

Authority: Etobicoke Community Council Report No. 6, Clause No. 7,  
as adopted by City of Toronto Council on June 7, 8 and 9, 2000  
Enacted by Council: October 5, 2000

**CITY OF TORONTO**

**BY-LAW No. 914-2000**

**To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located on the north side of Bloor Street West, east of Dunbloor Road, municipally known as 3700 Bloor Street West.**

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 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 Zoning Map referred to in Section 320-5, Article II of the Etobicoke Zoning Code, and originally attached to Township of Etobicoke By-law 11737, 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 Limited Commercial (CL) and Group Area Third Density Residential Zone (R3) to Group Area Fourth Density Residential (R4G) lands provided that the following provisions shall apply to the development of the (R4G) lands identified in Schedules 'A' and 'B' attached hereto.

2. Nothing in this by-law shall preclude townhouse dwelling units from being divided into individual lots within the meaning of the *Planning Act*.

3. Notwithstanding the provisions of the Etobicoke Zoning Code, and provided there is compliance with the provisions of sections 4 and 5 herein, the following provisions shall apply to the lands described in Schedule 'A' attached hereto:

**Definitions**

**GRADE** - shall mean the average elevation of the finished exterior ground level adjoining the main front wall of a townhouse or mixed-use building.

**HEIGHT** - shall mean the vertical distance between the grade of the mixed use building or townhouse block and the highest point of a flat roof surface or a pitched roof, but shall exclude mechanical equipment, mechanical penthouses, parapets, stairs and stair enclosures located on the roof of such building.

**GROSS FLOOR AREA** - shall have the same meaning as the Etobicoke Zoning Code definition in Section 304-3, except that the following areas shall also be excluded:

- Mechanical Floor Area;
- Indoor Recreational Amenity Areas to a maximum 2.4 square metres per dwelling unit; and
- Unenclosed balconies.

4. Notwithstanding Sections 320-70 and 320-71 of the Etobicoke Zoning Code, the following development standards shall now be applicable to the lands described in Schedule 'A' attached hereto:

- (a) A maximum of 103 apartment units, 61 townhouse dwelling units and 300 square metres of grade related retail space shall be permitted on the lands shown on Schedule 'A' attached hereto.
- (b) The minimum building setbacks shall be contained in Building Envelopes A and B shown on Schedule 'B', attached hereto, measured from the main walls of the mixed use building and each block of townhouse dwelling units, and are as follows:
  - (i) Mixed Use Building (Building Envelope A):
    - 1.0 m minimum setback from north-easterly property line on Building Envelope A having the coordinates N75°42'24"E and N56°02'00"W as shown on Schedules 'A' and 'B' hereto;
    - 0.5 m minimum setback from Dundas Street West property line; and
    - 9.5 m minimum setback from any townhouse.
  - (ii) Townhouses (Building Envelope B):
    - 1.0 m minimum setback from the easterly property line of Building Envelope B having the coordinates N24°02'20"E and N18°49'20"W as shown on Schedules 'A' and 'B' hereto;
    - 1.0 m minimum setback from the easterly property line of Building Envelope B having the coordinates N56°02'00"W as shown on Schedules 'A' and 'B' hereto; and
    - 4.0 m minimum setback from the southerly property line on Building Envelope B having the coordinates N71°05'10"E as shown on Schedules 'A' and 'B' hereto;

## (iii) General:

Any portion of any such building or structure which is located below the finished exterior ground level immediately adjoining such building or structure may be located outside of the Building Envelope for such building or structure.

