

Authority: Midtown Community Council Report No. 7, Clause No. 63,
as adopted by City of Toronto Council on September 22, 23, 24 and 25, 2003
Enacted by Council: September 24, 2003

CITY OF TORONTO

BY-LAW No. 920-2003

To amend General Zoning By-law No. 438-86 of the former City of Toronto, as amended with respect to lands known municipally in the year 2002 as 912, 930 and 940 Mount Pleasant Road.

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

1. None of the provisions of Section 2(1) with respect to the definitions of *grade* and *height* and Sections 4(2)(a), 4(4)(b), 4(12), 6(3)Part I 1., 6(3) Part II, 6(3) PART III 1. and 6(3) PART IV 2., of By-law No. 438-86, 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 lands 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 an *apartment building* and *accessory* uses, provided:
 - (1) the *lot* on which the proposed building is to be located comprises the lands outlined by heavy lines on Plan 1, attached to and forming part of this By-law;
 - (2) no portion of the building above the finished ground level is located otherwise than wholly within the areas delineated by heavy lines as shown on Plan 2, with the exception of:
 - (i) cornices, balustrades, canopies, underground garage ramps and associated ramp structures, stairs, stair enclosures, balconies, mullions, ornamental elements, fences, landscape features, eaves, guard-rails, retaining walls, patios, decks, surface driveways and wheel chair ramps which may extend beyond the heavy lines shown on Plan 2;
 - (3) the *height* of any buildings shall not exceed those *heights*, in metres above *grade*, following the symbol “H” shown on Plan 2, but this paragraph does not prevent the erection or use of:
 - (i) the elements identified in Section 4(2)(a)(i) of By-law No. 438-86 subject to the limitations contained therein;
 - (ii) the structures identified in Section 4(2)(a)(ii) of By-law No. 438-86 subject to the limitations of A. and C. therein; and
 - (iii) parapets to a maximum height of 1.5 metres above the *height* limits shown on Plan 2;
 - (4) the *residential gross floor area* of all the buildings erected on the *lot* shall not exceed 24 500 square metres and shall contain not more than 310 *dwelling units*;

- (5) a minimum number of *parking spaces* shall be provided and maintained on the *lot* in a parking facility, the floor of which is located at or below *grade*, for the exclusive use of the residents and their visitors in accordance with the following:
 - (i) 0.3 *parking spaces* for each *bachelor dwelling unit*;
 - (ii) 0.7 *parking spaces* for each *one-bedroom dwelling unit*;
 - (iii) 1.0 *parking spaces* for each *two-bedroom dwelling unit*;
 - (iv) 1.2 *parking spaces* for each *three-bedroom dwelling unit*; and
 - (v) 0.12 *parking spaces* for each *dwelling unit* for visitors;
 - (6) *residential amenity space* shall be provided and maintained as follows:
 - (i) 2 square metres of indoor *residential amenity space* per *dwelling unit* shall be provided in a multi-purpose room or rooms, at least one of which contains a kitchen and a washroom; and
 - (ii) 2 square metres of outdoor *residential amenity space* per *dwelling unit* of which at least 40 square metres is to be provided in a location adjoining or directly accessible from the indoor *residential amenity space*;
 - (7) a minimum of 2,300 square metres of *landscaped open space* shall be provided on the *lot*;
 - (8) the height and density of the development hereinbefore set out is permitted subject to compliance with the conditions of this By-law and the provision by the owner of the *lot* of the following facilities, services and matters to the City of Toronto as provided for in an agreement pursuant to Section 37 of the *Planning Act*.
 - (A) provides a payment of \$300,000.00 to the City of Toronto for use in improving neighbourhood community facilities prior to the issuance of the first building permit for the development of the lands (excluding excavation and shoring), or any portion thereof, to be secured by way of a certified cheque payable to the City of Toronto;
 - (9) a portable sales trailer is a permitted on the *lot* as shown on Plan 1;
2. “*grade*” shall mean 159.40 metres Canadian Geodetic Datum.
3. “*height*” shall mean the vertical distance between *grade* and the highest point of the building or structures.

4. With the exception of any defined terms to the extent modified by this By-law and provisions noted herein, all other provisions and defined terms of By-law No. 438-86 of the former City of Toronto, as amended, continue to apply.

