Authority: Etobicoke York Community Council Item 2.2, as adopted by City of Toronto Council on February 5, 6, 7 and 8, 2007 Enacted by Council: February 8, 2007

CITY OF TORONTO

BY-LAW No. 152-2007

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to lands municipally known as 400 The East Mall.

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 City of Toronto has provided adequate information to the public and held at least one public meeting in accordance with the *Planning Act*; and

WHEREAS the matters herein set out are in conformity with the Official Plan for the City of Toronto Planning Area;

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

- 1. That the Zoning classification of the lands shown as Planned Commercial Preferred (CPP) in Schedule 'A' annexed hereto, and the Zoning Code provisions applicable hereto, are hereby confirmed provided that the following amendments to those provisions shall take precedence in the event of conflict with same:
 - (a) A 12-storey mixed-use residential apartment building with grade-related commercial retail/service/office uses may be permitted.
 - (b) The maximum number of residential units shall be 120.
 - (c) The maximum gross floor area shall be 13 400 square metres, including balcony areas.
 - (d) Grade-related commercial retail/service/office uses may consist of a cafeteria, tuck shop, pharmacy and medical office and shall not exceed a maximum combined floor area of 350 square metres.
 - (e) The maximum building height shall be 43 metres.
 - (f) The maximum floor space index shall be 2.93, inclusive of balconies.
 - (g) The maximum building coverage shall be 27% of the site area.
 - (h) The twelfth floor shall be limited to an enclosed recreation complex not exceeding a floor area of 465 square metres and an outdoor roof garden.
 - (i) A minimum of 26% of the site area shall be maintained as landscaped open space, including walkways.

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- (j) Parking for the residential apartment units shall be provided on the basis of a minimum of 1.25 parking spaces per bachelor and one-bedroom units and a minimum of 1.4 parking spaces per two-bedroom unit. Of this number, not less than 0.20 parking spaces per residential unit shall be reserved for residential visitors at-grade, with each parking space appropriately signed. The remaining required parking spaces shall be provided for the exclusive use of residents in a below-grade parking structure.
- (k) A minimum of 3 parking spaces shall be provided for each 93 square metres of commercial floor space and a minimum of 5.5 parking spaces shall be provided for each 93 square metres of medical office floor space at-grade and shall be reserved for commercial patrons, with each parking space appropriately signed.
- (1) Surface parking spaces provided in excess of the requirements of this amending by-law may be signed for residential visitors and commercial patrons.
- (m) The minimum above-grade building setbacks shall not be less than the measurements shown on Schedule 'B' annexed hereto.
- (n) The minimum below-grade building setbacks from all property lines shall be 0.0 metres.
- (o) The minimum parking area and driveway setbacks from side and rear lot lines shall not be less than 0.4 metres except where required for direct access to the street.
- (p) For the purpose of calculating the maximum floor space index, maximum building coverage and minimum landscaped open space requirements set out in Sections 1(f), (g) and (i), respectively, the road widening conveyance to the City of Toronto shown on Schedule "B" shall be deemed to be part of the site area.
- 2. Where the provisions herein conflict with the Zoning Code, the provisions of this by-law shall take precedence, otherwise the Zoning Code shall continue to apply.

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3. 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 DESCRIPTION OF PROPERTY PURPOSE OF BY-LAW AND ADOPTION DATE

152-2007 Lands located at the north-west To confirm the CPP zoning and February 8, 2007 corner of Burnhamthorpe Road and to permit a 12-storey, 120-unit, mixed-use apartment building, The East Mall, municipally known as 400 The East Mall. with commercial retail, service and medical office uses at grade, together with appropriate

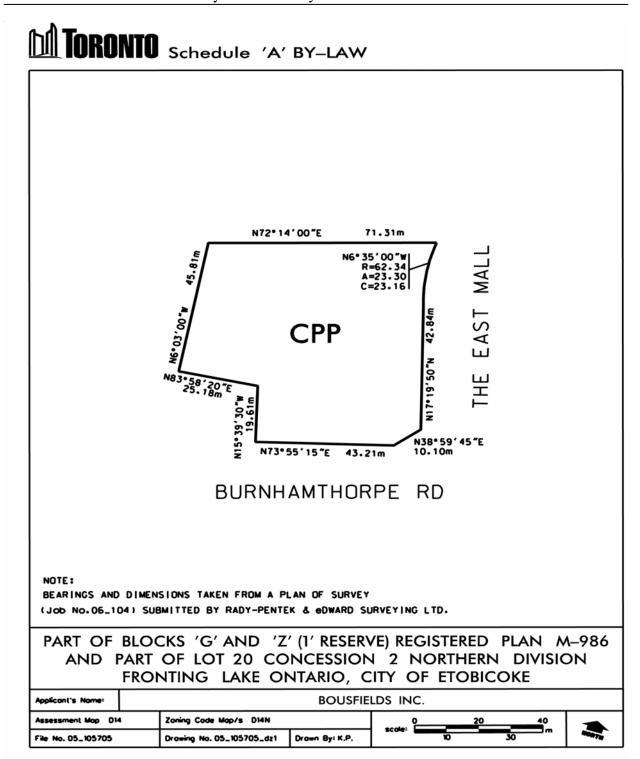
ENACTED AND PASSED this 8th day of February, A.D. 2007.

DAVID R. MILLER, Mayor ULLI S. WATKISS City Clerk

standards of development.

(Corporate Seal)

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