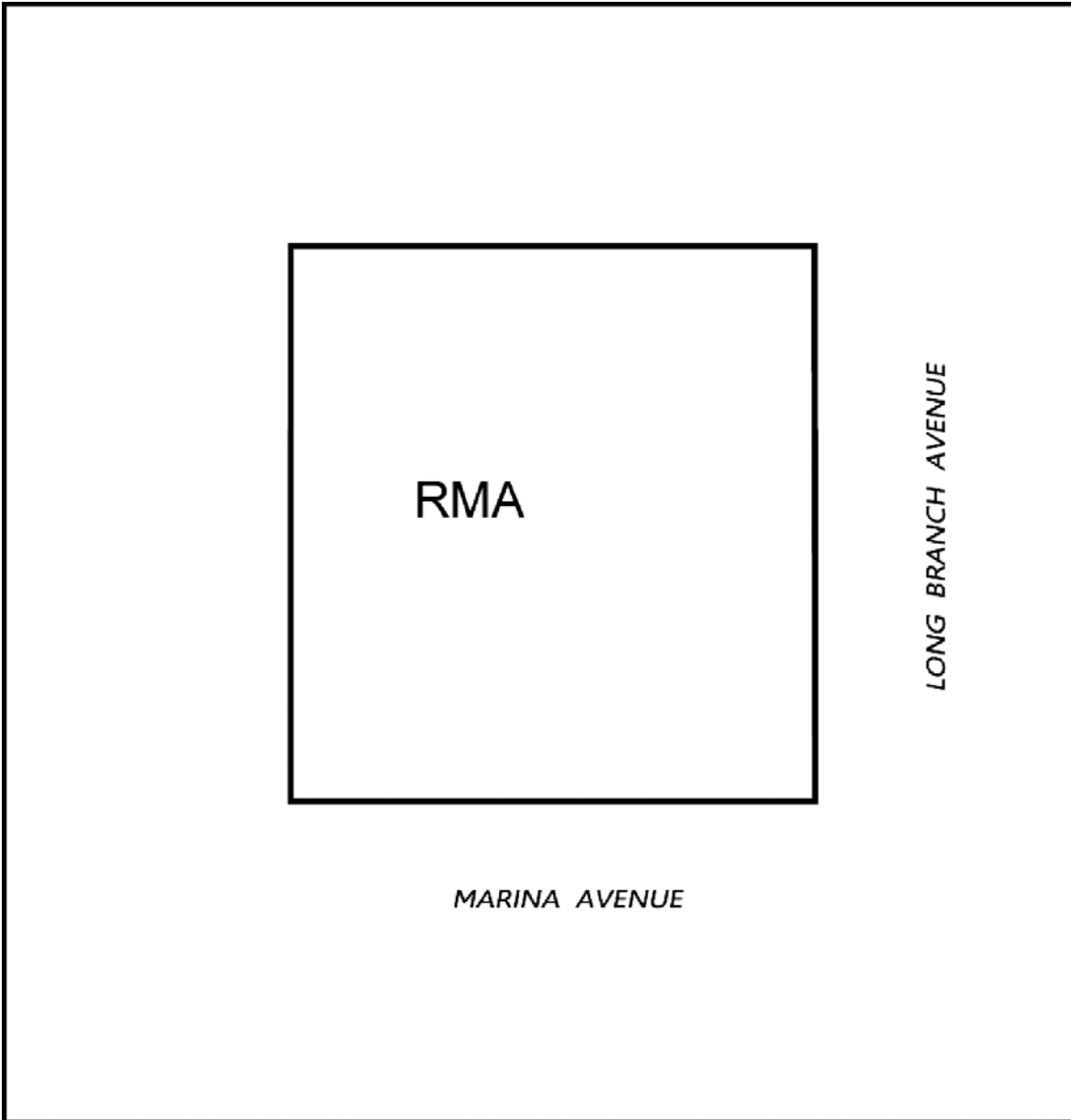


KNOWN AS LOTS 15,16,17,18 & PART OF 5 FOOT RESERVE
 BLOCK I, REGISTERED PLAN M-9
 CITY OF TORONTO

Applicant's Name:	MARINA HOLDINGS INC.		
Address:	62 & 68 LONG BRANCH AVENUE & 28 MARINA AVENUE	Scale:	Not to Scale
File No.	15 216041 WET 06 OZ	Dwg. No.	



