

Authority: Toronto Community Council Report No. 13, Clause No. 4,
as adopted by City of Toronto Council on October 26 and 27, 1999
Enacted by Council: October 27, 1999

CITY OF TORONTO

BY-LAW No. 718-1999

To amend the general Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands known as 700 and 730 Mount Pleasant Road, including lands formerly known as 226 Soudan Avenue.

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

1. None of the provisions of Sections 4(2)(a), 4(4)(b) and (c), 6(1)(a), 6(3) Part I 1, 6(3) Part II 2(iii), 6(3) Part II 3, 6(3) Part II 5 and 6(3) Part III 1(a), of By-law No. 438-86, being “A By-law To regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the use of the existing house form building for seniors residential purposes on Parcel A shown on the attached Plan 1, provided that:

- (1) the part of the *lot* on which such building is to be used comprises at least the lands shown as Parcel A outlined by heavy lines on the attached Plan 1;
- (2) no part of the building above *grade*, extends beyond the area outlined by heavy lines shown on the attached Plan 2;
- (3) the *height* above *grade* of the building does not exceed 10.3 metres;
- (4) the building contains not more than 6 dwelling rooms, where a dwelling room means dwelling accommodation in a retirement home consisting of one or more habitable rooms and culinary or sanitary conveniences or both;
- (5) not less than 4 *parking spaces* are provided and maintained on Parcel A shown on Plan 1;
- (6) the *residential gross floor area* of the building does not exceed 400 square metres; and
- (7) the *landscaped open space* on Parcel A is not less than 28% of that part of the *lot*.

2. None of the provisions of Sections 4(2)(a), 4(3)(a), 4(13)(a) and (c), 8(3) Part I 1 and 3(a), 8(3) Part II 1(a)(ii), 8(3) Part II 4(c)(i) and (iii) and 12(2)119(ii), (iii) and (iv) of the aforesaid By-law No. 438-86, as amended, shall prevent the erection and use of a seniors residential building containing retirement uses, nursing care facilities, retail uses and a *parking garage* extending below-grade, provided that:

- (1) the part of the *lot* on which such building is to be used comprises at least the lands shown as Parcel B outlined by heavy lines on the attached Plan 1;
- (2) the building contains not more than 230 dwelling rooms, where a dwelling room means dwelling accommodation in a retirement home consisting of one or more habitable rooms and culinary or sanitary conveniences or both;
- (3) the maximum combined *residential gross floor area* and *non-residential gross floor area* of the building does not exceed 16,350 square metres, of which:
 - (a) not more than 12,320 square metres is *residential gross floor area*;
 - (b) not more than 1,650 square metres of *non-residential gross floor area* shall be used for retail purposes, and
 - (c) not more than 2,400 square metres of *non-residential gross floor area* shall be used for a *commercial parking garage*;
- (4)
 - (a) no part of the building above *grade* extends beyond the area outlined by heavy lines shown on Parcel B on the attached Plan 2; and
 - (b) the *heights* above *grade* of such building shall not exceed the *heights* as shown on Plan 2,

provided that nothing herein shall prevent the erection or use of a 0.4 metre parapet, the 5.1 metre mechanical penthouses, two dome 7.0 metre skylights and other structural elements permitted by Section 4(2)(a)(i) and (ii) of the aforesaid By-law No. 438-86, as amended, which may extend vertically beyond the building envelope;
- (5) not less than 132 *parking spaces* are provided and maintained on Parcel B shown on Plan 1 to serve the building, provided that:
 - (a) not less than 69 *parking spaces*, accessed from Soudan Avenue, are provided for the exclusive use of residents of the building;
 - (b) not more than 56 *parking spaces* are provided for a public *parking garage*, accessed from Mount Pleasant Road; and
 - (c) not less than 7 *parking spaces*, accessed from Soudan Avenue, are provided for visitors to the Retirement Centre in the building; and
- (6) a minimum of 16 *bicycle parking spaces - occupant* is provided, and a minimum of 12 *bicycle parking spaces - visitor* is provided.

