

Authority: Etobicoke York Community Council Item 35.6, as adopted by City of Toronto Council on August 25, 26 and 27, 2014

CITY OF TORONTO

Bill No. 993

BY-LAW No. -2014

To technically amend Zoning By-law No. 569-2013, as amended, with respect to the removal of lands that meet Transition Clause 2.1.3 and to amend Chapters 340 and 342 of the Etobicoke Zoning Code with respect to lands municipally known as 250, 252, 254 and 256 Royal York Road and 8 and 10 Drummond Street.

Whereas Council of the City of Toronto has the authority to 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 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. In accordance with the City of Toronto Transition Protocol, By-law No. 569-2013 is amended to remove the lands, as outlined by a thick black line on Schedule 'A'.
2. That the Zoning Map referred to in Section 340-5, Article II of the Etobicoke Zoning Code, originally attached to the Township of Etobicoke Zoning Code is hereby amended by changing the classification of the lands located in the former Town of Mimico as described in Schedule 'A' annexed hereto from Commercial (C) to Fourth Density Residential (R4), provided that the provisions in this By-Law shall apply to the lands identified in Schedule 'A' attached hereto.
3. Definitions

The provisions of Section 304-3 Definitions of the Zoning Code shall apply unless inconsistent with the provisions of this By-law. For the purposes of this By-law:

- (a) *townhouse dwelling units* shall mean multiple dwellings consisting of a series of attached dwelling units, which may be attached horizontally and or vertically, each having a direct access from the outside;
- (b) *grade* shall mean 89.92 metres Canadian Geodetic Datum;
- (c) *height* shall mean the perpendicular distance measured from the *grade* to the highest point of the main roof of a block;
- (d) *building envelope* shall mean the building area permitted within the setbacks established on attached Schedule 'B';
- (e) *lot* shall mean the lands described in Schedule 'A' attached hereto;

- (f) *outdoor amenity space* shall mean an area within a *lot* which is provided for the exclusive use of residents of a building for recreational or social purposes and may include private balconies, roof terraces and patios;
 - (g) *acoustic barrier* shall mean a noise control measure such as a wall;
 - (h) *frontage* shall be considered Royal York Road;
 - (i) *flankage* shall be considered and Drummond Street; and
 - (j) each word or expression that is *italicized* in the By-law herein shall have the same meaning as each word or expression as defined.
4. Notwithstanding Sections 340-16, 340-17, 340-21, 340-28, 340-29, 340-30, 340-32B(2)(a) and 340-35 of the Etobicoke Zoning Code, the following development standards and uses shall be applicable to the Fourth Density Residential (R4) lands described in Schedule 'A' attached hereto.

5. Permitted Uses

No buildings or structures shall be erected or used on the *lot*, except for the following uses:

- (a) *townhouse dwelling units*;
- (b) temporary Sales Office such as a building, structure, facility or trailer on the *lot* used for the purpose of marketing and sales of the *townhouse dwelling units* to be erected on the *lot*; and
- (c) accessory uses and structures including access driveways, underground parking garages, bicycle storage facilities, television antennae; canopies and associated supporting walls, landscape features, exterior stairs, stair enclosures, community mailboxes, waste collection chutes, transformers, ventilation shafts, central air conditioning units and *acoustic barriers*.

Development Standards

6. A maximum of 104 *townhouse dwelling units* shall be permitted on the *lot*.
7. No portion of any above-grade building or structure erected or used on the *lot* shall extend beyond the building envelope delineated by the heavy lines on Schedule 'B' attached to and forming part of this by-law, except for the following:
- (a) terraces, access stairs to terraces, uncovered steps to grade and patios, balconies, covered and uncovered porches having a maximum projection of 4.0 metres from any exterior wall of a building provided they are located a minimum of 1.0 metres from any *lot* line;

- (b) underground garage ramps and structures, access stairs and railings to underground parking, underground vents, retaining walls, transformers, community mailboxes, garbage staging areas, and waste collection chutes;
 - (c) eaves, bay windows, pilasters, window boxes or other projections extending a maximum of 0.8 metres from any exterior main wall of a building provided they are located a minimum of 1.0 metres from any *lot* line;
 - (d) fences to a maximum *height* of 1.8 metres; and
 - (e) *acoustic barriers* to a maximum *height* of 13.5 metres from *grade* shall be provided as shown on Schedule 'B', attached hereto.
8. The total maximum permitted gross floor area on the *lot* excluding accessory uses shall be 9,760 square metres.
9. A minimum of 35% of the *lot* shown on Schedule 'A' must be landscaped open space.
10. A minimum of 2.0 square metres of *outdoor amenity space* per dwelling unit must be provided in a location adjoining to or directly accessible from each dwelling unit.
11. No building shall exceed a maximum *height* of 15.0 metres.
12. Notwithstanding Section 340-31B(2)(a) of the Zoning Code, parking spaces must be provided in accordance with the following minimum ratios:
- (a) 0.80 stalls per dwelling unit for bachelor dwelling units;
 - (b) 0.90 stalls per dwelling unit for one-bedroom dwelling units;
 - (c) 1.00 stalls per dwelling unit for two-bedroom dwelling units;
 - (d) 1.20 stalls per dwelling unit for three-bedroom dwelling units; and
 - (e) 0.20 stalls per dwelling unit for visitor parking.
13. All resident parking spaces must be located underground.
14. A maximum of 5 visitor parking spaces must be provided above-grade and exclusively designated for use by visitors.
15. A minimum of 63 bicycle parking spaces must be provided within the underground parking garage.
16. A minimum of 18 bicycle parking spaces must be provided above-grade.
17. A minimum of one loading space must be provided with a minimum dimension of 13.0 metres in length by 4.0 metres in width.

