Authority: Etobicoke York Community Council Item 7.3, as adopted by City of Toronto Council on June 14 and 15, 2011 Enacted by Council: June 15, 2011

CITY OF TORONTO

BY-LAW No. 800-2011

To amend Chapters 340 and 342 of the Etobicoke Zoning Code with respect to certain lands located on the north side of Lake Shore Boulevard West between Royal York Road and Dwight Avenue municipally known as 2686 Lake Shore Boulevard 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 the matters herein set out are in conformity with Official Plan Amendment No. 152 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*;

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

- 1. That the Zoning Map referred to in section 340-5, Article II of the Zoning Code, and originally attached to the Town of Mimico by By-law No. 1930 and the same is hereby amended by changing the classification of the lands located in the former Town of Mimico as described in Schedule 'A' annexed hereto from (R2) to Residential Multiple (R4) provided the following provisions shall apply to the development of the (R4) lands identified in Schedule 'A' attached hereto.
- 2. For the purposes of this development, the following development standards shall now apply to the (R4) lands described in Schedule 'A' attached hereto notwithstanding Sections 340-16, 340-24, 340-25, 340-26, 340-27, 340-28, 340-29, 340-30, 340-17, 340-31, 340-23.7 and 340-23.8 of the Etobicoke Zoning Code.
- **3.** Permitted Uses A townhouse complex and underground parking garage shall be permitted.
- 4. Number of Units A maximum of 23 dwellings units shall be permitted.
- 5. Gross Floor Area A Maximum Gross Floor Area of 2,282 m² shall be permitted.

6. Floor Space Index

The maximum Floor Space Index shall not exceed 1.45. For the purpose of this by-law the area of the underground parking garage shall be excluded from the calculation of the Floor Space Index.

7. Height

The maximum height in metres of the building shall be specified by the numbers following the letters "HT" as shown on Schedule 'B' attached hereto and forming part of this by-law, but shall not apply to those structural projections permitted to be outside of the building envelope, by section 8 hereof.

8. Projections

No part of the townhouse complex permitted within Schedule 'B' shall be located other than within the permitted building envelope shown in striped lines on Schedule 'B', except the following permitted projections:

- (a) Uncovered steps to grade;
- (b) Chimney breasts, eaves, garage vents or other projections extending a maximum of 1.0 metres from any main exterior wall of the building provided they do not encroach onto abutting properties; and
- (c) Open, uncovered and roofed porch ways, verandas, decks, balconies and grade-related patios projecting a maximum of 1.8 metres from any main wall and staircases and/or staircase enclosures and roof access/exits, projecting a maximum of 2.4 metres from the roof of the building.

9. Setbacks

The minimum above grade building setbacks shall not be less than the measurements shown on Schedule 'B' attached hereto, and shall be measured from the main walls of the townhouse complex.

10. Parking Requirements A minimum ratio of 1.0 parking space per dwelling unit for units containing two bedrooms or less for a minimum of 23 parking spaces. An additional 0.15 parking spaces per dwelling unit shall be provided and reserved for the exclusive use of visitors for a minimum of 3 parking spaces.

11. Landscape Open Space

A minimum of 40% of the site shall be reserved for Landscape Open Space. For the purpose of this by-law landscape open space shall include all areas of the lands identified in Schedule 'A' not occupied by the townhouse complex or paved areas associated with the driveway access to the site.

12. Definitions

For the purpose of this By-law, the provisions of Section 304-3 Definitions of the Zoning Code of the former City of Etobicoke shall apply with the following changes:

"townhouse complex" means a building that has one or more separate dwelling units, with each dwelling unit being accessed from grade either separately or via a common hallway or stairway and any one or any number of such dwelling units may be entirely or partially above another.

"height" shall be measured as the distance between the elevation of the established grade and the elevation of the highest point on the building. Established grade means the average elevation of the ground measured at the two points where the projection of the required minimum front yard setback line is 0.01 metres past each side lot line.

- **13.** Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this by-law shall apply.
- 14. Chapter 342, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this By-law by adding the following to Section 342-1, Table of Site Specific By-laws:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
800-2011	Lands located on the north	To rezone the lands (R2) to
June 15, 2011	side of Lake Shore Boulevard	Residential Multiple (R4) to
	West between Royal York	permit a townhouse complex
	Road and Dwight Avenue and	with 23 dwellings units
	municipally known as	subject to site-specific
	2686 Lake Shore Boulevard	Standards.
	West.	

ENACTED AND PASSED this 15th day of June, A.D. 2011.

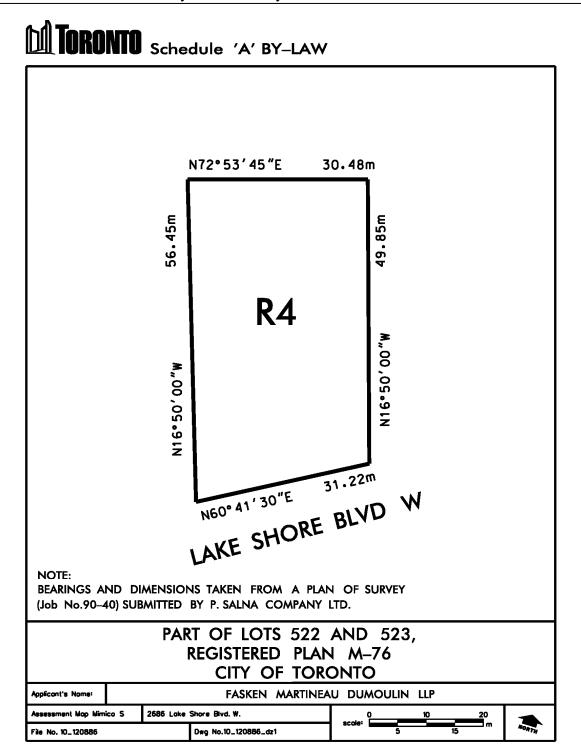
FRANCES NUNZIATA,

Speaker

ULLI S. WATKISS, City Clerk

(Corporate Seal)

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5 City of Toronto By-law No. 800-2011

