

Authority: Toronto and East York Community Council Item 12.5,
adopted as amended, by City of Toronto Council on January 29 and 30, 2008
Enacted by Council: January 30, 2008

CITY OF TORONTO

BY-LAW No. 120-2008

To amend the former Borough of East York Zoning By-law No. 6752, as amended, with respect to the lands municipally known as 270 – 272 Donlands Avenue.

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 lands subject to this by-law are those lands outlined by a heavy black line and identified as “Area Subject to Amendment” as shown on Schedule 1 attached hereto.
2. Schedule “A” to Zoning By-law No. 6752, as amended, is hereby further amended by changing the zoning category for the lands identified as “Area Subject to Amendment” on Schedule 1 of this By-law from “R2A (Residential) Zone” to “R3A.26 (Residential Site Specific) Zone.”
3. Zoning By-law No. 6752, as amended, is hereby further amended by adding a new Section 7.7.5.26 immediately after Section 7.7.5.25 of the by-law as follows:

“7.7.5.26 270 Donlands Avenue (R3A.26 Zone)

7.7.5.26.1 Area Restricted

The provisions of this section shall only apply to those lands being part of Unit 1, Registered Plan D-107, and Lots 162 and 163, Registered Plan M-39, City of Toronto (formerly Borough of East York) designated R3A.26 on Schedule 1 of this By-law

7.7.5.26.2 Definitions:

For the purpose of this By-law:

- (a) “Alternative Housing” shall mean an Apartment House, Dwelling, or Dwelling Units which are operated by a government agency, a charitable institution, or a non-profit institution as social housing for the residential accommodation of persons who by reason of their financial, emotional, mental, social or physical condition or legal status have and require ongoing support services of a counselling or medical nature associated with their residential accommodation.

- (b) “Alternative Housing Parking Spaces” shall be provided as follows:
- (i) one Parking Space for the first five Dwelling Units, or fraction thereof; plus
 - (ii) one Parking Space for the first fifteen Dwelling Units, or fraction thereof, in excess of the first five; plus
 - (iii) one Parking Space for each ten Dwelling Units, or fraction thereof, in excess of the first twenty-five.
- (c) “Bicycle Parking Space” shall mean an area that is equipped with a bicycle rack or a locker for the purpose of parking and securing bicycles of an occupant or visitor of the building, and:
- (i) where the bicycles are to be parked on a horizontal surface such space has a horizontal dimension of at least 0.6 metres by 1.8 metres and a vertical dimension of at least 1.9 metres;
 - (ii) where the bicycles are to be parked in a vertical position, such space has a horizontal dimension of at least 0.6 metres by 1.2 metres and a vertical dimension of at least 1.9 metres; and
 - (iii) in the case of a bicycles rack, bicycle racks shall be located outdoors, indoors, or in a secured room or area.
- (d) “Residential Amenity Space – Outdoor” shall mean an outdoor common area or areas on a Lot which are provided for the exclusive use of residents of a building on the Lot for recreational or social purposes.
- (e) “Residential Amenity Space – Indoor” shall mean a common area or room or contiguous common areas or rooms within a building, at least one of which is adjacent to a kitchen and washroom, which are provided for the exclusive use of residential of such building for recreational or social purposes.
- (f) With exception of the words or expressions referred to in subparagraphs (a) to (e) above, each word or expression which is capitalized, shall have the same meaning as the said word or expression has for the purposes of the aforesaid By-law No. 6752, as amended.

7.7.5.26.3 General Provisions:

On those lands referred to in Section 7.7.5.26.1 of this By-law, no person shall use, occupy, Erect, alter, cause to be used, occupied, Erected or altered, any Building, Structure, or land or part thereof, except in accordance with Schedule 2 of this By-law and for the following provisions:

(1) Permitted Uses:

- (a) Alternative Housing; and
- (b) Buildings, Structures and uses Accessory to the foregoing.

(2) Developable Area

For the purpose of this By-law, the development requirements shall only apply to the lands identified as Area “A” on Schedule 2 attached to this By-law.

