

**120 Twenty Fourth Street - Zoning Amendment
Application – Final Report**

Date:	August 21, 2012
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	11 221587 WET 06 OZ

SUMMARY

The applicant proposes to amend the former City of Etobicoke Zoning Code to permit redevelopment of the property at 120 Twenty Fourth Street for residential uses. The proposal is for 148 stacked 'back to back' townhouse units in 7 separate blocks with an underground parking garage containing 185 parking spaces.

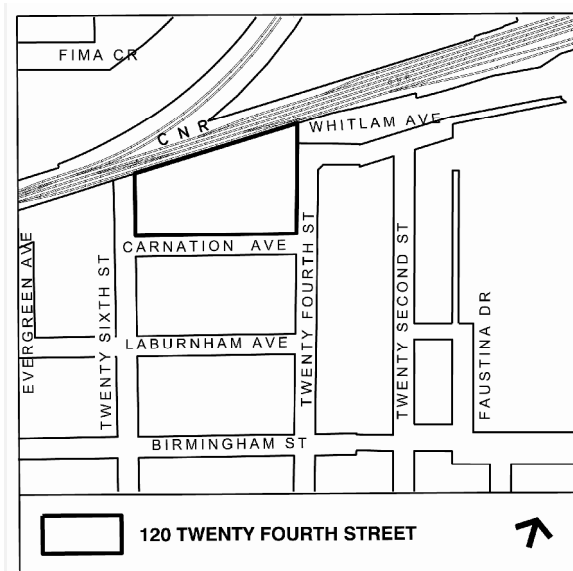
The proposal represents residential infill and redevelopment of an industrial site with new townhouses. It represents an appropriate use of the land, is consistent with the PPS and the infill policies of the Official Plan and conforms to the Growth Plan.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the former City of Etobicoke Zoning Code for the lands at 120 Twenty Fourth Street substantially in accordance with the draft Zoning By-law Amendment



attached as Attachment 6 to this report.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, require the Owner to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:
 - a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
 - i. A \$150,000.00 contribution towards improvements to Laburnham Park.
 - b. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
 - i. The Owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009 through the adoption of Item PG32.3 of the Planning and Growth Committee.
 - ii. The Owner shall comply with the noise attenuation measures as detailed in the Environmental Noise Feasibility Study and Addendum dated June 15, 2011 and May 24, 2012 respectively and Memorandum dated July 31, 2012 prepared by Valcoustics prior to first occupancy of any structures, buildings or dwelling units.
 - iii. The provisions for a development agreement with Metrolinx.

ISSUE BACKGROUND

Proposal

This application is for a Zoning By-law Amendment to redevelop a former industrial site with 148 stacked 'back to back' townhouse units. The development will have a total Gross Floor Area of approximately 15,810 square metres and a Floor Space Index of 1.2 times the lot area.

The 148 units are proposed within 7 separate blocks. Forty-four of the units front on the three public streets; Twenty Fourth Street, Twenty Sixth Street and Carnation Avenue. The remaining units have access off a series of internal walkways which connect

Carnation Avenue and the proposed internal driveway. See Attachment 1: Site Plan for details.

The total number of units per block varies, however the organization of the units within blocks is generally consistent. The development will be a mixture of two and three bedroom units. Unit entrances are organized so that most entryways provide access to 4 units. Three of the blocks will have flat roofs with building heights between 10.5 and 11.5 metres, while the remaining blocks will have peaked roofs with building heights of 13.5 metres.

A total of 185 parking spaces for occupants and visitors are proposed in an underground parking garage with access from the north-east corner of the site off Twenty Fourth Street. A minimum of 20 occupant bicycle spaces will also be provided in the underground parking garage.

A 25 metre setback from the rail corridor north of the site is proposed. This setback area will include a landscaped berm and a driveway extending across the site, as well as the ramp to the underground garage, a loading space, and two garbage storage buildings.

