

Authority: Etobicoke Community Council Report No. 11, Clause No. 20,
adopted as amended, by City of Toronto Council on October 1, 2 and 3, 2002
Enacted by Council: October 3, 2002

CITY OF TORONTO

BY-LAW No. 840-2002

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located on south side of Dalesford Road, east of Grand Avenue, known municipally as 245 Dalesford 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 the matters herein set out are in conformity with Official Plan Amendment No. 102-2002 as adopted by the Council of the City of Toronto; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and held at least one public meeting in accordance with the *Planning Act*;

THEREFORE 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, and originally attached to Township of Etobicoke By-law No. 11,737, be and the same is hereby amended by changing the classification of the lands located in the former Township of Etobicoke as described in Schedule 'A' annexed hereto from Class 1 Industrial (IC.1) to Fifth Density Residential (R5) and Public Open Space (OS) provided the following provisions shall apply to the development of the Fifth Density Residential (R5) lands identified in Schedule 'A' attached hereto.
2. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
3. Notwithstanding the provisions of Sections 320-18B.(2), 320-73 and 320-74 of the Etobicoke Zoning Code, the following development standards shall now be applicable to the (R5) lands described in Schedule 'A' attached hereto:
 - (i) maximum number of units: 134
 - (ii) maximum building height: 6 storeys, excluding the mechanical penthouse, measured from the average grade and/or the grade along the lot line of Dalesford Road.
 - (iii) maximum floor space index: 2.5
 - (iv) maximum gross floor area: 13 200 square metres
 - (v) maximum building coverage: 45%

- (vi) the minimum building setbacks shall be as follows:
 - (a) front yard: 1.5 metres
 - (b) side lot line: 2.1 metres from the stable top-of-bank (long term stable slope line) abutting the Mimico Creek Valley
 - (c) side lot line: 0.3 metres from the lot line abutting the public park zone
 - (d) all other side lot lines: 8 metres
 - (e) rear yard: 0 metres from the F.G. Gardiner Expressway right-of-way
 - (f) all underground structures may be permitted having a building setback of 0 metres.
 - (vii) the minimum building setbacks shall not be less than the measurements referred to in (vi) above, and shall be measured from the main walls of the building.
 - (viii) minimum vehicular parking spaces: 186 parking spaces, which includes 27 visitor parking spaces, and may include tandem and/ or stacked parking spaces in the underground parking structure.
 - (ix) visitor parking may be provided on the surface or below grade in an underground parking garage.
 - (x) required building setbacks shall not be obstructed by any construction other than the following:
 - (i) uncovered steps to grade;
 - (ii) chimney breasts, eaves, bay windows, balconies, cornices or other projections extending a maximum of 1.5 metres from any exterior wall of a building provided they do not encroach onto abutting properties.
4. For the purposes of this By-law, the total lot area shall exclude the lands below the top-of-bank, and this lot area will be used for calculating building coverage and floor space index.
5. For the purposes of this By-law the rear lot shall be the lot line abutting the F.G. Gardiner Expressway.
6. For the purposes of this By-law the front lot line shall be deemed as the dotted line on Schedule 'A' attached, and shall be used to determine the average grade and building height.

7. Chapter 324, Site Specifics, of the Etobicoke 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
840-2002 October 3, 2002	Lands located on the south side of Dalesford Road, east of Grand Avenue, and abutting the Mimico Creek Valley.	To rezone the lands from Class 1 Industrial (I.C1) to Fifth Density Residential (R5) and Public Open Space (OS) to permit a 6 storey mid-rise building containing 134 dwelling units subject to site-specific standards.

