

Authority: Etobicoke York Community Council Item EY8.5, as adopted by City of Toronto Council on September 30, October 1 and 2, 2015

CITY OF TORONTO

BY-LAW No. 954-2015

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2014 as 2978-2982 Dundas Street West and 406-408 Pacific Avenue.

Whereas Council of the City of Toronto has the authority to pursuant to 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*; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to CR 4.3 (c0.4; r3.9) SS2 (x30), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 30 so that it reads:

(30) Exception CR 30

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 2978-2982 Dundas Street West and 406-408 Pacific Avenue, none of the regulations of 40.5.40.10(4), 40.5.40.10(5), 40.10.40.10(2), 40.10.40.10(5), 40.10.40.70(2), 40.10.50.10(2), 40.10.50.10(3), 40.10.80.20, 40.10.90.1, 40.10.90.10(1)(C), 40.10.100.10(1), 200.5.1.10(12)(C), 200.5.10.1 and 220.5.10.1 prevent the erection or use of a **building, structure**, addition or enlargement if it complies with By-law No. 954-2015.
- (B) The total **gross floor area** on the **lot** must not exceed 3,325 square metres, provided:
 - (i) the residential **gross floor area** does not exceed 3,050 square metres; and
 - (ii) the non-residential **gross floor area** does not exceed 275 square metres.

- (C) The height of any **building** or **structure**, as measured from an established grade of 118.92 metres, must not exceed the height in metres specified by the numbers following the symbol H on Diagram 3 of By-law No. 954-2015.
- (D) Despite (C) above, the following **building** elements and **structures** are permitted to exceed the maximum heights on Diagram 3 of By-law No. 954-2015:
- (i) Unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may exceed the permitted maximum height by 3.0 metres;
 - (ii) Parapet walls may exceed the permitted maximum height by 1.0 metres;
 - (iii) Fences and privacy screens may exceed the permitted maximum height by 2.5 metres; and
 - (iv) Railings may exceed the permitted maximum height by 1.2 metres.
- (E) No portion of any **building** or **structure** can extend beyond the areas delineated by heavy lines shown on Diagram 3 of By-law No. 954-2015.
- (F) Despite (E) above, the following **building** elements and **structures** are permitted to extend beyond the heavy lines shown on Diagram 3 of By-law No. 954-2015:
- (i) Balconies may extend beyond the heavy lines by 1.5 metres provided they are located above the first three **storeys** of the **building** above-ground and are located entirely behind the **main wall** of the first three **storeys** of the building above-ground;
 - (ii) Eaves, cornices, window sills, light fixtures, railings, bollards, wheelchair ramps, stairs, stair enclosures, **landscape** planters and other similar architectural projections may extend beyond the heavy lines by 0.6 metres;
 - (iii) Any devices used to attach foliage to any living green wall element may extend beyond the heavy lines by 1.2 metres; and
 - (iv) Canopies, awnings or similar **structures** may extend beyond the heavy lines by 1.5 metres.
- (G) The minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.5 metres.
- (H) The **vehicle** access to the **building** may be 0 metres from the **lot line** abutting the **street**.
- (I) A **parking space** that is not in a **building** or **structure** may be set back 0 metres from a **lot line**.
- (J) A **parking space** must be set back at least 6.0 metres from a **lot** in the Residential Zone category.
- (K) Despite regulation 200.5.1.10 (2)(A), 24 **stacked parking spaces** may have a minimum length of 5.09 metres and a minimum width of 2.6 metres.

- (L) A minimum of 27 **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 25 **parking spaces** for **dwelling units** of the **building**, of which 24 **parking spaces** may be **stacked parking spaces**; and
 - (ii) a minimum of 2 **parking spaces** for visitors, and such **parking spaces** may be designated as shared commercial/residential visitor **parking spaces**.
- (M) One Type 'C' **loading space** must be provided on the **lot**.

Prevailing By-laws and Prevailing Sections:

- (N) Section 12(2) 270(a) of former City of Toronto By-law No. 438-86.