Site and Surrounding Area

The site is located on the north side of Carnation Avenue between Twenty Sixth and Twenty Fourth Streets. It is approximately 1.3 hectares in size and irregularly shaped.

The site was formerly an industrial use (Sico Paints). The former industrial building was recently demolished and the site is presently vacant.

The surrounding uses are as follows:

North: CN railway corridor.

South: Low density residential neighbourhood featuring a range of building types.

West: Laburnham Park.

East: Low density residential neighbourhood, and to the north-east an automotive yard.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The City of Toronto Official Plan designates the site "*Neighbourhoods*" on Map 15 Land Use Plan.

Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses and interspersed walk up apartments no higher than four storeys.

Where change does occur, it must be sensitive, gradual and generally fit the existing physical character of the area. Where an infill development is considered appropriate, the Official Plan provides policies to ensure that newer developments are compatible and fits in the surrounding area. On infill sites where it is not possible to maintain the prevailing pattern of lot size, configuration and orientation in an established area, there are development criteria set out in Section 4.1.9 to guide new developments.

The site is subject to Policy 4.1.9 in the Official Plan. The criteria set out in Section 4.1.9 requires infill development in established *Neighbourhoods* to:

- a. have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;
- b. provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping;
- c. planting and fencing to enhance privacy where needed; front onto existing or newly created public streets wherever possible;
- d. with no gates limiting public access and
- e. locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences.

Zoning

The site is zoned I.C2 (Class 2 Industrial). The I.C2 zoning permits a range of commercial and manufacturing uses but does not permit residential.

Site Plan Control

The site is subject to Site Plan Control and the applicant has submitted a site plan control application (File No: 12 180183 WET 06 SA) which is currently being reviewed by staff.

Reasons for Application

An amendment to the former City of Etobicoke Zoning Code is required to permit this proposal and establish appropriate development standards as the lands are zoned I.C2 (Industrial) which does not permit residential uses.

Community Consultation

A community consultation meeting was held on November 3, 2011. The meeting was attended by the local Councillor, City Planning staff, and approximately 14 members of the public.

A second community consultation meeting was held on June 19, 2012 to present a revised concept. This meeting was also attended by the local Councillor, City Planning staff and approximately 5 members of the public.

Issues raised at both meetings related to seeking Section 37 benefits for local park improvements, concerns with the volume of traffic on Twenty Fourth Street and overall traffic impact on the existing road network. These issues have been considered in the review of the application.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans (PPS)

The proposal is consistent with the PPS. The proposed development utilizes an existing brownfield site and promotes intensification in an existing settlement area where suitable infrastructure is available.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Land Use

The subject property is located in a *Neighbourhoods* designation under the Official Plan on Map 15 Land Use Plan which permits the proposed development and building types.

The surrounding areas to the east, west and south are also designated *Neighbourhoods* and have varying zoning categories from RS (Residential Single-Family) to RM1 (Residential Multiple -1) permitting an array of low density residential dwelling types. As a result the area is characterized by a mixture of one and two storey single detached dwellings, two and three storey multi unit buildings, townhouses and apartment

buildings. The proposed development will fit in the existing physical character of the neighbourhood.

Rezoning this industrial site to permit residential uses would bring the Etobicoke Zoning Code in conformity with the Official Plan.

Density, Height, Massing

The proposed development will have a total Gross Floor Area of approximately 15,810 square metres and a Floor Space Index of 1.2 times the lot area.

All blocks will be 4-storeys in height, with the ground floor located partially below-grade. The blocks along Twenty Fourth and Twenty Sixth Streets will have a flat roof and heights between 10.5 to 11.5 metres. The interior blocks, which have end-unit frontage along Carnation Street, will have a peaked roof and a building height of between 12.5 to 13.5 metres.

The layout of the development ensures that a considerable number of units will front onto the existing public streets. Blocks will be setback a minimum of 3.9 metres from the existing streets and have minimum separation distances of 13 metres.

