

Authority: Etobicoke York Community Council Item EY8.5 as adopted by City of Toronto Council on September 30, October 1 and 2, 2015

CITY OF TORONTO

BY-LAW No. 953-2015

To amend former City of Toronto Zoning By-law No. 438-86, as amended, with respect to the lands municipally known as 2978-2982 Dundas Street West and 406-408 Pacific 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 enacts:

1. None of the provisions of Section 2(1) with respect to the definitions of "*grade*", "*lot*" and "*parking stacker*", and Sections 4(2)(a), 4(3)(a), 4(3)(b), 4(3)(f), 4(4), 4(13)(a), 4(13)(c), 4(13)(d), 4(16), 8(2)5., 8(3) Part I, 8(3) Part II 4.(c), 8(3) Part IV 2. and 8(3) Part XI 1. of By-law No. 438-86 of the former City of Toronto, 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 land 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 erection and use of a *mixed-use building* on the *lot* provided:
 - (1) The *lot* consists of those lands delineated by heavy black lines shown on Map 1, attached to and forming part of this By-law.
 - (2) No portion of any building or structure is located otherwise than wholly within the areas delineated by heavy lines shown on Map 2, attached to and forming part of this By-law, with the exception of the following:
 - (i) Balconies may extend beyond the heavy lines by 1.5 metres provided they are located above the first three storeys of the building above-ground and are located entirely behind the main wall of the first three storeys of the building above-ground;
 - (ii) Eaves, cornices, window sills, light fixtures, railings, bollards, wheelchair ramps, stairs, stair enclosures, landscape planters and other similar architectural projections may extend beyond the heavy lines by 0.6 metres;
 - (iii) Any devices used to attach foliage to any living green wall element may extend beyond the heavy lines by 1.2 metres; and
 - (iv) Canopies, awnings or similar structures may extend beyond the heavy lines by 1.5 metres.

- (3) The *height* of any building or structure, as measured from an established *grade* of 118.92 metres, shall not exceed the maximum *height* in metres specified by the numbers following the symbol H on Map 2, attached to and forming part of this By-law, with the exception of the following:
- (i) Unenclosed structures providing safety or wind protection to rooftop amenity space may exceed the permitted maximum height by 3.0 metres;
 - (ii) Parapet walls may exceed the permitted maximum height by 1.0 metres;
 - (iii) Fences and privacy screens may exceed the permitted maximum height by 2.5 metres; and
 - (iv) Railings may exceed the permitted maximum height by 1.2 metres.
- (4) The *residential gross floor area* erected on the *lot* shall not exceed 3,050 square metres.
- (5) The *non-residential gross floor area* erected on the *lot* shall not exceed 275 square metres.
- (6) A minimum of 27 *parking spaces* shall be provided and maintained on the *lot*, of which:
- (i) A minimum of 25 *parking spaces* shall be provided for *dwelling units* of the building;
 - (ii) A maximum of 24 *parking spaces* for *dwelling units* of the building may be contained in *parking stackers*; and
 - (iii) A minimum of 2 *parking spaces* shall be provided for visitors, and such *parking spaces* may be designated as shared non-residential/residential visitor *parking spaces*.
- (7) *Parking spaces* shall be set back a minimum of 6 metres from a *lot* in a residential district.
- (8) One *Type C loading space* shall be provided on the *lot*.
- (9) A minimum of 44 *bicycle parking spaces* shall be provided and maintained on the *lot*, of which:
- (i) A minimum of 39 *bicycle parking spaces* shall be provided for residents;
 - (ii) A minimum of 3 *bicycle parking spaces* shall be provided for visitors; and