Enacted and passed on October 2, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

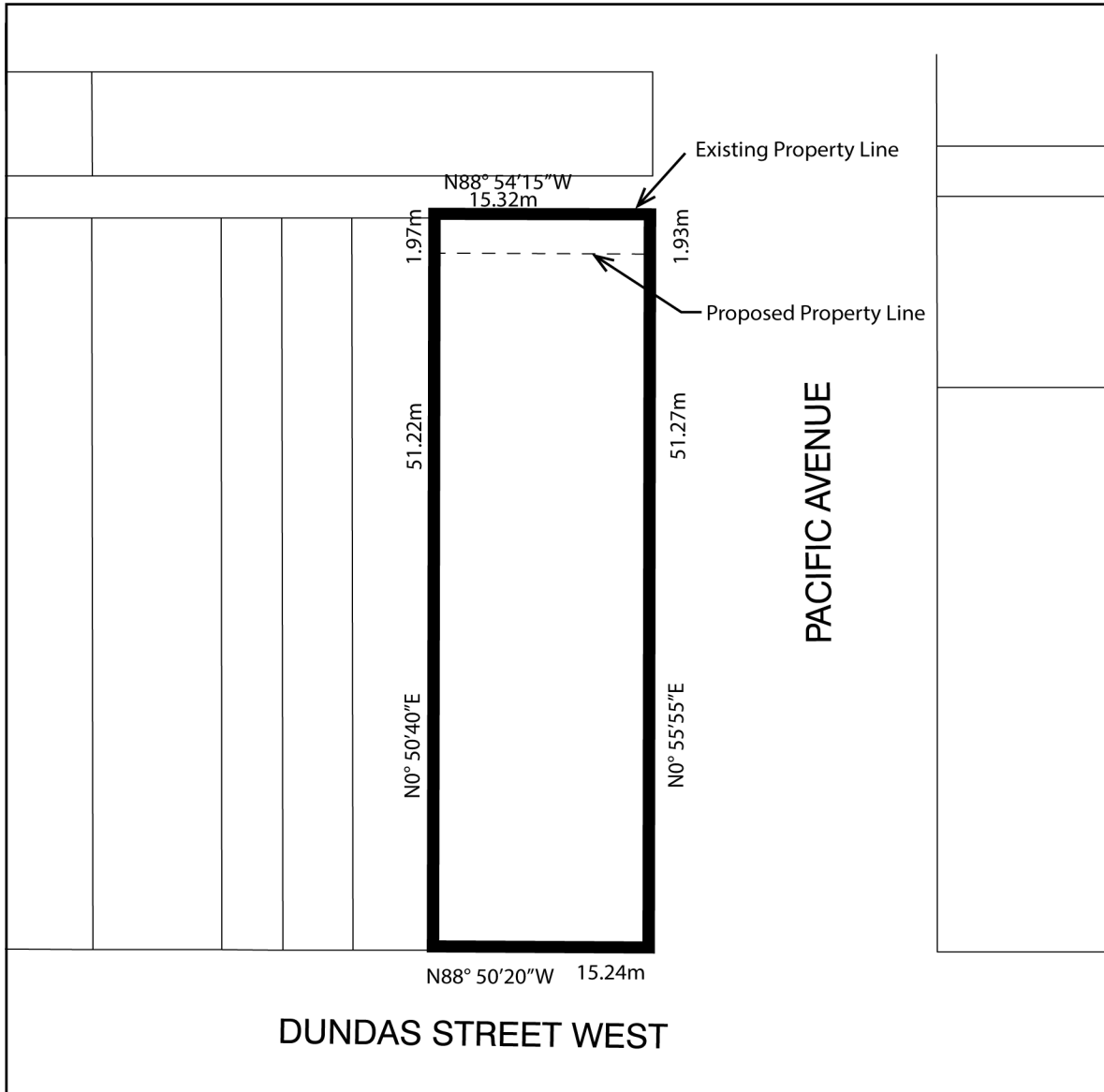


