

Authority: Etobicoke Community Council Report No. 7, Clause No. 11,
as adopted by Council on July 8, 9 and 10, 1998
Enacted by Council: October 30, 1998

CITY OF TORONTO

BY-LAW No. 815-1998

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located at the southeast corner of The West Mall and Holiday Drive.

The Council of The City of Toronto HEREBY ENACTS as follows:

1. That the Zoning Map referred to in Section 320-5, Article II of the Zoning Code, originally attached to the Township of Etobicoke Zoning By-law Number 11,737, as amended, be and the same is hereby amended by rezoning the lands shown on Schedule 'A' attached hereto from Fifth Density Residential (R5) to Sixth Density Residential (R6) subject to the following provisions:

- (a) For the purposes of this by-law, not more than two (2) apartment buildings with accessory structures may be erected or maintained on the lands described in Schedule 'A' attached hereto.
- (b) The maximum height of the apartment buildings (exclusive of roof parapets with a maximum height of 1.9 m and mechanical penthouses) permitted on the said lands as described in Schedule 'B' annexed hereto shall be as follows:

Building 'A' - 6 storeys

Building 'B' - 10 storeys

- (c) Notwithstanding the provisions of Section 320-77A(2) of the Zoning Code, the total number of dwelling units permitted on the lands described in Schedule 'B' shall be as follows:

Building 'A' - 59 units

Building 'B' - 93 units

Total - 152 units

- (d) Notwithstanding the provisions of Section 320-18B and Section 320-76G of the Zoning Code, parking for the apartment buildings shall be provided as follows:

Building 'A' 1.10 parking spaces per dwelling unit, of which not less than 5 spaces shall be reserved at grade for the exclusive use of visitors. Parking for building 'A' shall be permitted within the underground parking structure for Building 'B'.

Building 'B' 1.45 parking spaces per dwelling unit with less than 3 bedrooms and 1.6 parking spaces per dwelling unit with three or more bedrooms, of which not less than 0.20 spaces per dwelling unit shall be reserved for the exclusive use of visitors. All spaces shall be located within buildings or underground structures.

- (e) Notwithstanding the provisions of Section 320-77(A) of the Zoning Code, the buildings shall be located within the building envelope illustrated on Schedule 'B' annexed hereto. The astronomical bearings shown on Schedule 'A' shall apply to the corresponding lines and dimensions shown within Schedule 'B'.
- (f) The proposed building as described in Schedule 'B' attached hereto, shall provide a stepped floor plate at the north and south ends of the building between the eighth and ninth floor of the building. The step shall be a minimum of 3.5 m in depth. Step depth shall be measured as the horizontal distance between the vertical wall of the stepped floor plate and the vertical wall of the floor below, excluding balconies and other projections.
- (g) There shall be no setback requirement from all property lines and street lines for below grade parking structures. Accessory structures shall maintain a minimum 1.8m setback from all property lines and shall not be located closer to any street line than 10 m.
- (h) All surface parking areas shall maintain a minimum setback of 7.5 m from The West Mall, 5.0 m from Holiday Drive and 11.0 m from the easterly property line having an astronomical bearing of N17° 27'20" W as shown on Schedule 'A'.
- (i) In addition to the provisions of Section 320.76 F. of the Zoning Code, permitted accessory structures shall include covered ramps, exterior stairs, cabanas and garbage enclosures.
- (j) Notwithstanding the provisions of Section 320-77B of the Zoning Code, a minimum landscaped open space area of 53% of the lands described in Schedule 'A' annexed hereto shall be maintained.
- (k) For the purpose of this by-law, the maximum combined floor space index (FSI) of the apartment buildings on the lands shown in Schedule 'A' annexed hereto shall not exceed 2.1.
- (l) Notwithstanding the provisions of Section 320-46A of the Zoning Code, a fence with a maximum height of 2.5 metres shall be permitted along the east and south property lines of the lands described in Schedule 'A' annexed hereto.

2. This By-law shall apply collectively to the lands zoned Sixth Density Residential (R6) as described in Schedule 'A' annexed hereto, notwithstanding their division into parcels, and shall be deemed to have an area of 8,225 m².

3. Where the provisions herein conflict with the Zoning Code, the provisions of this by-law shall take precedence, otherwise the Zoning Code shall continue to apply.

