

Authority: Etobicoke Community Council Report No. 10, Clause No. 10,  
as adopted by City of Toronto Council on October 28, 29 and 30, 1998  
Enacted by Council: April 27, 2001

## CITY OF TORONTO

### BY-LAW No. 318-2001

#### **To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located at the north east corner of Eglinton Avenue West and Royal York Road, municipally known as 1407 Royal York Road.**

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 HEREBY ENACTS as follows:

1. The zoning of the lands shown as outlined by a heavy black line on Schedule 'A' attached hereto (hereinafter referred to as the "Lands") is hereby amended by changing the classification of the Lands from Second Density Residential (R2) and Fourth Density Residential (R4), to Sixth Density Residential (R6).
2. Notwithstanding the provisions of Sections 320-39, 320-40, 320-41, 320-42, 320-75, 320-76, and 320-77 of the Zoning Code, which shall not apply to the Lands, the Lands, as shown as Block "A" and Block "B" to this by-law, shall only be used in accordance with the following provisions:
  - (a) the only use permitted on the Lands shall be three (3) apartment buildings; whereby Block "A" shall comprise not more than 162 dwelling units; and Block "B" shall comprise not more than 219 dwelling units;
  - (b) For the purpose of this by-law, the maximum floor space index (FSI) for lands shown in Schedule 'B' annexed hereto shall be as follows:

Block "A"	-	1.7
Block "B"	-	2.0
  - (c) the buildings shall comply with the minimum setbacks identified on Schedule 'B' attached hereto;

- (d) the maximum height of the apartment buildings (exclusive of mechanical penthouses and exclusive of roof parapets not exceeding 1.9 metres) shall be as follows:
- |           |   |   |
|-----------|---|---|
| Block "A" | - | 13 storeys  |
| Block "B" | - | 10 storeys with a maximum elevation above sea level of 182 metres   |
|           |   | 15 storeys with a maximum elevation above sea level of 194.0 metres |
- (e) the apartment buildings within Block "B" shall have a minimum dwelling unit size of 84 m<sup>2</sup> in floor area per dwelling unit;
- (f) no required building setback shall be obstructed by any construction other than the following:
- (i) uncovered steps to grade;
  - (ii) chimney breasts, eaves or bay windows projecting a maximum of 0.4 metres from any exterior wall of a building provided that the projection is a minimum of 1.0 metres from the street line or edge of the private roadway;
  - (iii) a patio encroaching up to a maximum of 8.0 metres into the required building setback, provided the patio is restricted to the ground floor level of the dwelling unit;
  - (iv) all below grade parking structures shall maintain a minimum setback of 0.0 m from all street lines shown on Schedule 'A'. No setback requirements shall be required from all other property lines for below grade parking structures.
- Accessory structures associated with the swimming pool and/or garbage enclosures, shall maintain a minimum of 0.4 m from all other property lines and shall not be located closer to any street line than 15 m.
- (v) the portion of the below parking structure, which surfaces to a height of 5.0 metres above finished grade, shall be considered part of the below grade parking structure for setback purposes and shall comply with Section 2(f)(iv) above.
  - (vi) all surface parking areas shall maintain a minimum setback of 5.0 m from La Rose Avenue and Royal York Road and from a line having an astronomical bearing of N 17° 22' 50" W as shown on Schedule 'A'.
- (g) For Block "A" a minimum of 1.36 parking spaces per dwelling unit, of which not less

than 0.20 spaces per dwelling unit shall be reserved for the exclusive use of visitors. For Block "B" a minimum of 1.6 parking spaces per dwelling unit, of which not less than 0.20 spaces per dwelling unit shall be reserved for the exclusive use of visitors.

(h) The minimum landscaped open space area shall be as follows:

Block "A" - 53% of the site area

Block "B" - 60% of the site area

(i) In addition to the provisions of Section 320-76F permitted accessory structures shall include covered ramps, exterior stairs, cabanas and change rooms associated with outdoor swimming pools and garbage enclosures.

(j) This By-law shall apply collectively to the lands zoned Sixth Density Residential (R6) as described on Schedule 'A' annexed hereto, notwithstanding their division into individual parts.

3. Where the provisions of Section 2 of this by-law conflict with the Zoning Code, the provisions of Section 2 shall take precedence, otherwise the Zoning Code shall continue to apply.

