

Authority: Etobicoke Community Council Report No. 2, Clause No. 11,
as adopted by City of Toronto Council on April 14, 15 and 16, 2003
Enacted by Council: April 14, 2005

CITY OF TORONTO

BY-LAW No. 245-2005

To amend Chapters 320 and 324 of the former City of Etobicoke Zoning Code, as amended by By-law No. 13,401 and By-law No. 2468, with respect to certain lands located on the east side of Royal York Road, south of Royal York Court, known municipally as 1137, 1139 and 1141 Royal York Court.

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 HEREBY ENACTS as follows:

1. Notwithstanding the provisions of Articles XVII, XIX and XXI of the Zoning Code, By-law No. 13,401 and By-law No. 2468, nothing shall prevent the erection and use of one apartment building and related parking on the lands identified as Part 2 on Schedule 'B' attached hereto, subject to the following conditions:
 - (a) The maximum height of the building shall not exceed,
 - (i) 14 storeys up to a height of 44 metres, whichever is less, exclusive of mechanical penthouse, and
 - (ii) 10 storeys up to a height of 32 metres, whichever is less,as shown on Schedule 'B' attached hereto;
 - (b) No portion of the building located above ground shall be located other than within the building envelopes shown on Schedule 'B' attached hereto, measured from the main walls of the apartment building;
 - (c) The residential development on the lands shown as Part 2 on Schedule 'B' shall not exceed a maximum permitted gross floor area of 21,577 square metres, exclusive of mechanical penthouse;
 - (d) The maximum number of dwelling units erected and used on the lands shown as Part 2 on Schedule 'B' shall not exceed 208, in addition to which 2 guest suites shall be permitted. For the purposes of this section, a guest suite is a suite that is not equipped with cooking facilities and which contains facilities for sleeping and sanitary conveniences.

- (e) Parking for the apartment building shall be provided as follows:
 - (i) A minimum of 1.2 parking spaces shall be provided for each dwelling unit, exclusive of guest suites, and an additional 0.2 parking spaces per dwelling unit shall be provided for visitors; and
 - (ii) All parking spaces for the building shall be located on the lands shown as Part 2 on Schedule 'B' and shall be provided within a parking garage or on the roof deck of such garage, which shall not exceed a height of 2 storeys above ground, comprising a height not exceeding 7.5 metres above grade, whichever is less;
 - (f) The surface parking lot existing on the date of enactment of this by-law on the eastern boundary of the lands shown as Part 1 on Schedule 'B' shall not be increased in size;
 - (g) Not less than 43% of the lands comprising Part 2 on Schedule 'B' shall be provided and maintained as landscaped open space; and
 - (h) That portion of the lands shown within Part 2 on Schedule 'B' identified as "SHARED GREEN SPACE" shall be provided and maintained as green open space which is suitable for the growth and maintenance of grass, trees, shrubs, flowers, vegetables or other planting material, and shall be accessible to and available for use by all residents of the lands shown as Part 1 and Part 2 on Schedule 'B'.
- 2.** Nothing in this by-law will prohibit the additional use of a temporary sales centre on the lands shown as Part 2 on Schedule 'B' provided such centre is used only for sales of units to be erected on the lands comprising Part 2 on Schedule 'B'.
- 3.** Where the provisions of this by-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this by-law shall apply.

4. 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
245-2005 April 14, 2005	Lands located on the east side of Royal York Road and south of Royal York Court known as 1137, 1139 and 1141 Royal York Court.	To amend site specific By-laws Nos. 13,401 and 2468 to permit one apartment building with 10 and 14 storeys and site specific standards.

ENACTED AND PASSED this 14th day of April, A.D. 2005.

DAVID R. MILLER,
Mayor

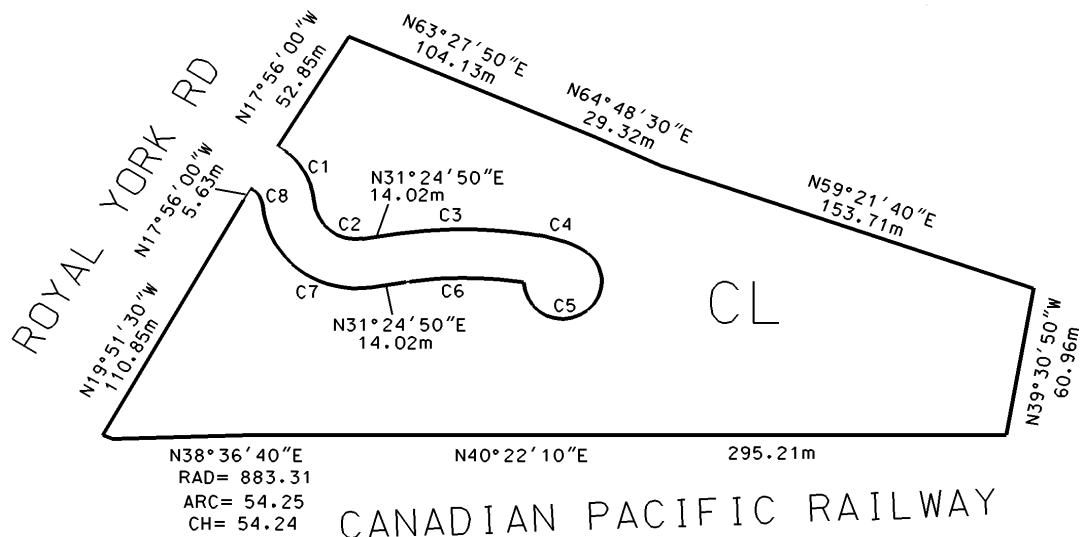
ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule 'A' BY-LAW



CURVE TABLE

NUMBER	RADIUS	ARC	CHORD	BEARING
C1	29.40	27.56	26.56 26.60(P)	N81°13'00"W N81°07'20"W(P)
C2	16.76	27.47	24.50 (P&Meas)	N78°38'40"E N78°32'20"E(P)
C3	174.96	55.25	55.02	N41°07'25"E
C4	53.64	17.38	17.30 (P&Meas)	N58°40'20"E N58°45'50"E(P)
C5	15.24	64.00	26.42	N8°28'10"E
C6	154.84	46.15	45.98 46.01(P)	N40°39'50"E N40°31'20"E(P)
C7	36.88	60.40	53.88 (P&Meas)	N78°41'10"E (P&Meas)
C8	9.28	8.80	8.47 (P&Set)	N81°30'50"W N81°25'25"W(P)



NOTE:
BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY
(File 00-03 Royal York Court) SUBMITTED BY TOM A. SENKUS OLS

PART OF LOTS 2 AND 3 REGISTERED PLAN 1222 CITY OF TORONTO

Applicant's Name:		PAUL W. RYCROFT	
Assessment Map D10	Zoning Code Map/s D10		scale:  m 
File No. TA ZBA2001 0002	Drawing No. ZBA2001 0002A	Drawn By: K.P.	

Schedule 'B' BY-LAW