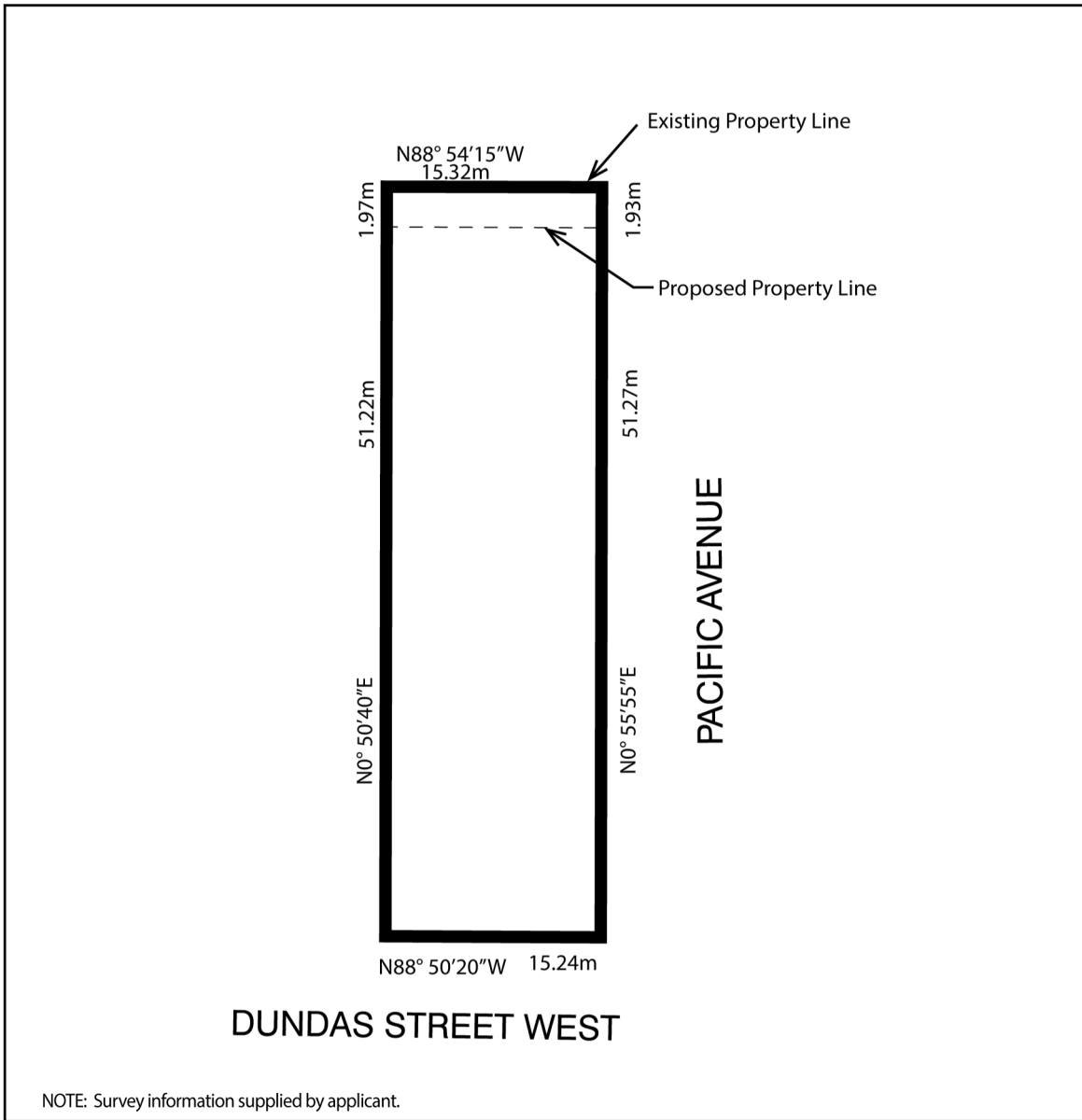
- (iii) A minimum of 2 *bicycle parking spaces* shall be provided for non-residential uses on the *lot*.
- (10) For the purposes of this By-law, the terms set forth in italics shall have the same meaning as defined in By-law No. 438-86, as amended, with the exception of the following:
- (i) "*grade*" shall be measured from an established grade of 118.92 metres;
 - (ii) "*lot*" shall mean those lands outlined by heavy lines on Map 1 attached;
 - (iii) "*parking stacker*" shall have the same meaning as set out in By-law No. 438-86, as amended, except that both the parking stacker and platform of such parking space shall have dimensions of not less than 2.6 metres by 5.09 metres.
- (11) Despite any future severance, partition or division of the *lot* as shown on Map 1, the provisions of this By-law shall apply as if no severance, partition or division occurred.
2. Within the lands shown on Map 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:
- (1) 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
 - (2) All water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on October 2, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