SCHEDULE 'A' BY-LAW



KNOWN AS LOTS 15,16,17,18 & PART OF 5 FOOT RESERVE
BLOCK I, REGISTERED PLAN M-9
CITY OF TORONTO

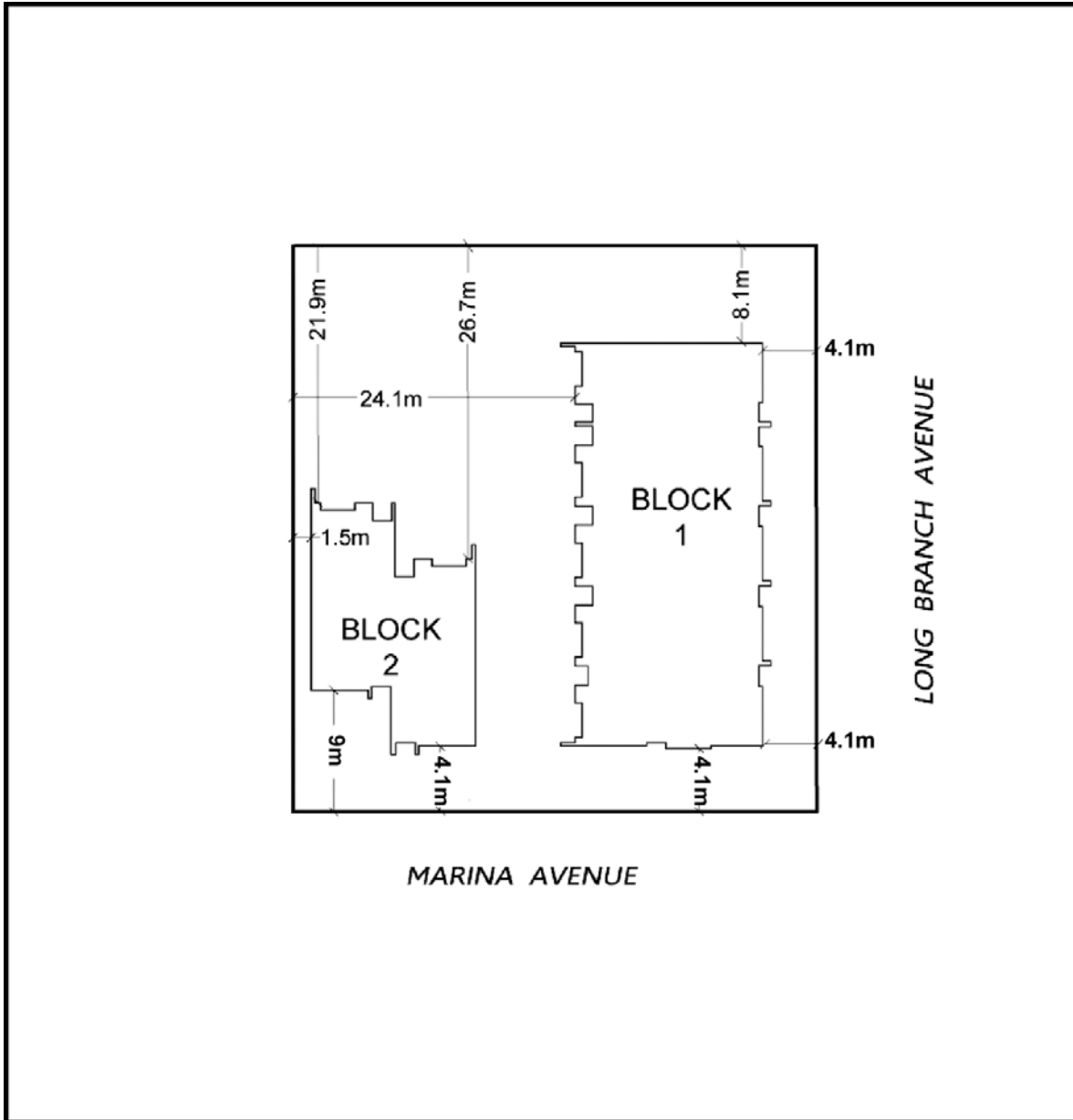
Applicant's Name: MARINA HOLDINGS INC.

Address: 62 & 68 LONG BRANCH AVENUE & 28 MARINA AVENUE

File No. 15 216041 WET 06 OZ Dwg. No. Scale: Not to Scale



SCHEDULE 'B' BY-LAW



KNOWN AS LOTS 15,16,17,18 & PART OF 5 FOOT RESERVE
 BLOCK 1, REGISTERED PLAN M-9
 CITY OF TORONTO

Applicant's Name:	MARINA HOLDINGS INC.		
Address:	62 & 68 LONG BRANCH AVENUE & 28 MARINA AVENUE	Scale:	Not to Scale
File No.	15 216041 WET 06 OZ	Dwg. No.	



SCHEDULE 'C' BY-LAW