

Authority: Clause No. 216 of the 17th Report of the Planning and Development Committee, dated September 30, 1997 adopted by Council Resolution No. 425, on October 6, 1997

Enacted by Council: October 30, 1998

## **CITY OF TORONTO**

### **BY-LAW No. 805-1998**

#### **To Amend Chapters 340 and 342 of the Zoning Code with Respect to Certain Lands Located on the Southeast Corner of Royal York Road and Newcastle Street (Mimico).**

WHEREAS the matters herein set out are in conformity with the Official Plan Amendment 60-97.

Now, therefore, the Council of the City of Toronto HEREBY ENACTS as follows:

**1.** THAT the Zoning Map referred to in Section 340-5, Article II of the Zoning Code, originally attached to the Town of Mimico Zoning By-law Number 1930 as amended, be and the same is hereby amended by changing the classification of the lands shown in Schedule 'A' attached hereto from Class 1 Industrial (I.C1) to Fourth Density Residential (R4).

**2.** Notwithstanding Sections 340-30 E., L., and N. of the Zoning Code, the following development standards shall apply to the lands described in Schedule 'A' attached hereto:

- (a) The maximum number of dwelling units shall not exceed 135 .
- (b) Maximum height (exclusive of mechanical penthouses not exceeding 5 m and roof parapets not exceeding 1.9m) and envelope of the building permitted on the said lands are identified on Schedule 'B' attached hereto.
- (c) The Floor Space Index 'FSI' permitted on the said lands as described in Schedule 'A' attached hereto shall be 2.5.
- (d) For the purpose of calculating the maximum gross floor area permitted on the lands described in Schedule 'A' attached hereto, the following areas shall be excluded from "gross floor area", in addition to the areas excluded by Section 304-3 of the Zoning Code: floor area devoted to indoor residential amenity areas; bicycle storage areas; garbage receptacle areas; recycling areas and chutes.
- (e) A minimum landscape open space area of 15 % shall be maintained.
- (f) Notwithstanding Section 340-31 B. and 340-40 of the Zoning Code, residential parking shall be provided at a ratio of 1.45 spaces per dwelling unit, of which 0.20 spaces per dwelling unit shall be reserved at grade for visitor parking. For the purposes of this by-law, residential visitor parking may also be utilized by the patrons of the commercial uses as specified in Section 2. (g) of this by-law, provided that the total number of spaces is not less than an amount equal to 3 commercial parking spaces per 93m<sup>2</sup> of commercial floor area.

- (g) All below grade structures and accessory structures shall maintain a minimum setback of 0.4m from all property lines. At-grade parking areas shall maintain a setback of 6m from Royal York Road; 2m from Newcastle Street and Windsor Street; and, 0.0m from all other lot lines.
- (h) Notwithstanding Section 340-37 of the Zoning Code, a maximum of 510 m<sup>2</sup> of commercial floor space shall be permitted at grade in conjunction with the residential building. For the purposes of this by-law, the following uses shall be permitted: banks; restaurants of or less than 150 m<sup>2</sup> of commercial floor area; business, professional or government offices; retail stores; and, service or repair shops.

**3.** Where the provisions of this by-law conflict with the Zoning Code, the provisions of this by-law shall apply.

**4.** Chapter 342, Site Specifics, of the Zoning Code, is hereby amended to include reference to this by-law by adding the following to Section 342-1, Table of Site Specific By-laws.

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
805-1998 October 30, 1998	Lands located on the Southeast corner of Royal York Road and Newcastle Street	To rezone the lands from Class 1 Industrial (I.C1) to Fourth Density Residential (R4) to permit an 11-storey apartment building with limited grade level commercial uses.

