

Authority: Toronto and East York Community Council Item 36.23,
as adopted by City of Toronto Council on August 25, 26 and 27, 2010
Enacted by Council: August 27, 2010

CITY OF TORONTO

BY-LAW No. 1060-2010

To amend the former Borough of East York Zoning By-law No. 6752, as amended, with respect to lands municipally known as 272, 274 and 280 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 heavy black line 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 outlined by heavy black line as shown on Schedule 1 of this By-law from "R3A (Residential) Zone" to "R3A.27 (Residential Site Specific) Zone".
3. Zoning By-law No. 6725, as amended, is hereby further amended by adding a new Section 7.7.5.27 immediately after 7.7.5.26 of the by-law as follows:

"7.7.5.27 272, 274 and 280 Donlands Avenue (R3A.27 Zone)

7.7.5.27.1 Area Restricted

The provision of this section shall only apply to those lands being Part of Unit 1, Registered Plan D-107 and Part of Lots 158, 159 and 160, Registered Plan M-39, designated as R3A.27 on Schedule 1 of this By-law.

7.7.5.27.2 Definitions:

For the purpose of this By-law:

- (a) "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 bicycle rack, bicycle racks shall be located outdoors, indoors or in a secured room or area.
- (b) "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.
- (c) "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 residents of such building for recreational or social purposes.
- (d) "WoodGreen Parking Space" shall mean the Off-Street Parking Spaces owned by WoodGreen and provided for the exclusive use of the residents of 270 Donlands Avenue.
- (e) "Car-Share" shall mean the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable.
- (f) "Car-Share Parking Space" shall mean an Off-Street Parking Space that is reserved and actively used for Car-Share purposes.
- (g) With exception of the words or expressions referred to in subparagraphs (a) to (f) 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.

7.7.5.27.3 General Provisions:

On those lands referred to in Section 7.7.5.27.1 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) Apartment House;
- b) Business and Professional Office; and
- c) Buildings, Structures, and uses Accessory to the foregoing.

(2) Developable Area:

For the purposes of this By-law the development requirements shall only apply to the lands identified outlined by heavy black line as shown on Schedule 1 attached hereto.

(3) Development Requirements:

a)	Minimum Lot Area	1390 m ²
b)	Maximum Gross Floor Area – Apartment House	9,200 m ²
c)	Maximum Gross Floor Area - Business and Professional Office	600 m ²
d)	Maximum Floor Space Index	6.70x the Lot area
e)	Maximum Number of Dwelling Units	105 units
f)	Maximum Coverage	80% of the Lot Area
g)	Minimum Front Yard – north side	0.0 metres
h)	Minimum Side Yard – east side	2.0 metres
i)	Minimum Side Yard- west side	0.0 metres
j)	Minimum Rear Yard – south side	4.0 metres
k)	Maximum Building Height	As shown on Schedule 2 attached hereto
l)	Maximum Number of Storeys	12 storeys
m)	Minimum Number of Bicycle Parking Spaces	77 spaces

n)	Minimum Residential Amenity Space- Indoor	210 m ²
o)	Minimum Residential Amenity Space- Outdoor	210 m ²

(4) Parking Requirements:

- i) For the purposes of this By-law, Off-Street Parking spaces shall be provided in following ratio:

Bachelor Dwelling Unit	0.50 spaces per unit
1-Bedroom Dwelling Unit	0.54 spaces per unit
2-Bedroom Dwelling Unit	0.74 spaces per unit
Visitor Parking	0.12 spaces per unit

- ii) In addition to the Off-Street Parking ratio identified in Section (4)i) above, a minimum of four (4) Off-Street Parking Spaces shall be provided as WoodGreen Parking Spaces.
- iii) A minimum of one (1) Car-Share Parking Space shall be provided on the first parking level below Grade.
- (5) Within the lands outlined by heavy black line as 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 new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

(6) Other provisions of the By-law:

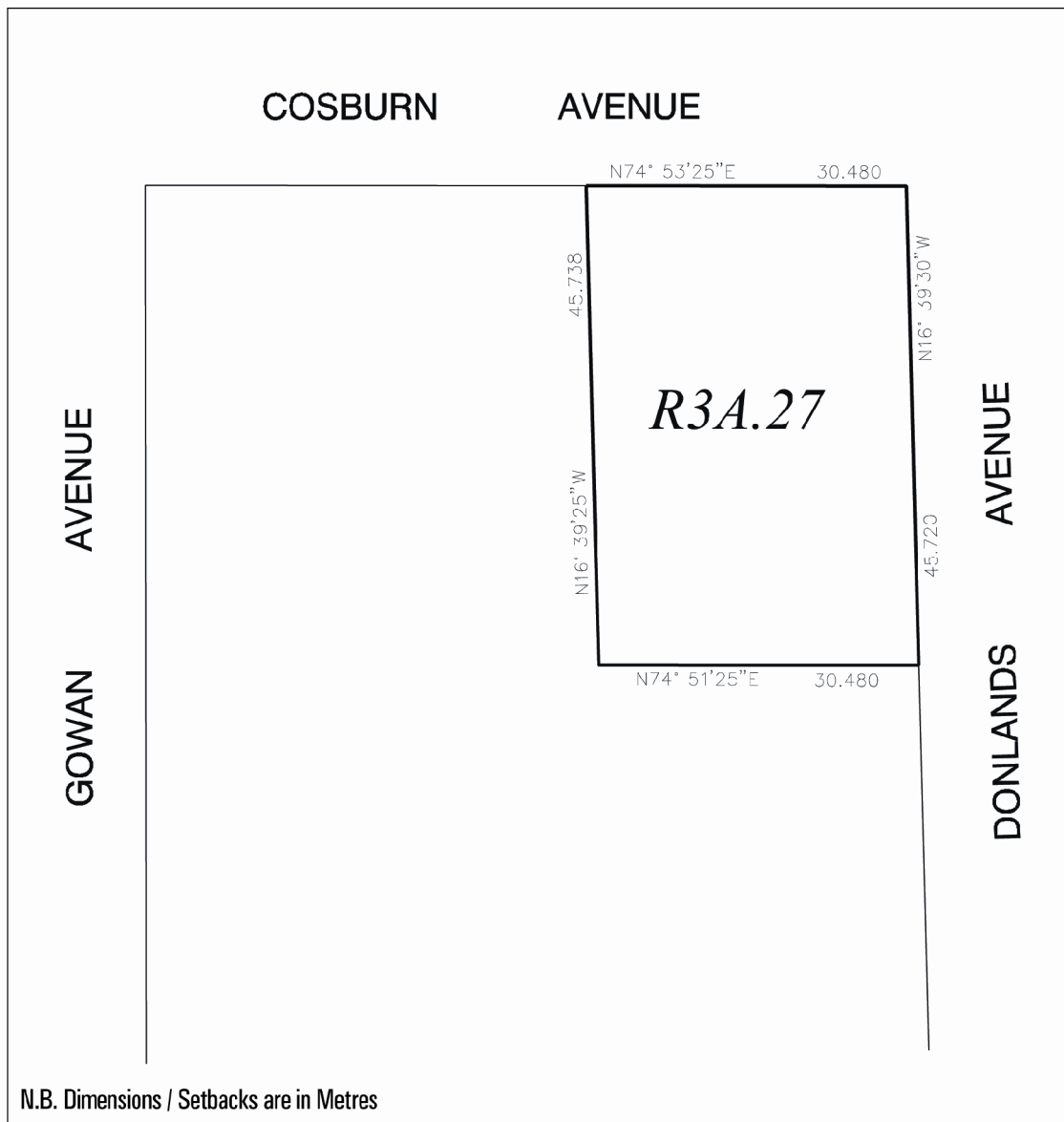
- (a) Excepting the amendments contained in this By-law, all the other provisions of the former East York Zoning By-law No. 6752, as amended, with exception of Section 7.7.1 to 7.7.4 inclusive, shall apply to the lands referred to in Section 7.7.5.27.1.