4. By-law No. 14,455 is hereby repealed.

5. Chapter 324, Site Specific 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:

<b>BY-LAW NUMBER AND ADOPTION DATE</b>	<b>DESCRIPTION OF PROPERTY</b>	<b>PURPOSE OF BY-LAW</b>
318-2001 April 27, 2001	Lands located at northeast corner of Eglinton Avenue West and Royal York Road, known municipally as 1407 Royal York Road	To rezone lands from (R2) and (R4) to (R6) to permit the development of two apartment buildings subject to specific development standards

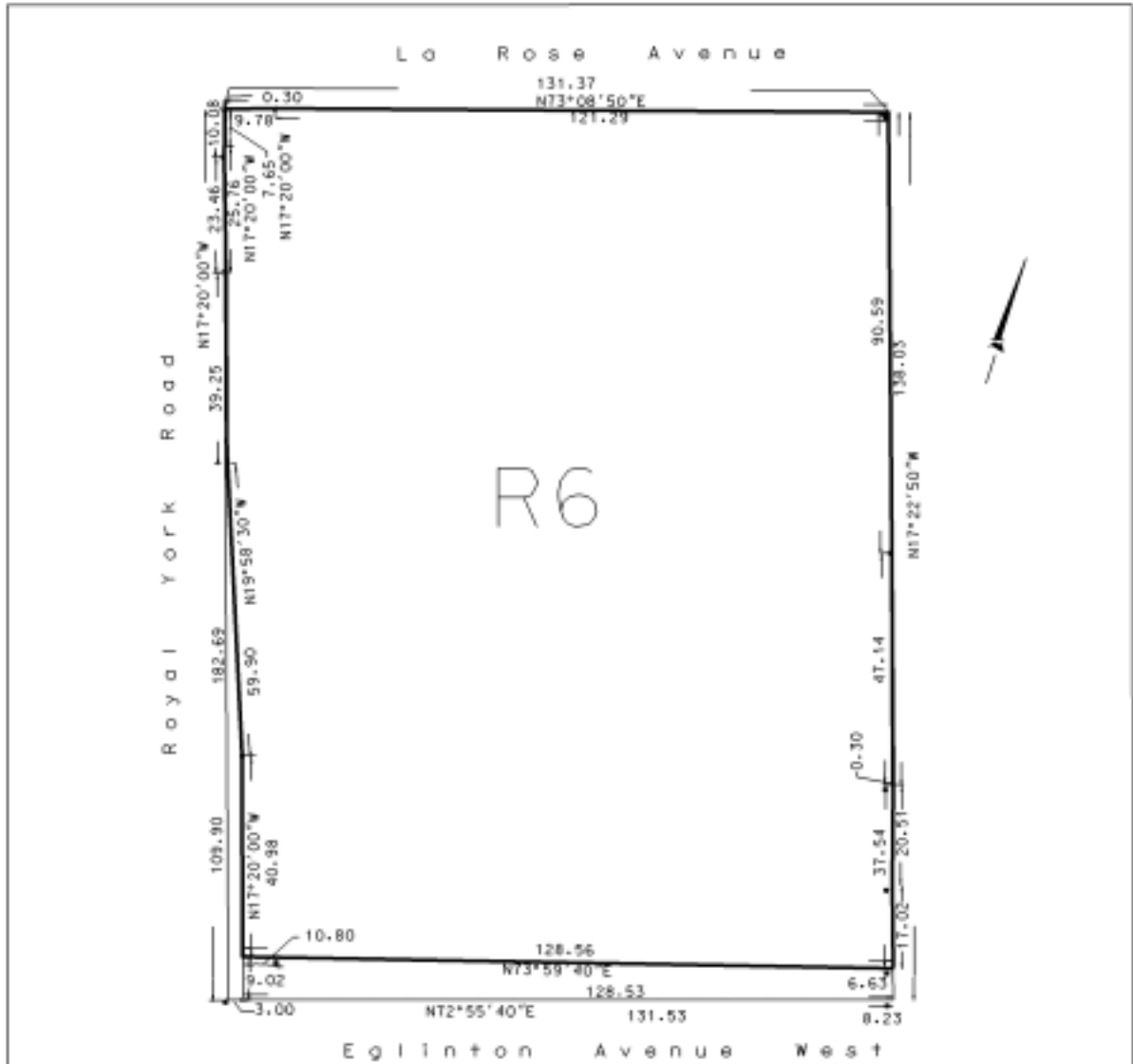
ENACTED AND PASSED this 27th day of April, A.D. 2001.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**TORONTO** Schedule 'A' BY-LAW