- (c) Required building setbacks and separations shall not be obstructed by any construction other than the following:
- (i) uncovered steps to grade;
  - (ii) chimney breasts, eaves, bay windows, or other projections extending a maximum of 0.4 m from any exterior wall of a building provided they are a minimum of 1 m from the street line or public right-of-way; and
  - (iii) open, uncovered (or roofed) porchway or veranda and grade-related patios projecting a maximum of 1.5 m from the exterior front wall and 3 m from the exterior rear wall of the dwelling unit.
- (d) The development on the lands shown as R4G on Schedule 'A' shall not exceed a maximum permitted gross floor area of 19,644 square metres and maximum gross density of 194 units per hectare.
- (e) The development on the lands shown as R4G on Schedule 'A' shall not exceed a maximum building coverage of 40% of the site area, exclusive of those provisions included within Section 4 (c) of this by-law.
- (f) The development on the lands shown as R4G on Schedule 'A' shall not have a minimum landscaped open space of less than 36% of the site area, including a designated amenity space of 375 square metres. For the purposes of this by-law, landscaped open space shall include walkways and those provisions included within Section 4 (c) of this by-law.
- (g) The development of the lands shown as R4G on Schedule 'A' shall have a minimum indoor and outdoor amenity space in the mixed-use building on Building Envelope A of 7.5 square metres per unit.
- (h) The development on the lands shall have a 1.6 metre minimum width pedestrian link and 0.7 flanking landscape strip connecting to Dundas Street West along the west edge of Building Envelope A - the mixed use building area.
- (i) The development on the lands shall have a 4.5 metre minimum width one-way lane.

- (j) The development on the lands shall have a pedestrian walkway through the designated amenity space.
- (k) A pedestrian walkway shall be provided within Building Envelope B linking the mixed use building in Building Envelope A to the roadway abutting the easterly property line of Building Envelope B having the coordinates N24°02'20"E as shown on Schedules 'A' and 'B' hereto.
- (l) The development of the lands shall have pedestrian walkways with a minimum width of 1.6 metres.
- (m) The development on the lands shall have a 7.0 metre minimum pavement width for any future vehicular access to the adjoining property to the west.
- (n) The maximum height of the mixed-use building shall be 10 storeys and 32.2 metres to the top of the roof slab.
- (o) The maximum height of the townhouses shall be 3 storeys and 14.5 metres to the peak of the roof.
- (p) Notwithstanding the provisions of Section 320-18B and Section 320-76G of the Etobicoke Zoning Code, the following parking standards shall apply:
  - (i) for each apartment dwelling unit, a minimum of 1.25 parking spaces shall be provided within an underground parking garage for a total of 149 spaces, including 21 visitor parking spaces.
  - (ii) for each townhouse dwelling unit, 1.6 parking spaces shall be provided within an underground parking garage or an attached at-grade garage for a total of 98 spaces, of which 14 are visitor spaces for the retail and townhouse dwelling units.
- (q) Permitted accessory uses in the townhouse units shall include private home day-care and central air conditioning units. Carports, detached garages, television antennae, satellite dishes, playhouses, tool sheds, swimming pools, and structures in conjunction with such swimming pools shall be prohibited.
- (r) Notwithstanding Section 320-43 N. of the Zoning Code, central air conditioning units shall be permitted in the rear yard only, not less than 0.2 m from the side lot lines and 3.0 m from the street lines.
- (s) The owner shall make a public art contribution to the satisfaction of the Urban Development Services Department.