ENACTED AND PASSED this 27th day of August, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

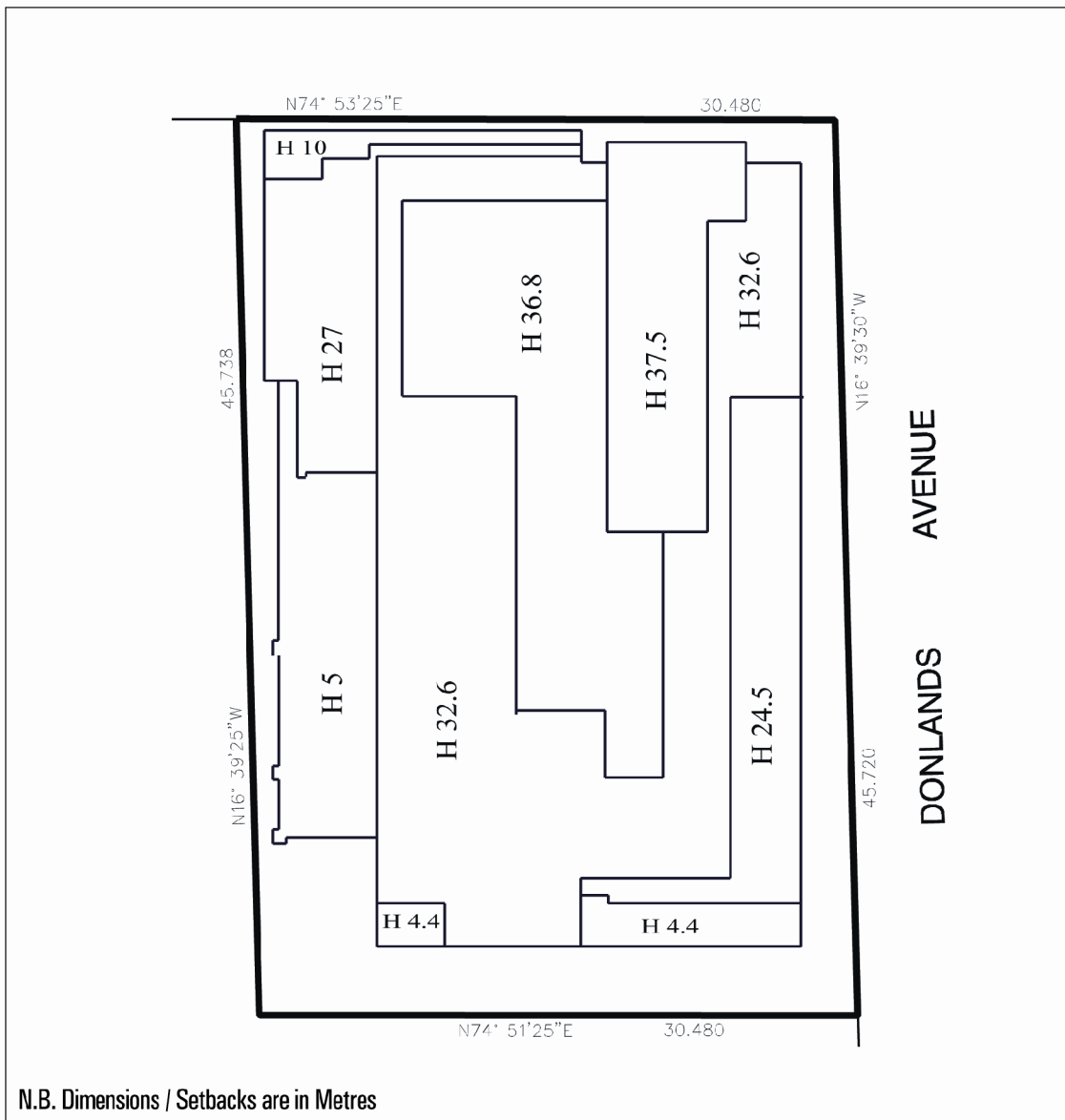


TORONTO City Planning
Schedule 1 By-Law

272 & 280 Donlands Avenue

File # 09_200585

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 Not to Scale
 07/21/2010



TORONTO City Planning
Schedule 2 By-Law

272 & 280 Donlands Avenue

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