4. 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
815-1998 October 30, 1998	Lands located at the southeast corner of The West Mall and Holiday Drive.	To rezone the lands from Fifth Density Residential (R5) to Sixth Density Residential (R6) to permit an additional apartment building with specific development standards.

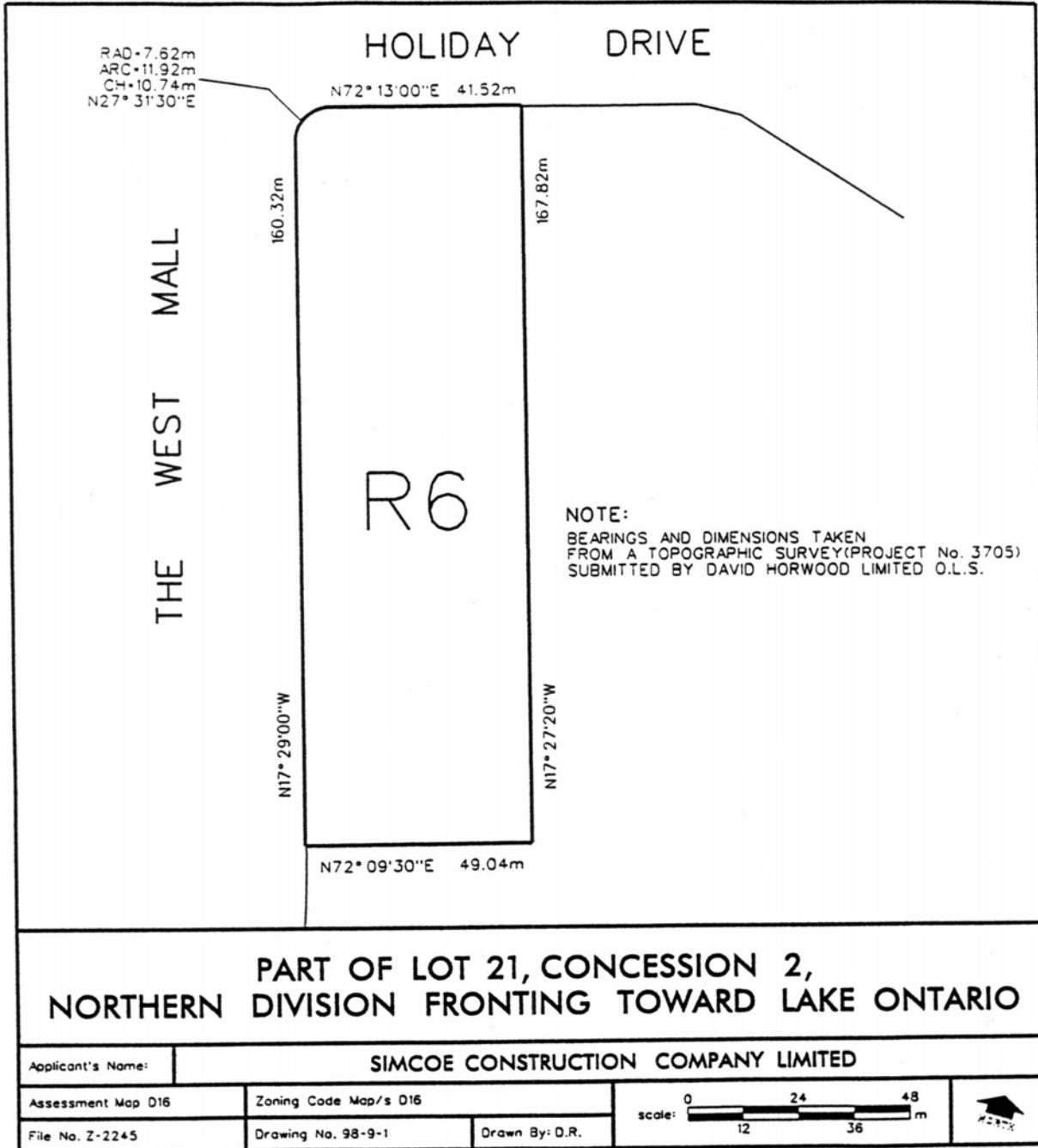
ENACTED AND PASSED this 30th day of October, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE 'A' TO BY-LAW No. 815-1998



SCHEDULE 'B' TO BY-LAW No. 815-1998