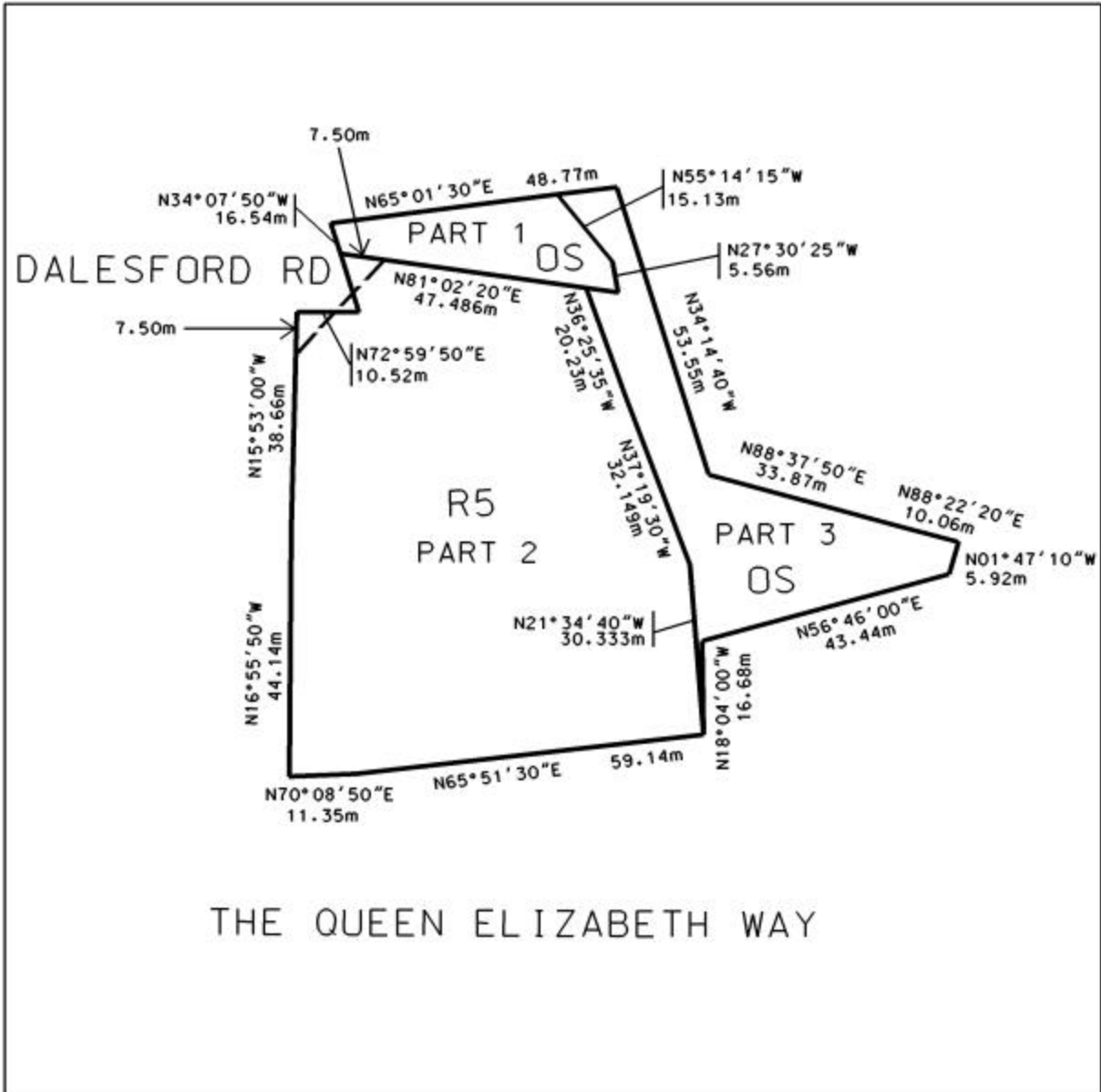
ENACTED AND PASSED this 3rd day of October, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

TORONTO Schedule 'A' BY-LAW



PART OF LOTS 92, 93, 260, 261 & 266 LOTS 262 TO 265 INCLUSIVE, PART OF PELHAM STREET (PART KNOWN AS RIDEWAY ROAD AND DALESFORD ROAD BY BY-LAW 6472, NOW CLOSED BY BY-LAWS 6735, AND 1978-215) PART OF CAMBRIDGE STREET (CLOSED BY BY-LAW 6735) REGISTERED PLAN M-137 AND PART OF BLOCK C REGISTERED PLAN M-171 CITY OF TORONTO

Applicant's Name:		QUEENSCORP (DALESFORD) INC.	
Assessment Map B10	Zoning Code Map/s B10	scale:	
File No. TA CMB2002 0001	Drawing No. CMB2002 0001A		