3. By-law No. 670-87, being “A By-law to amend By-law No. 438-86 respecting a 6-unit residential dwelling at No. 226 Soudan Avenue as an addition to the existing building at No. 700 Mount Pleasant Road.” is hereby repealed.

4. Section 12(1)163 of the aforesaid By-law No. 438-86, as amended, is further amended by deleting reference to 730 Mount Pleasant Road in Section 12(1)163(i) and by deleting Section 12(1)163(iii).

5. For the purpose of this by-law:

- (1) “*lot*” means the lands comprising Parcel A and Parcel B on Plan 1; and
- (2) each other italicized word or expression shall have the same meaning as each such word or expression is defined in the aforesaid By-law 438-86, as amended.

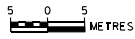
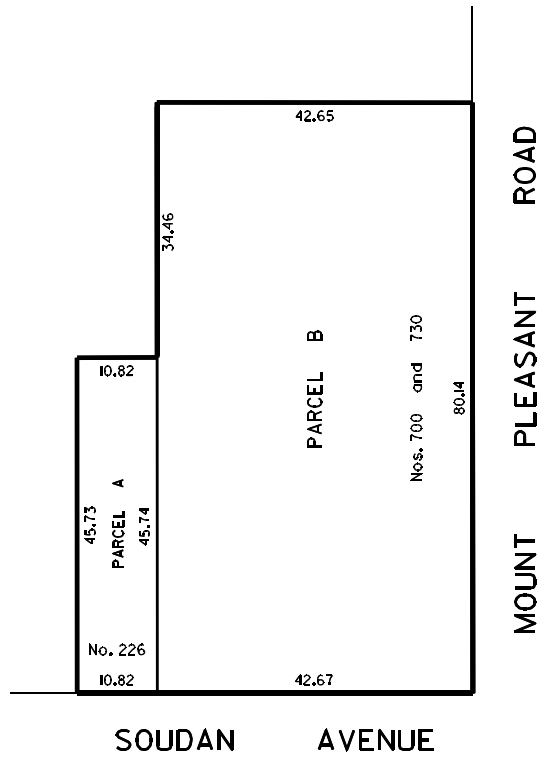
ENACTED AND PASSED this 27th day of October, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

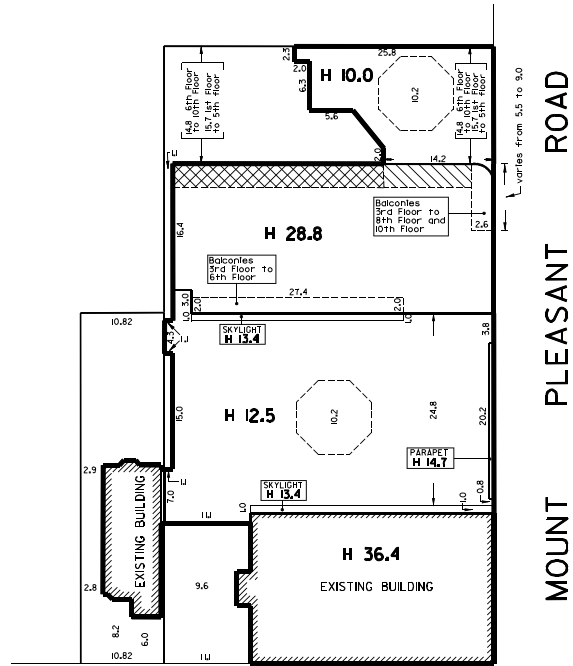
(Corporate Seal)

PLAN 1





WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO OCTOBER, 1999
BL2700MTP1.DGN
FILE: M8-21
MAP No. 51K-321 DRAWN: D.R.

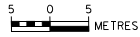
PLAN 2



SODAN AVENUE

H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE

-  BALCONIES - 1st Floor to 6th Floor (2.2m wide)
-  BALCONIES - 3rd Floor to 6th Floor and 10th Floor (2.2m wide)



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO
 BL2/700MPL2.DGN
 FILE: M6-71
 MAP No. 51K-321
 OCTOBER, 1999
 DRAWN: D.R.