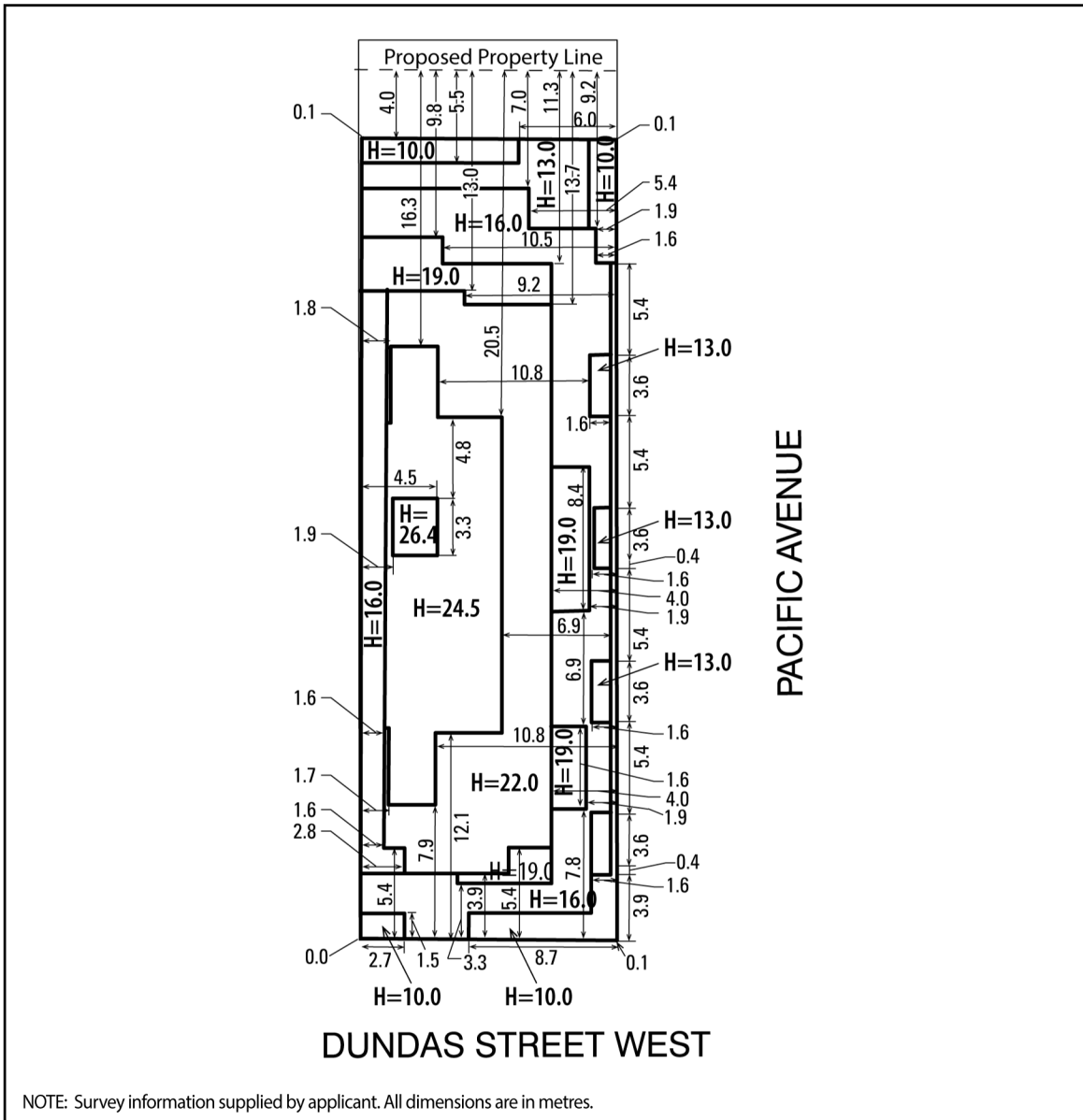
2978 - 2982 Dundas Street West and
406 - 408 Pacific Avenue

Map 1

File # 14 152731 WET 13 0Z



Not to Scale
08/14/2015



2978 - 2982 Dundas Street West and
406 - 408 Pacific Avenue

Map 2

File # 14 152731 WET 13 0Z



Not to Scale
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