5. Where the provisions of the by-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this by-law shall apply.

6. 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**

914-2000 October 5, 2000	Lands located on the north side of Bloor Street West and east of Kipling Avenue, municipally known as 3700 Bloor Street West	To rezone the lands from Limited Commercial (CL) and Third Area Residential (R3) to Group Area Fourth Density Residential (R4G) to permit a maximum of 103 apartment dwelling units and 61 townhouse dwelling units
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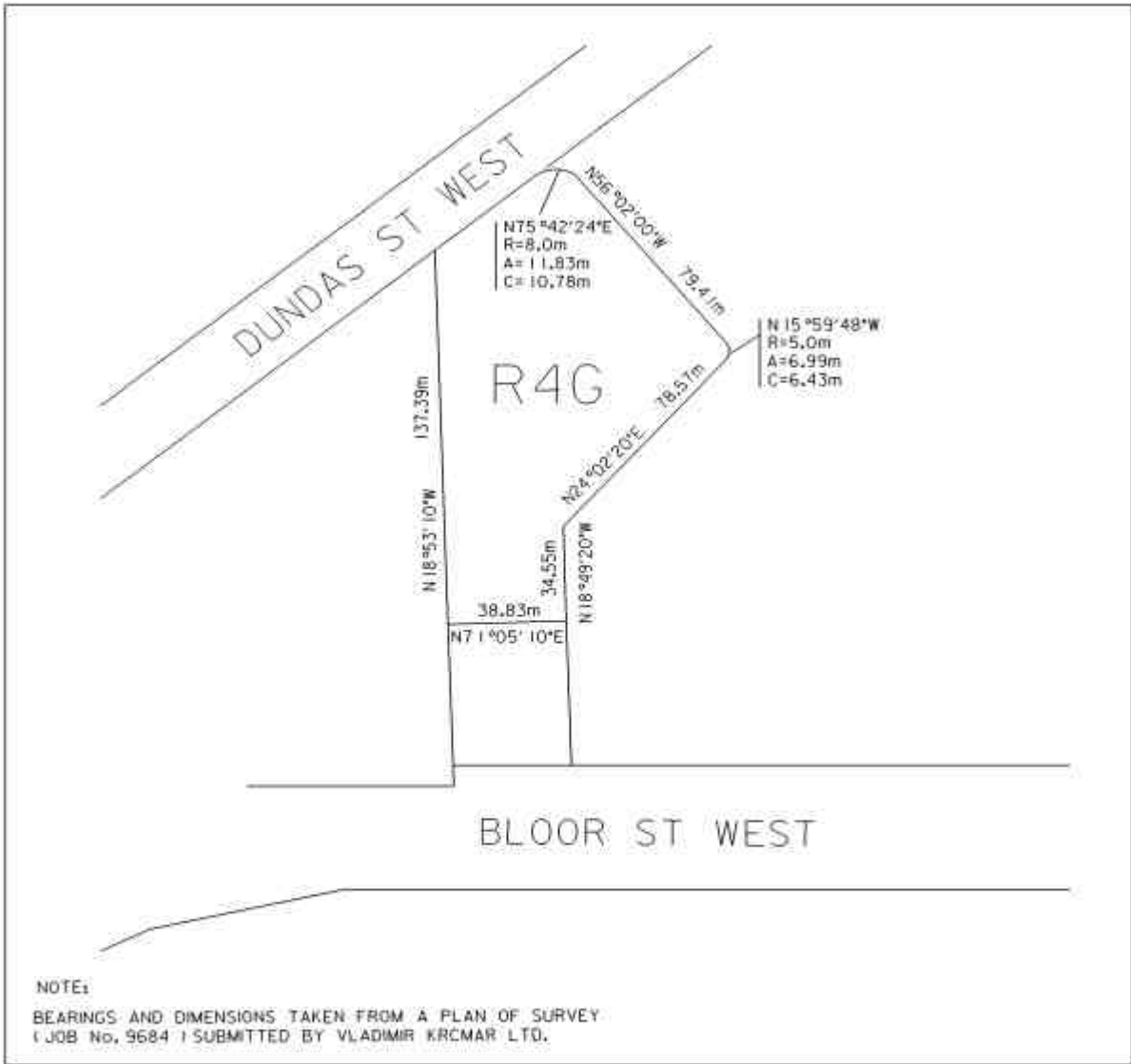
ENACTED AND PASSED this 5th day of October, A.D. 2000.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**Toronto** Schedule 'A' BY-LAW