The separation between blocks adequately accommodates pedestrian walkways and landscaping for the interior facing units. The lower building height of the blocks along Twenty Fourth Street provides a height relationship that is consistent with the 11 metre height permission of the surrounding neighbourhood. The block along Twenty Sixth Street is slightly higher than permitted in the neighbourhood at 11.5 metres. The increased height of the interior blocks reflects the peaked roof design and does not have a negative impact on the streetscape or adjacent residences.

The height and massing of the proposed development buildings conforms to *Neighbourhood Policy 4.1.9* of the Official Plan. The overall site density of the development is acceptable.

Sun, Shadow

A sun/shadow study submitted by the applicant establishes that there will be limited late afternoon shadows on the properties fronting Twenty Fourth Street opposite the development during the spring and fall equinoxes. This shadowing impact is considered minimal and acceptable for the proposed development.

Traffic Impact, Access, Parking

The transportation impact and parking study report submitted in support of the application indicates that the proposed 148 townhouse unit development is expected to generate significantly less traffic than industrial uses that can be developed under the current industrial zone permissions on the site. The report concludes that the forecast traffic generated by the proposed development will not negatively impact the level of service and operation of the adjacent road network.

Transportation Services staff has reviewed the application and concur with the report's conclusion.

All parking for the development will be located in an underground parking garage. There will be 155 resident parking spaces and 30 visitor parking spaces, as well as a bicycle storage area for 20 bicycles. A 6 metre wide driveway will extend the length of the site between Twenty-Fourth and Twenty-Sixth Streets. This driveway will function as a fire route, provide access to on-site loading and garbage pick-up, and access to the ramp to the underground garage. Vehicles will access the site from Twenty-Fourth Street. Servicing and Loading vehicles will access the site from Twenty-Sixth Street. The final alignment of the east limit of the driveway and the configuration of the underground parking ramp will be finalized through Site Plan approval process.

Servicing

The functional servicing report and related site grading and servicing plans submitted in support of the proposal indicate that there is sufficient servicing capacity to accommodate the proposed development. Technical Services Division is satisfied with the report.

Open Space/Parkland

The lands which are subject to this application are in an area with 1.57 to 2.99 hectares of local parkland per 1,000 people, as per Map 8B/C of the Official Plan. This represents the second highest quintile of parkland provision. The site is in a parkland priority area, as per Alternative Parkland Dedication Rate By-law 1020-2010.

A total of 148 dwelling units are proposed. At the alternative rate of 0.4 hectares per 300 units as specified in By-law 1020-2010, the parkland dedication requirement is 0.19 hectares or 14.8% of the site.

The applicant proposes to satisfy parkland dedication requirement through cash-in-lieu payment. Parks, Forestry and Recreation is agreeable to this due to the close proximity of two local parks, Laburnham Park directly opposite the development on Twenty-Sixth Street and Donald Russell Memorial Park to the east of the site. The amount will be determined during the building permit stage.

Streetscape

There is an existing 1.2 metre wide municipal sidewalk along the west side of Twenty Fourth Street and the east side of Twenty Sixth Street. No sidewalk currently exists along the north side of Carnation Avenue. A 1.8 metre wide municipal sidewalk will be constructed on the north side of Carnation Street and the west and east sides of Twenty Fourth and Twenty Sixth Streets respectively as part of the development. There are approximately 18 existing mature trees along the perimeter of the site that will be preserved. Additional trees are proposed within the boulevards and also on private property adjacent to the boulevards

Landscaping

The proposed building setbacks from the three public streets and block separations provide opportunity for landscaping. There will be a combination of hard and soft landscape elements between the blocks. This will include pedestrian walkways, lighting, benches, and soft landscape areas with trees, shrubs and sod. The pedestrian walkways will provide connections through the site to the public streets as well as the north driveway.