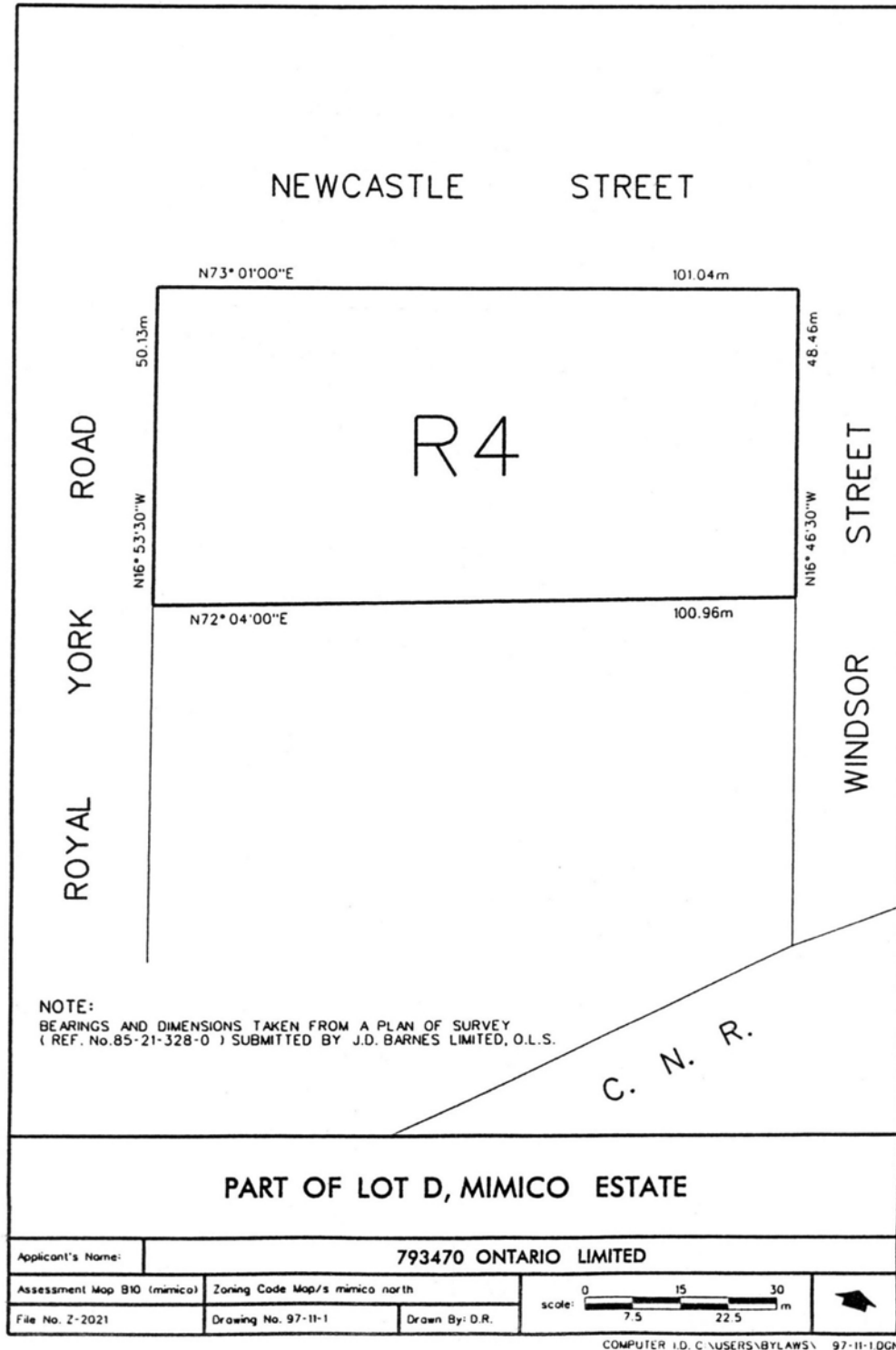
ENACTED AND PASSED this 30th day of October, A.D. 1998.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

## SCHEDULE 'A' TO BY-LAW No. 805-1998

**Toronto**

## SCHEDULE 'B' TO BY-LAW No. 805-1998

**Toronto**