(3) Development Requirements:

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| (a) | Minimum Lot Area | 928 m ² |
| (b) | Maximum No. of Alternative Housing Dwelling Units | 44 units |
| (c) | Maximum Gross Floor Area | 3,780 m ² |
| (d) | Maximum Coverage | 55% |
| (e) | Minimum Setbacks – North Side | 0 metres |
| (f) | Minimum Setbacks – South Side | 2 metres |
| (g) | Minimum Setbacks – East Side | 2 metres |
| (h) | Minimum Setbacks – West Side | 8 metres |
| (i) | Maximum Building Height | 25 metres |
| (j) | Maximum No. of Storeys | 8 storeys |

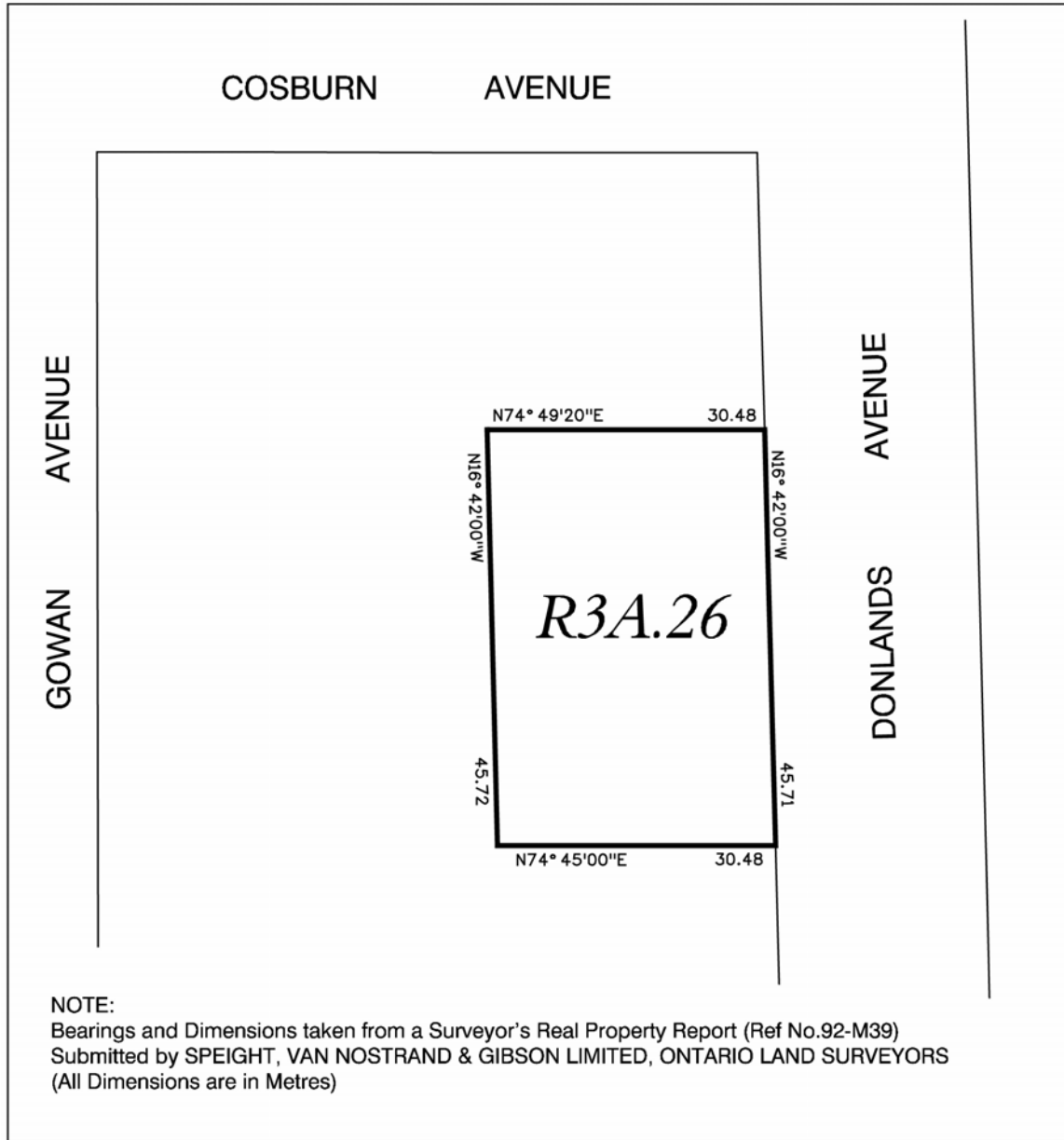
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| (k) | Minimum No. of Bicycle Parking Spaces | 8 spaces |
| (l) | Minimum Residential Amenity Space - Indoor | 90 m ² |
| (m) | Minimum Residential Amenity Space- Outdoor | 90 m ² |
- (4) Parking Requirements
- (a) A minimum of 4 Off-Street Alternative Housing Parking Spaces shall be provided for this development.
- (b) For the purpose of this By-law, the 4 Off-Street Alternative Housing Parking Spaces may be provided on the lands identified as Area “B” on Schedule 2 attached to this By-law.
- (5) Within the lands shown on Schedule 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
- (6) Other provisions of the By-law:
- (a) Excepting the amendments contained in this By-law, all the other provisions of former East York Zoning By-law No. 6752, as amended, with the exception of Section 7.7.1 to 7.7.4 inclusive, shall apply to the lands referred to in Section 7.7.5.26.3.