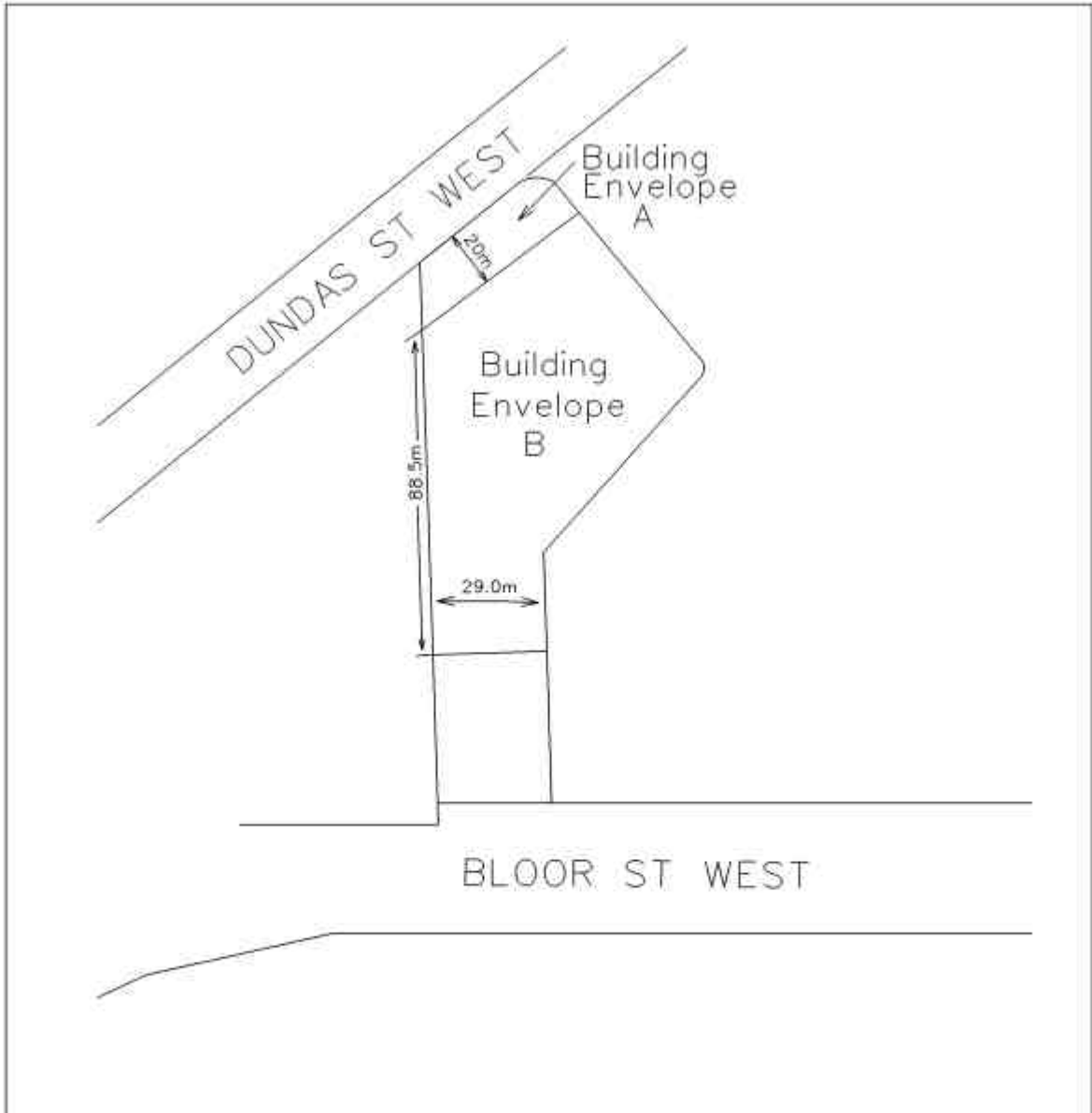


**PART OF LOT 7 CONCESSION "A"  
 CLERGY BLOCK, CITY OF TORONTO**

Applicant's Name:		<b>THE SOCIETY OF FRANCISCAN FATHERS OF ONTARIO</b>	
Assessment Map: 012	Zoning Code Map/s: 012s	scales:	
File No. Z-2306	Drawing No. 2000-9-19		



**Toronto** Schedule 'B' BY-LAW



**PART OF LOT 7 CONCESSION "A"  
CLERGY BLOCK, CITY OF TORONTO**

Applicant's Name:	THE SOCIETY OF FRANCISCAN FATHERS OF ONTARIO		
Assessment Map	Zoning Code Map/s	scale:	
File No. Z-2306	Drawing No. 2000-9-19A		