Diagram 1

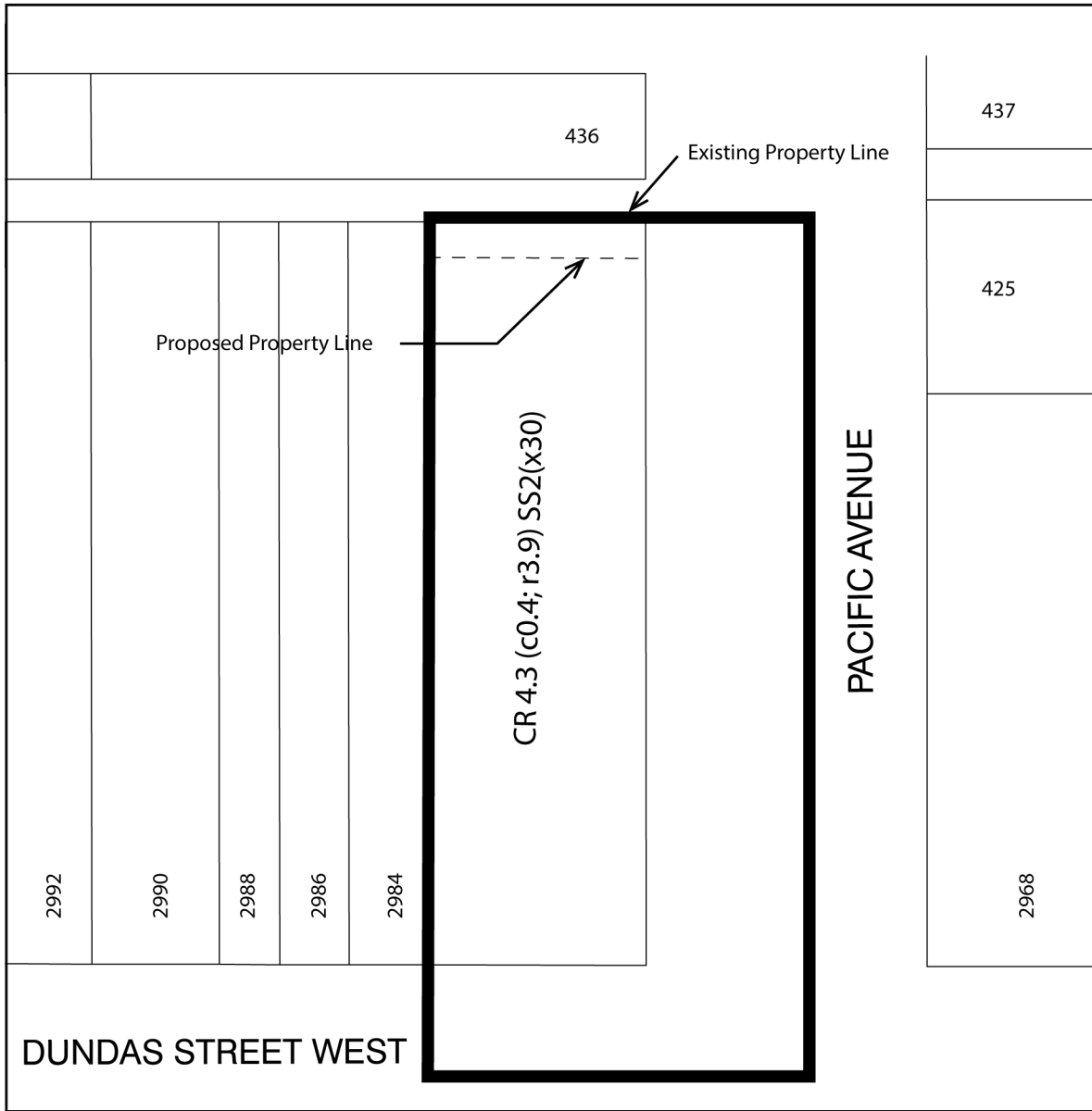
2978 - 2982 Dundas Street West and
406 - 408 Pacific Avenue