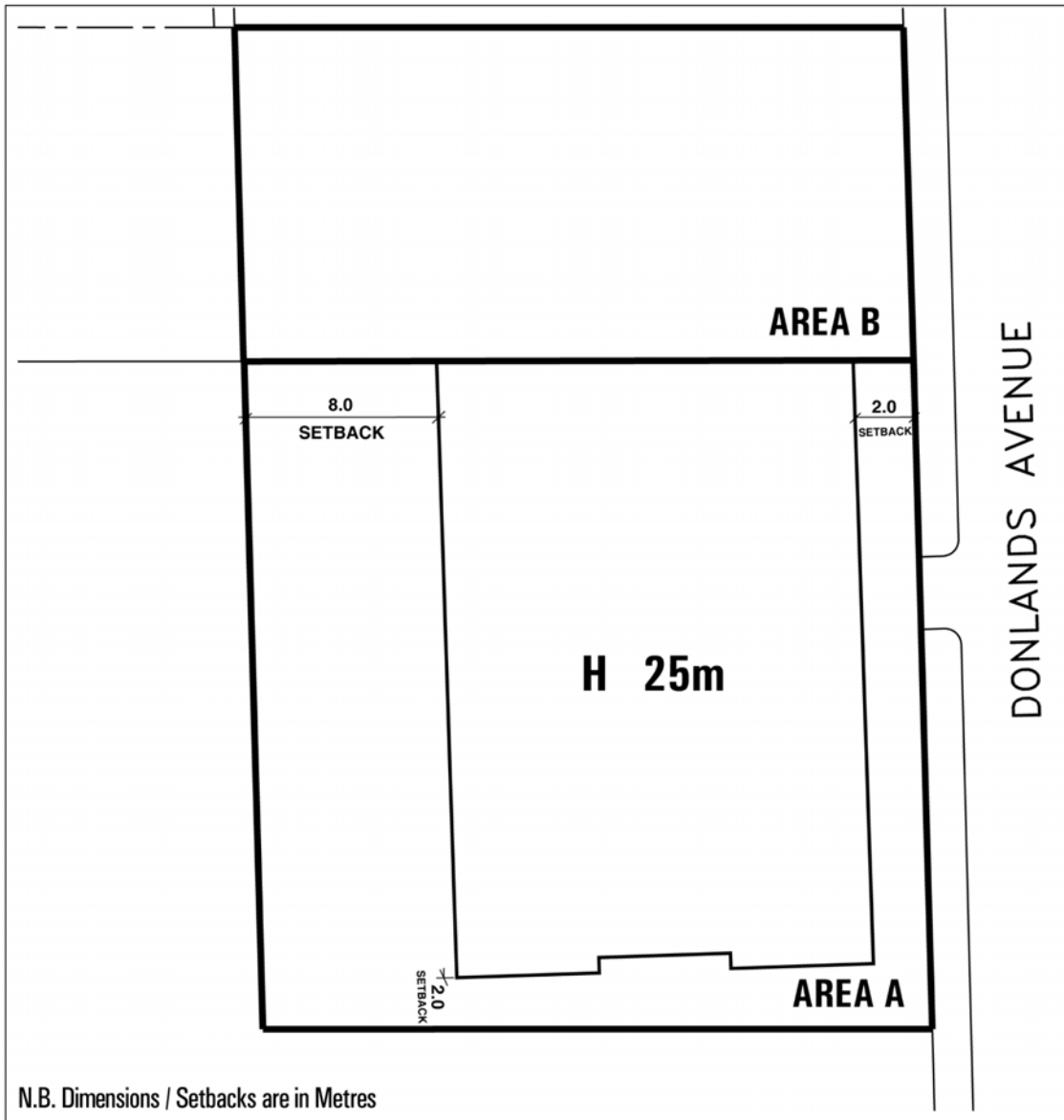
ENACTED AND PASSED this 30th day of January, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)





 **TORONTO** City Planning
Schedule 2 By-Law

270 & 272 Donlands Avenue

File # 07_106506


Not to Scale
12/05/07