

Authority: Etobicoke York Community Council Report No. 9, Clause No. 24
as adopted by City of Toronto Council on November 30, December 1 and 2, 2004
Enacted by Council: April 14, 2005

CITY OF TORONTO

BY-LAW No. 280-2005

To amend By-law No. 1-83 of the former City of York with respect to lands known municipally in the year 2005 as 1945 Lawrence Avenue 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*;

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

SECTION 6-AMENDED

1. That Section 6 of Zoning By-law No. 1-83, as amended, of the former City of York, is hereby further amended by adding the following as a new Subsection:

“(72) DISTRICT MAP 1

By changing the area shown on District Map 1, municipally known as 1945 Lawrence Avenue West, which lands are more particularly described in Schedule “A” hereto from a PE District to an RM1 District and Section 16(419) and by amending District Map 1 accordingly.”

SECTION 16-AMENDED

2. That Section 16 of Zoning By-law No. 1-83, as amended, of the former City of York, is hereby further amended by adding the following as a new Subsection:

“(419) LANDS - 1945 LAWRENCE AVENUE WEST

Notwithstanding any provisions of Section 10.1 and any other provisions of this By-law, the lands identified in Schedule “A”, attached hereto and shown on Schedule “B” attached hereto (hereinafter referred to as “the lands”) may be used for the purpose of stacked townhouses, a private indoor recreation building, accessory buildings, and a new home rental or sales office, subject to the following provisions:

- (a) Townhouse dwelling units up to a maximum of 167 units and a one storey private indoor recreation building shall be constructed on the lands.
- (b) The minimum building setbacks and separations above grade shall not be less than the measurements shown on Schedule “B” attached hereto, and shall be measured from the main exterior walls of each block of townhouse dwelling units, exclusive of accessory garbage management buildings and enclosures.

- (c) The required minimum building setbacks and separations shall not be obstructed by any construction other than the following:
 - (i) uncovered steps to grade and planter boxes;
 - (ii) chimney breasts, eaves, or other projections extending a maximum of 0.8 metres from any exterior wall of a building;
 - (iii) open, uncovered (or roofed) decks, porchways or verandas and grade-related patios; and
 - (iv) stairway, ventilation, accessory garbage management buildings, or other structures associated with the underground parking garage.
- (d) The development on the lands shall not exceed a maximum permitted gross floor area of 15,860 m² excluding garbage management buildings, density of 140 units per hectare, and a floor space index of 1.35.
- (e) The development on the lands, excluding garbage management buildings, shall not exceed a maximum building coverage of 50 percent of the area of the lands.
- (f) The development on the lands, excluding garbage management buildings, shall have a minimum landscaped open space of 4,160 m² and shall occupy a minimum of 34 percent of the lot area.
- (g) The maximum building height, other than garbage management buildings, shall be 13 metres to the mid-point of the roof, with not more than 3 storeys.
- (h) Occupant parking shall be provided at a minimum rate of 1.0 parking spaces for each dwelling unit and visitor parking shall be provided at a minimum rate of 0.25 parking spaces per dwelling unit. Four handicapped spaces shall also be included as part of the total parking requirement.”

SECTION 37 AGREEMENT

- 3. The owner of the lands shall provide the City of Toronto with the following benefits, which are to be secured through a Section 37 Agreement:
 - a. a new play structure, benches and street trees for Merrill Park;
 - b. eight additional trees on Lawrence Avenue West and South Station Road; and
 - c. a cash contribution of \$55,000.00 for off-site recreational community programming or facilities by the Parks and Recreation Division of the City of Toronto.

4. All other provisions of Zoning By-law No. 1-83 shall continue to apply except where the provisions of this subsection are in conflict, in which case the provisions of this By-law shall prevail.
5. Subject to the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, cP. 13, as amended, this By-law shall come into force and effect on the date of its passing.

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

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

**SCHEDULE "A" TO BY-LAW NO. 280-2005 AND TO SECTION 16(419)
OF ZONING BY-LAW NO. 1-83**



Schedule 'A' to By-Law Number _____
and to Section 16(419) of Zoning By-Law 1-83

<p>LAWRENCE AVE W</p> <p>N72°12'30"E 90.71m</p> <div style="display: flex; justify-content: space-around; align-items: center; height: 300px;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">PINE ST</div> <div style="border: 1px solid black; padding: 20px; text-align: center; width: 60%;"> <p>PE to RM1</p> </div> <div style="writing-mode: vertical-rl;">GIBSON AVE</div> </div> <p>N17°46'20"W 132.05m 132.10m N17°45'20"W</p> <p>N72°14'10"E 90.69m</p>			
<p><small>NOTE: BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY (Job No. 03-014) SUBMITTED BY C.E. DOTTERILL LTD. O.L.S.</small></p>			
<p>PART OF LOT A REGISTERED PLAN M-304 CITY OF TORONTO</p>			
Applicant's Name:	1056883 ONTARIO INC.		
Assessment Map	Zoning Code Map/s N/A	scale:	<p><small>NORTH</small></p>
File No. TC CMB2003 0003	Drawing No. TC CMB2003 0003A	Drawn By: K.P.	

**SCHEDULE "B" TO BY-LAW NO. 280-2005 AND TO SECTION 16(419)
OF ZONING BY-LAW NO. 1-83**



Schedule 'B' to By-Law Number _____
and to Section 16(419) of Zoning By-Law 1-83