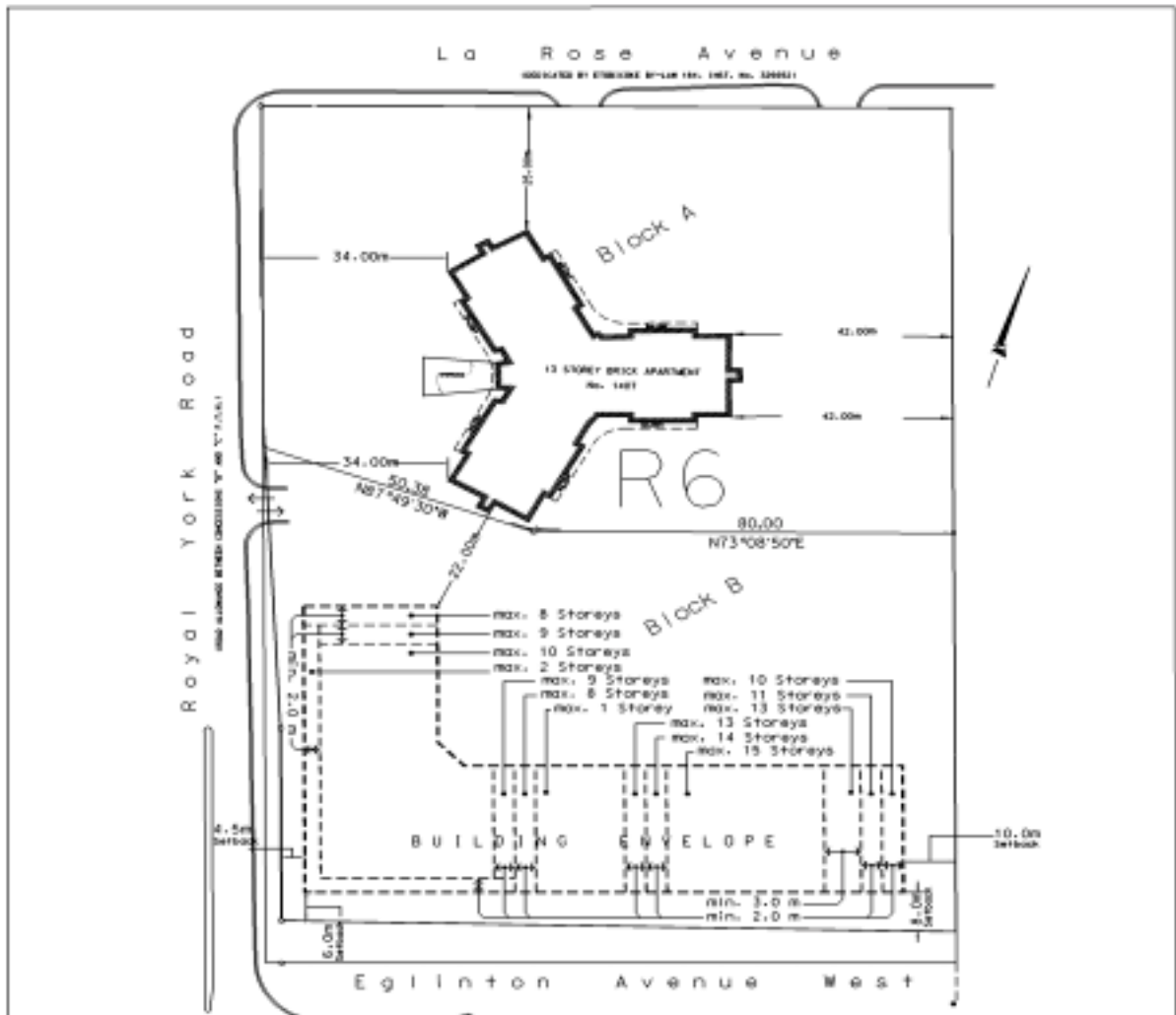


NOTE:  
Bearings and Dimensions have been taken from a Plan of Survey  
(File No.: 99-23; Cad File: Roycom1 prepared by Tom A. Senkus, Ontario Land Surveyor)

**PART OF LOT 17, CONCESSION "C", F.T.H.R.**

Applicant's Name:		<b>TANANA INVESTMENTS LIMITED</b>	
Assessment Map: F10	Zoning Code Map/s: F10	scale:	
File No. Z-2249	Drawing No. Z-2249A		

**TORONTO** Schedule 'B' BY-LAW



NOTE:  
Bearings and Dimensions have been taken from a Plan of Survey  
(File No.: 99-23) Cad File: Roycom1 prepared by Tom A. Serekus, Ontario Land Surveyor

**PART OF LOT 17, CONCESSION "C", F.T.H.R.**

Applicant's Name:		<b>TANANA INVESTMENTS LIMITED</b>	
Assessment Map: F10	Zoning Code Map/s: F10	Scale: 0 24 48 m 12 36	
File No. Z-2249	Drawing No. Z-2249B		