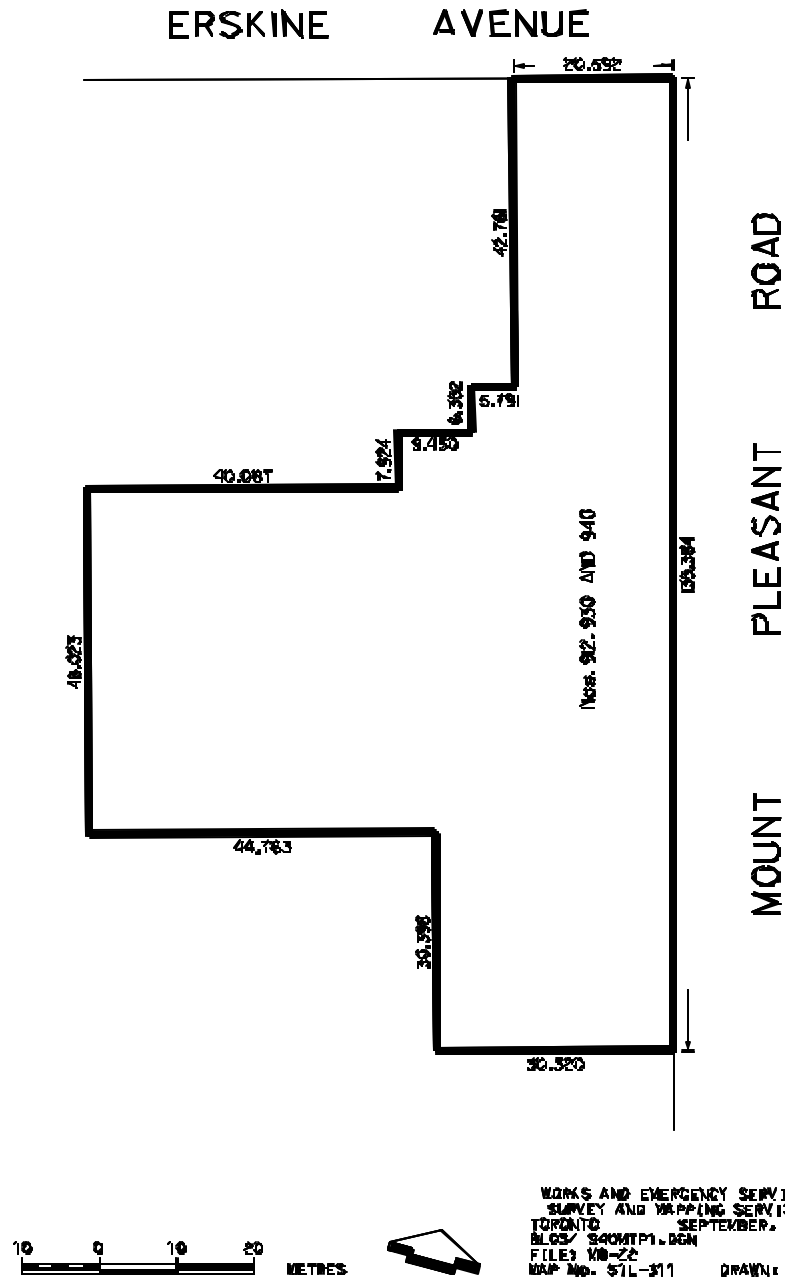
ENACTED AND PASSED this 24th day of September, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

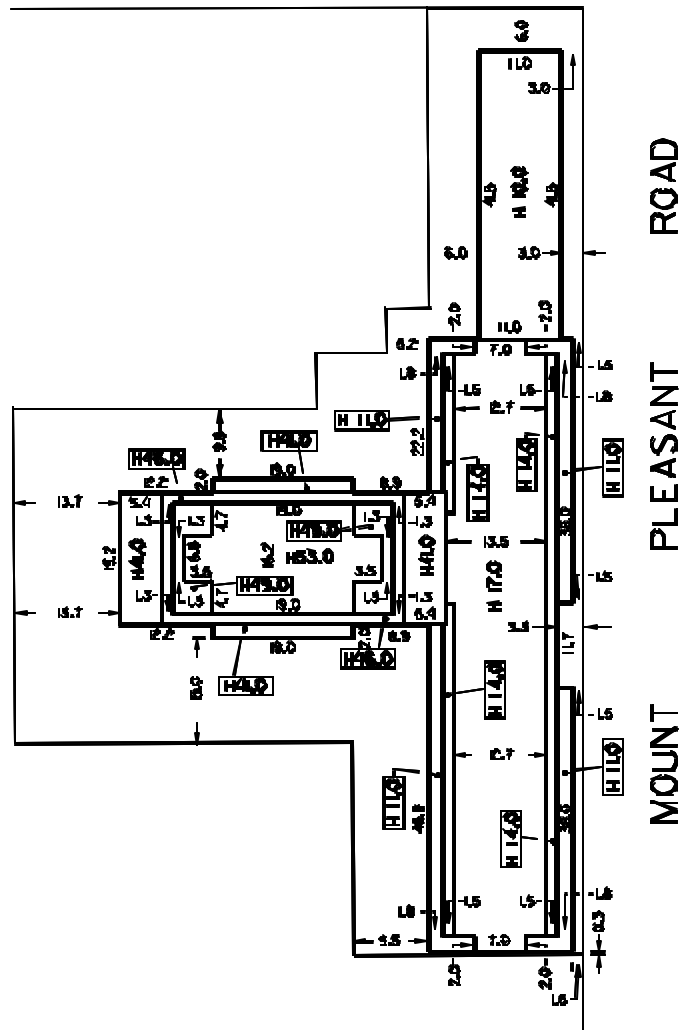
(Corporate Seal)

PLAN 1



PLAN 2

ERSKINE AVENUE



H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO SEPTEMBER 18, 2003
 BLOS/ 840MTP2.DGN
 FILE: MB-22
 MAP No. 61L-311 DRAWN: D.R.