The 25 metre setback area to the rail line at the north limit of the site has been designed to accommodate a generous landscaped area transitioning to the driveway. The landscaped area will have a 3:1 slope from north to south. This slope is proposed to be landscaped with trees, shrubs, grasses and sod. The driveway is proposed to have precast concrete unit pavers. Lighting and benches are proposed along the driveway to encourage its use as part of the amenity for the development. These improvements will be secured as part of the site plan approval process.

Environment

A Phase II Environmental Site Assessment and Supplemental Soil and Ground Water Sampling Report were submitted with the application as well as to the Ministry of Environment. The applicant will be required to provide a record of site condition to meet Ministry of the Environment Standard during the building permit stage.

Noise, Vibration and Proximity to Rail Corridor

CN/Metrolinx Guidelines require a safety setback of 30 metres from the rail right-of-way for habitable buildings. Reduced setbacks may be permitted subject to an enhanced level of crash protection.

The Official Plan requires that development adjacent to railway corridor should be adequately buffered and separated from the rail through such measures as setbacks, fencing, site grading, berm, landscaping and building treatment and techniques. This is typically achieved through a sound barrier adjoining and parallel to the rail right-of-way and normally incorporates an acoustic fence atop a safety berm or crash wall.

The separation measure from the rail line proposed for this development is a reduced setback of 25 metres to the north end of the townhouse blocks. The 25 metre setback area will include a berm with retention wall topped with wooden fence along the north property line adjacent to the rail corridor. The berm will have a height of 3.5 metres at the north end of the property and a 3:1 slope extending south into the site. The slope will be landscaped and transition into the driveway. The design and materials of the driveway are intended to complement the landscaped slope to achieve a passive outdoor amenity space for the development.

An Environmental Noise Feasibility Study submitted in support of the application concludes that an acoustic fence is not required at the top of the berm for noise mitigation

because of the back-to-back building form and the sizes of the individual outdoor amenity spaces (balconies, terraces, porches).

Metrolinx has reviewed the Environmental Noise Feasibility Study and the applicant's plans for the reduced setback of 25 metres and treatment of the setback area. Metrolinx advises that the applicant's proposal is acceptable. The applicant will be required to enter into a development agreement with the owner of the rail corridor (Metrolinx) which will include an environmental easement registered on title against the subject site in favour of Metrolinx.

The Environmental Noise Feasibility Study also indicates indoor noise mitigation measures should be provided. The study concludes that air conditioning units should be provided for Blocks 1, 3, and 5 to 7. Blocks 2 and 4 should have provision for air conditioning units to be provided at a later date by future occupants. The design of the building exterior wall for all blocks is required to be masonry or an acoustically equivalent material and windows should meet Ministry of the Environment noise guidelines. Additionally, warning clauses should be registered on title and included on Offers of Purchase and Sale to advise future occupants of any potential noise impacts. The requirements in the Environmental Noise Feasibility Study will be secured in the Section 37 agreement.

A Railway Vibration Analysis for the proposal concludes that the ground-borne vibration velocity magnitudes measured in relation to the railway train movements are below the CN/GO Transit Guidelines limit. As such, vibration mitigation measures are not required for the development.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS.

The site specific zoning by-law will secure performance measures for the following Tier 1 development features: Cycling Infrastructure, Storage and Collection of Recycling and Organic Waste.

The applicant has indicated an interest in pursuing Tier 2 of the TGS which includes possible refunds against Development Charges payable for the development. The Tier 2 performance measures being pursued by the applicant includes Minimum Energy Performance, Water Efficiency, Stormwater Retention, Natural Heritage, Use of Recycled Materials.

Section 37

Section 37 of the Planning Act allows municipalities to obtain public benefits for developments with an increase in height or density. These benefits must bear relationship to the proposed development.

Staff, the local Councillor and the applicant have had discussions to determine the appropriate community benefits. As well, residents at the community meetings for the development expressed a desire that Section 37 contributions be secured for improvements to the park opposite the development site.