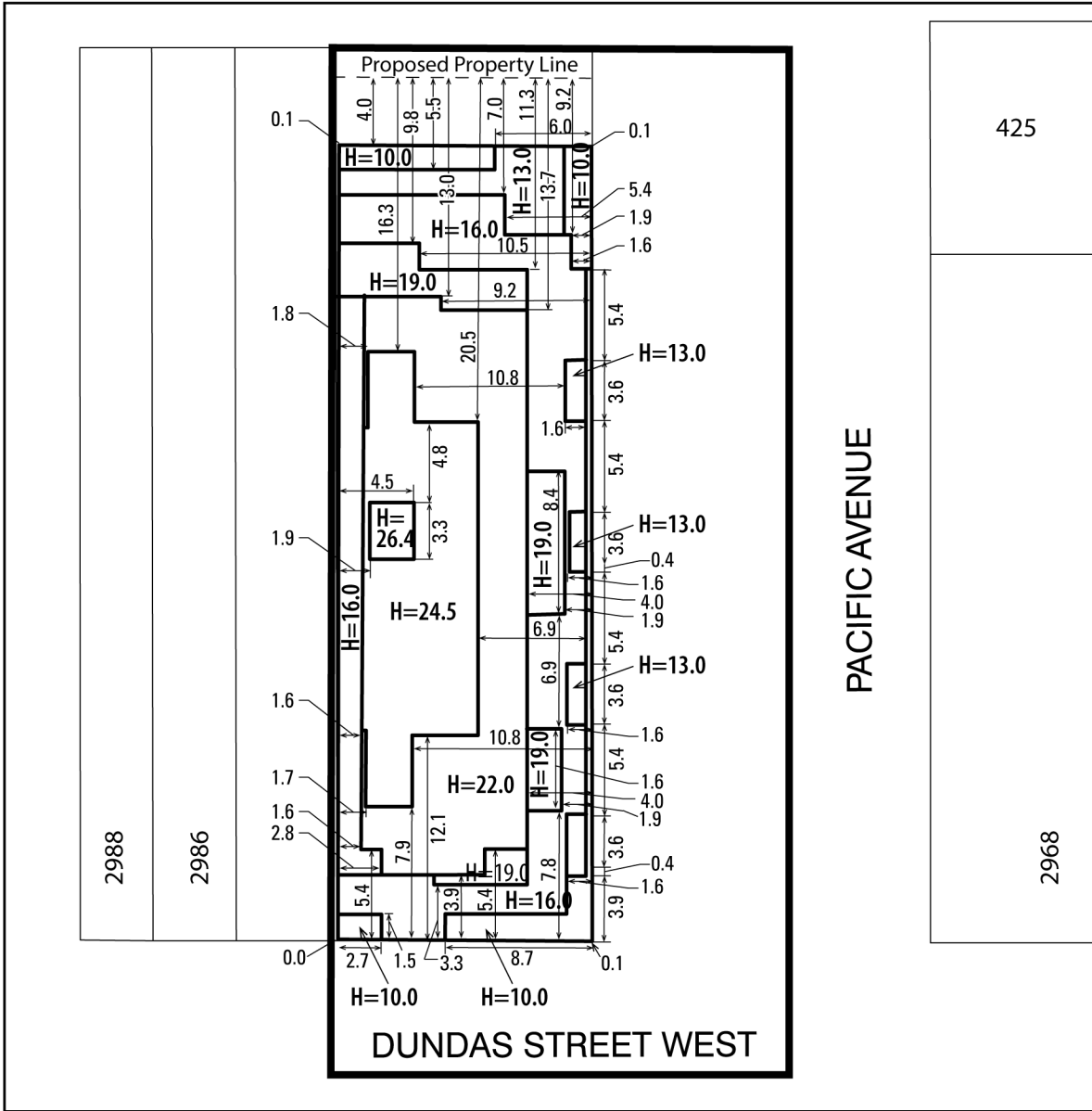
File # 14 152731 WET 07 02

Approved by: P. Johnson

City of Toronto By-Law 569-2013
Not to Scale
08/13/2015







TORONTO City Planning
Diagram 3

2978 - 2982 Dundas Street West and
 406 - 408 Pacific Avenue
 File # 14 152731 WET 13 0Z

Approved by: P. Johnson

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 City of Toronto By-Law 569-2013
 Not to Scale
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