Authority:

Etobicoke Community Council Report No. 2, Clause No. 33, as adopted by City of Toronto Council on February 13, 14 and 15, 2002; Notice of Motion J(29), moved by Councillor Jones, seconded by Councillor Milczyn, adopted as amended, by City of Toronto Council on November 26, 27, 28 and its Special Meeting of November 28 and 29, 2002, and Notice of Motion J(7), moved by Councillor Jones, seconded by Councillor Milczyn, as adopted by City of Toronto Council on February 24, 25, 26, 27 and 28, 2003

Enacted by Council: February 28, 2003

## **CITY OF TORONTO**

## BY-LAW No. 174-2003

To amend Chapters 304, 320, 324, 340 and 342 of the Etobicoke Zoning Code, as amended by a site-specific by-law approved by the Ontario Municipal Board in its decision issued October 15, 1992, with respect to certain lands located south of the F. G. Gardiner Expressway, west of Mimico Creek, east of Grand Avenue and north of the Canadian National Railway.

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 the matters herein set out are in conformity with Official Plan Amendment No. 98-2002, as adopted by the Council of the City of Toronto; 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*;

THEREFORE the Council of the City of Toronto HEREBY ENACTS as follows:

1. That the Zoning Map referred to in Section 320-5 and 340-5, Article II of the Zoning Code, originally attached to Township of Etobicoke By-law No. 11,737 and Town of Mimico By-law No. 1930, be and the same is hereby amended by rezoning the lands outlined on Schedule 'A' from Sixth Density Residential- Holding (R6-H) to Sixth Density Residential (R6) and Greenbelt (G) provided that the following provisions shall apply to the development of the Sixth Density Residential (R6) lands identified in Schedule 'A'.

- 2. Notwithstanding the provisions of Chapters 304, 320, 324, 340 and 342 of the Etobicoke Zoning Code, the following development standards shall apply to the lands outlined on Schedule 'A':
  - (a) Schedule "B" of the site-specific by-law approved by the Ontario Municipal Board in relation to its decision issued on October 15, 1992 regarding file nos. 0919151, C920213, C920215, Z900119, C920214, M920041 and M920042 (the "Site Specific By-law") shall be amended by deleting the row indicating development standards for Parcels E and F and substituting the following:

Non-Senior Units	Senior <u>Units</u>	Total Units	Total GFA m2	Maximum Lot Coverage	Height (Storeys)
893	nil	893	92,585	69% - E 50% - F	28 - E 18 - F

(b) Schedule "B" of the Site Specific By-law shall be amended by deleting the row indicating development standards for Parcel C and substituting the following:

Non-Senior Units	Senior <u>Units</u>	Total Units	Total GFA m2	Maximum Lot Coverage	Height (Storeys)
152	nil	152	12,200	45%	8

(c) Schedule "B" of the Site-Specific By-law shall be amended by deleting the row indicating development standard totals for the entire lands affected by that By-law and substituting the following:

Non-Senior	Senior	<u>Total</u>	Total
<u>Units</u>	<u>Units</u>	<u>Units</u>	<u>GFA m2</u>
1,469	nil	1,469	150,220

- (d) No building setbacks will be required for the 2-storey podium and buildings located on Parcel E;
- (e) The residential buildings to be constructed on the podium level, situated on Parcel E, shall maintain a minimum building separation of 45 metres between the north and south residential buildings. This distance separation shall not apply in relation to the recreation building;
- (f) A minimum building height of 4 storeys on Parcel F shall be maintained along the Manitoba Street frontage;
- (g) A minimum building setback of 6.0 metres shall be maintained from the westerly and easterly property line of Parcel F:

- (h) Section 1(b) of the Site-Specific By-law shall be amended by deleting the phrase "R6-H Sixth Density Residential Holding";
- (i) Section 2(a) of the Site-Specific By-law is deleted;
- (j) Section 2(b)(ii) of the Site-Specific By-law is deleted;
- (k) Section 3 of the Site-Specific By-law is amended by replacing the phrase "Sixth Density Residential Holding (R6-H)" with the phrase "Sixth Density Residential (R6)";
- (l) Section 4 of the Site-Specific By-law is amended by deleting the phrase "and Sixth Density Residential Holding (R6-H)";
- (m) Section 7 of the Site-Specific By-law is amended by deleting the phrase "and Sixth Density Residential Holding (R6-H)";
- (n) Section 9(c) of the Site-Specific By-law is amended by deleting the phrase "and (R6-H)";
- (o) The parking requirements contained in Section 9(g) of the Site-Specific By-law are amended by adding the following additional paragraph at the end of that section:
  - "Notwithstanding the foregoing, parking for buildings located on Parcels E and F shall be provided on the basis of 1.5 parking spaces per dwelling unit (apartments), of which 0.20 spaces shall be reserved for visitor parking".
- (p) Section 9(j) of the Site-Specific By-law is amended by deleting the phrase "or (R6-H)";
- (q) The building setbacks contained in Section 9(j) of the Site-Specific By-law are amended by inserting the following additional paragraphs at the end of that section:
  - "Notwithstanding the foregoing, no above-grade building setbacks are required for the 2-storey podium or buildings located on Parcel E".
  - "Notwithstanding the foregoing, above-grade structures/buildings shall maintain a building setback of 6 metres from the westerly and easterly property line of Parcel F".
- (r) Section 9(k) of the Site-Specific By-law is amended by deleting the notation "(R6-H)":

- (s) The building setbacks contained in Section 9(k) of the Site-Specific By-law are amended by adding the following:
  - "Notwithstanding the foregoing, underground structures are allowed to maintain a 0 metre setback on Parcel F".
- (t) Section 10 of the Site-Specific By-law is amended by deleting the entire section and substituting the following wording:
  - "Temporary surface parking for construction-related purposes during the development of Parcels E and F and temporary parks, open space, and recreational facilities shall be permitted on Parcels E and F and on the future road allowance shown south of Manitoba Street on Schedule 'A', provided a temporary park link through Parcel "F" is established to connect the other lands shown in the Site Specific By-law to Parcel "H"".
- (u) No building or structure, below or above-grade, shall be permitted to encroach within 10 metres of the long-term, stable top of bank without Toronto and Region Conservation Authority approval.
- 3. Exposed parking structures or parking decks are not permitted along the Manitoba Street or Legion Road street edge. Permitted uses along these street edges shall include amenity space and/or residential dwelling units.
- **4.** Where the provisions of this By-law conflict with the provisions of the Zoning Code and the Site-Specific By-law, the provisions of this By-law shall apply.
- 5. Chapter 324 and 342, Site Specifics, of the Zoning Code, is hereby amended to include reference to this by-law by adding the following to Section 324-1 and 342-1, Table of Site Specific By-laws:

## BY-LAW NUMBER AND DESCRIPTION OF PURPOSE OF BY-LAW ADOPTION DATE PROPERTY

174-2003 February 28, 2003 Lands south of the F. G. Gardiner Expressway, west of Mimico Creek, east of Grand Avenue and north of Canadian National Railway

To change the Sixth Density Residential Holding (R6-H) of the lands to Sixth Density Residential (R6) to permit 3 residential buildings having a total of 893 units.

ENACTED AND PASSED this 28th day of February, A.D. 2003.

CASE OOTES, Deputy Mayor ULLI S. WATKISS City Clerk

(Corporate Seal)

## TORONTO Schedule 'A' BY-LAW