The community benefits recommended to be secured in the Section 37 agreement is a \$150,000.00 contribution towards the improvement of Laburnham Park adjacent to the site of the proposed development which may include new playground equipment(s) and resurfacing of the existing pathway.

Tenure

The proposed development is intended to be a common element condominium. The applicant will be required to submit an application for a common element condominium.

Conclusion

The proposal will result in the redevelopment of a former industrial site for residential uses within a *Neighbourhoods* designation. The rezoning of the lands from industrial to residential will bring the lands into conformity with the Official Plan land use designation. The development represents appropriate residential infill and conforms to Policy 4.1.9 of the Official Plan. An appropriate setback and treatment of the setback to the rail corridor will be achieved. The proposal represents an appropriate use of the land that is consistent with the PPS, the Official Plan and conforms to the Growth Plan.

CONTACT

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SIGNATURE

Thomas C. Keefe
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Elevations

Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 6: Draft Zoning By-law Amendment

Attachment 1: Site Plan



Site Plan

Applicants Submitted Drawing

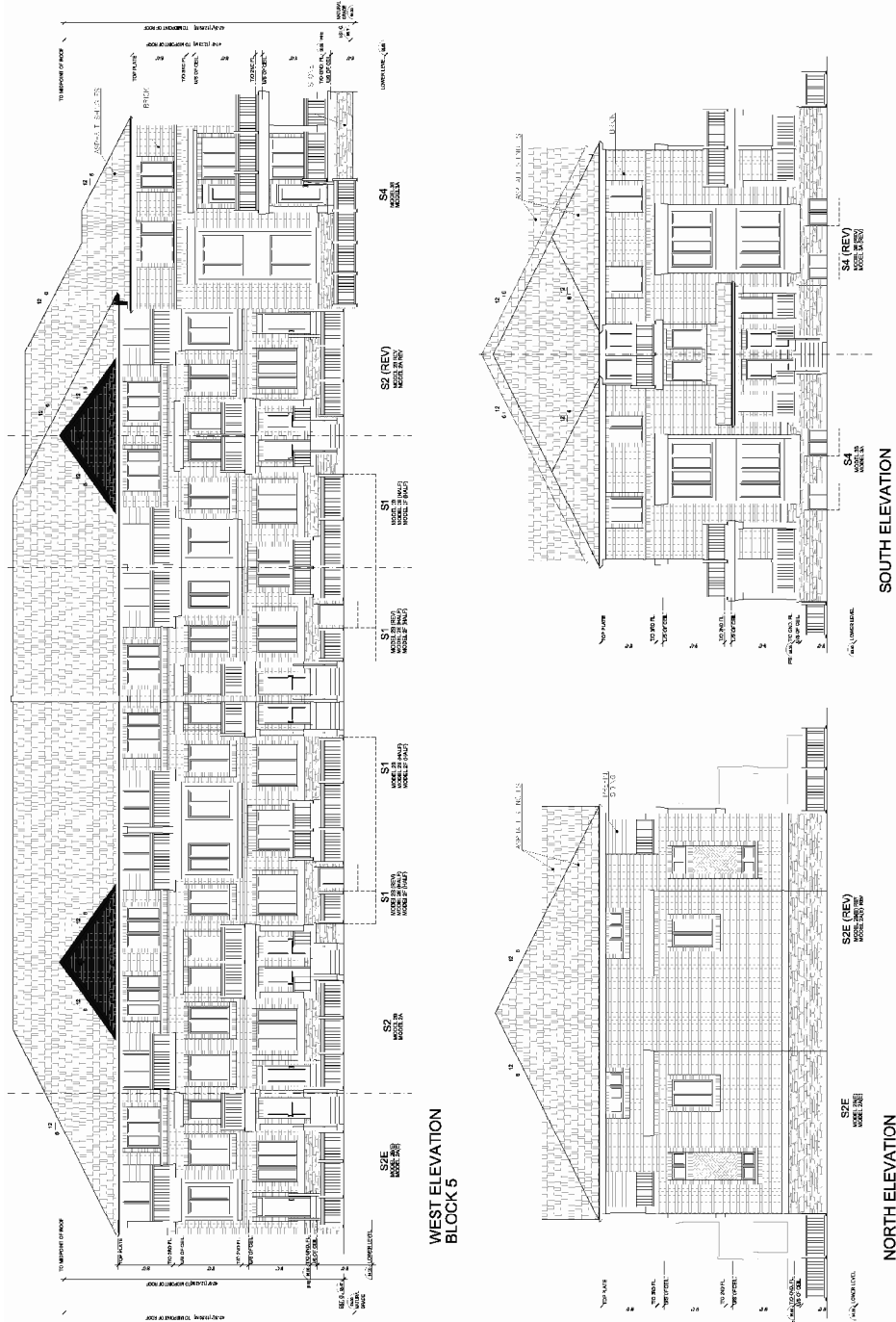
Not to Scale
08/07/2012



120 Twenty Fourth Street

File # 11 221587 WET 06 02

Attachment 2: Elevations

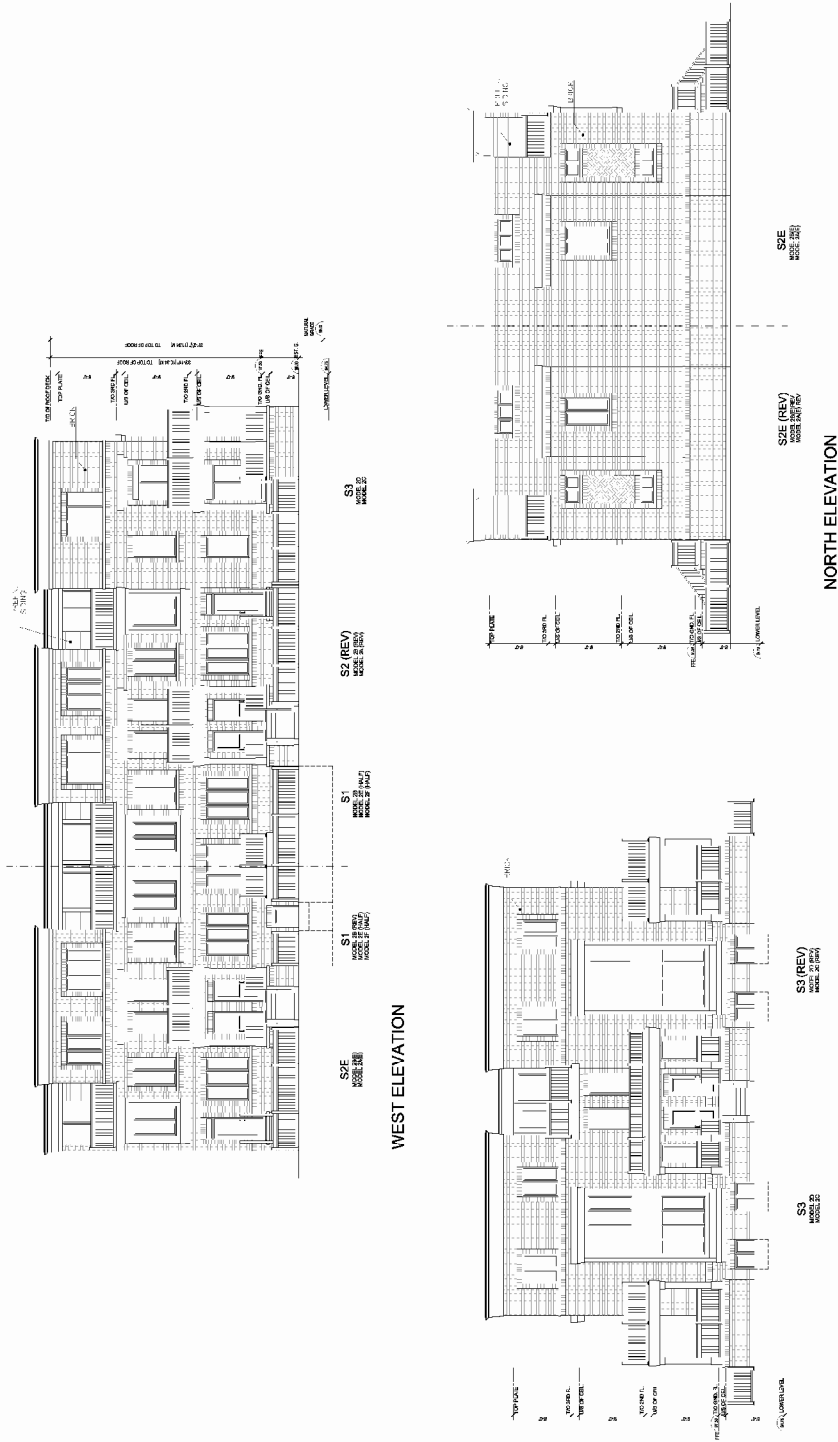


120 Twenty Fourth Street

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 08/07/2012

File # 11 221587 WET 06 OZ

Attachment 3: Elevations



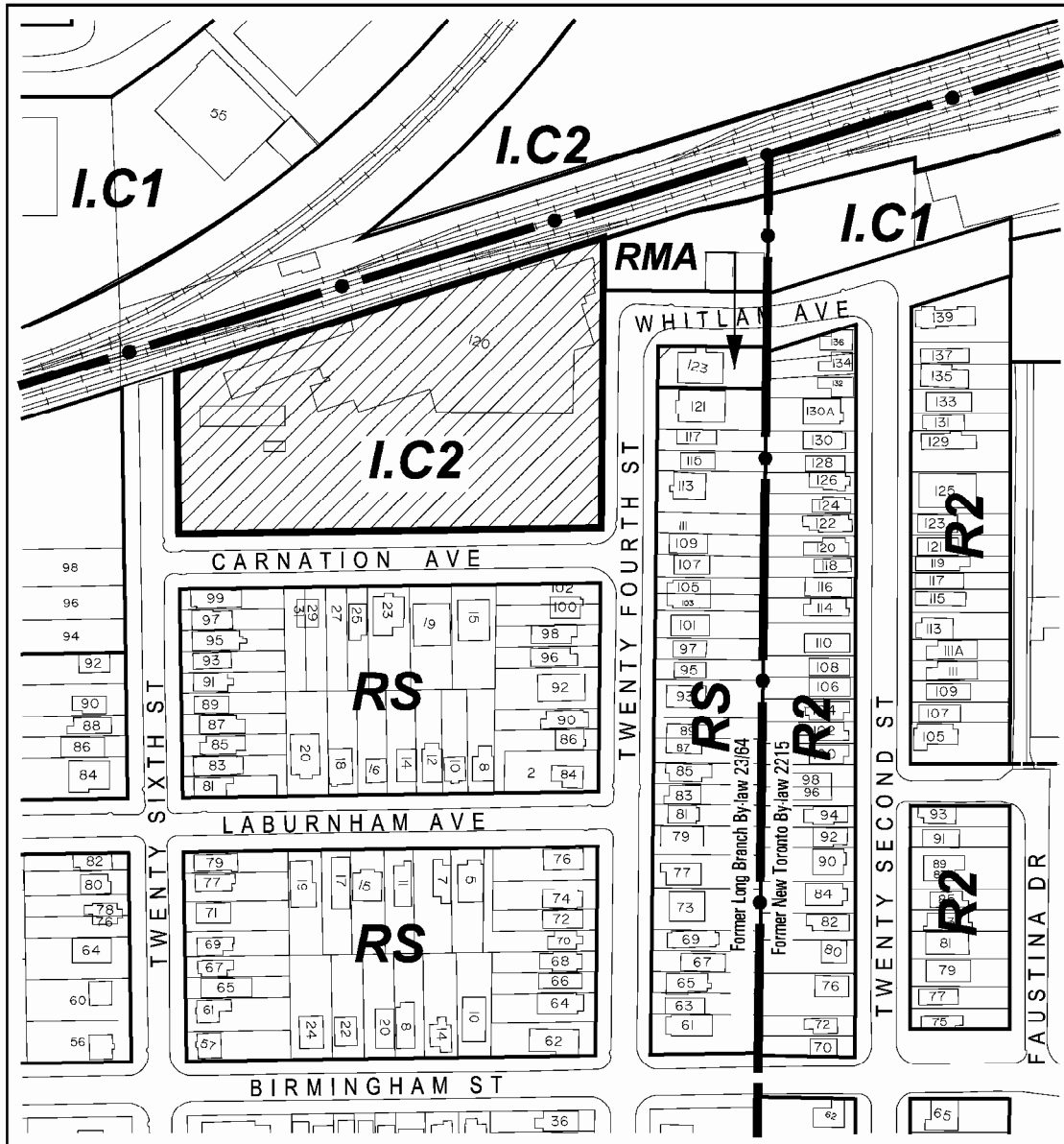
120 Twenty Fourth Street

Elevations
 Applicant's Submitted Drawing

Not to Scale
 08/07/2012

File # 11 221587 WET 06 OZ

Attachment 4: Zoning



120 Twenty Fourth Street
File # 11 221587 WET 06 02

- RS Residential Single
- R2 Residential Second Density
- RMA Residential Multiple Apartments
- I.C1 Industrial Class 1
- I.C2 Industrial Class 2

Not to Scale
Zoning By-law 11,737 as amended
Extracted July/15/2011

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	11 221587 WET 06 OZ
Details	Rezoning, Standard	Application Date:	June 17, 2011

Municipal Address: 120 TWENTY FOURTH STREET