18. Central air conditioning units shall be permitted, not less than 2.0 metres from all *lot* lines.
19. A Temporary Sales Office shall be exempt from the provisions of the Etobicoke Zoning Code and the provisions of this By-law.
20. In addition to the uses permitted under this By-law, a trailer and/or construction trailer is permitted without restriction during the development of the *lot*.
21. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
22. Notwithstanding any existing or future severance, partition or division of the lands, the provisions of this by-law shall apply to the whole of the lands as if no severance, partition or division occurred.
23. Within the lands shown on Schedule 'A' 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.
24. Chapter 342, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this By-law by adding the following to Section 342-1, Table of Site Specific By-laws:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
XXXX-2014 _____, 2014	Lands located on the west side of Royal York Road and the north side of Drummond Street, municipally known as 250, 252, 254 and 256 Royal York Road and 8 and 10 Drummond Street.	To rezone the lands from Commercial (C) to Residential Fourth Density Residential (R4) to permit townhouse dwelling units, subject to site specific development standards.

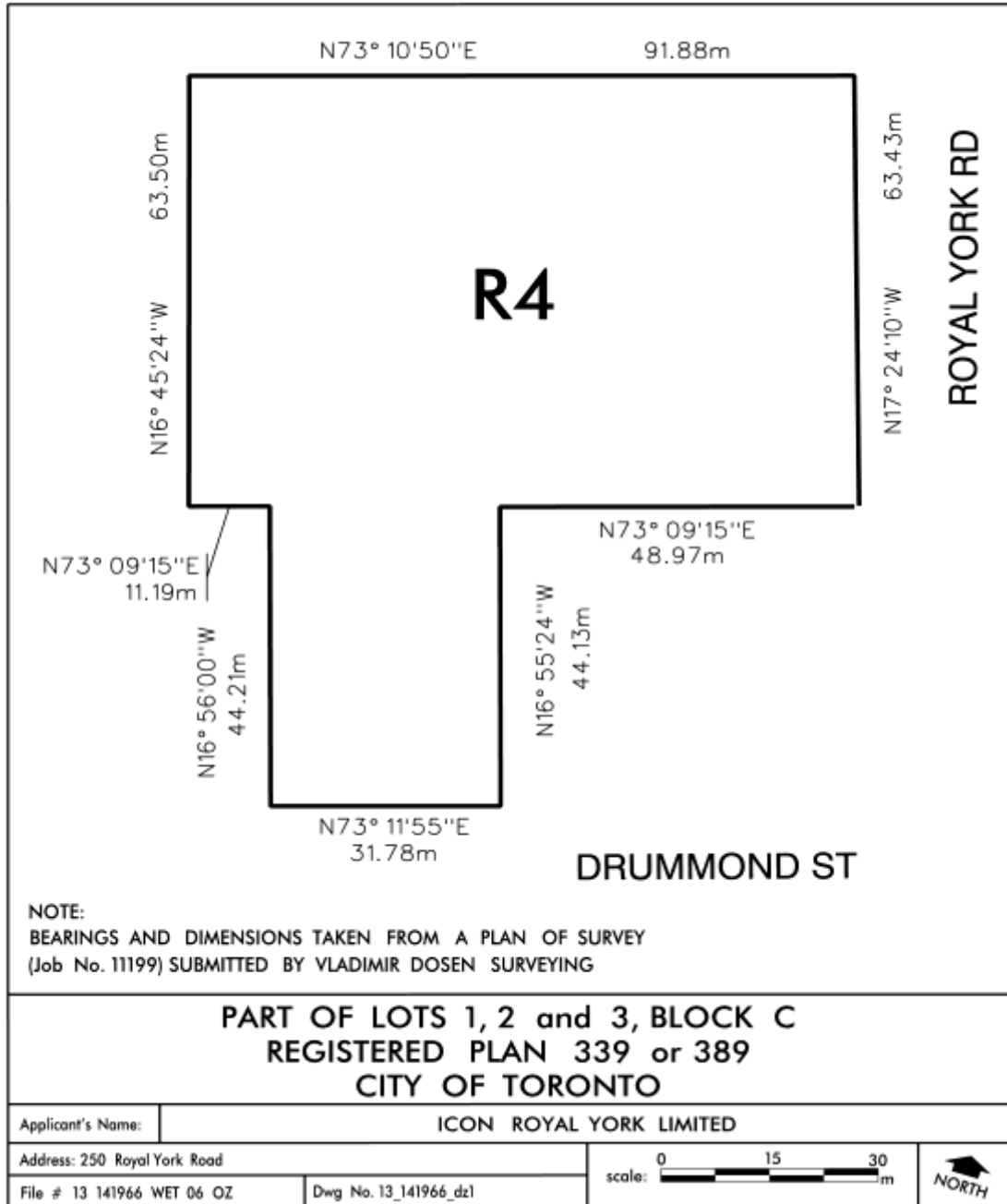
Enacted and passed on August _____, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Toronto Schedule 'A' BY-LAW



TORONTO Schedule 'B' BY-LAW