 Location Description: PLAN 1571 BLK F LOTS 36-49 **GRID W0605
 Project Description: Proposed amendments to the Etobicoke Zoning Code to permit the development of seven blocks of stacked 'back to back' townhouses.

Applicant:	Agent:	Architect:	Owner:
DIAMONDCORP			MINTO (CARNATION) INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	Class 2 Industrial
Zoning:	I.C2 (Class 2 Industrial)	Historical Status:	N/A
Height Limit (m):		Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	12820	Height:	Storeys:	4
Frontage (m):	59.4		Metres:	13.5
Depth (m):	154.3			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	15810.23		Parking Spaces:	185
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	15810.23			
Lot Coverage Ratio (%):	0			
Floor Space Index:	1.23			

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	124
3 + Bedroom:	24
Total Units:	148

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	15810.23	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Cynthia Owusu-Gyimah, Planner
	TELEPHONE:	(416) 394-2608

Attachment 6: Draft Zoning By-law Amendment

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To amend Chapters 330 and 332 of the Etobicoke Zoning Code with respect to certain lands located on the north side of Carnation Avenue west of Twenty-Fourth Street, municipally known as 120 Twenty-Fourth Street

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 the Official Plan as adopted by the Council of the City of Toronto;

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*;

WHEREAS pursuant to Section 37 of the *Planning Act*, the Council of a municipality may, in a by-law passed under Section 34 of the *Planning Act*, authorize increases in the height or density of development beyond that otherwise permitted by the By-law amended, in return for the provision of such facilities, services or matters as are set out in the by-law;

WHEREAS Subsection 37(3) of the *Planning Act* provides that, where an owner of land elects to provide facilities, services or matters in return for any increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters;

WHEREAS the owner of the lands hereinafter referred to has elected to provide the facilities, services and matters, as hereinafter set forth;

WHEREAS the increases in the density or height, permitted hereunder, are beyond those otherwise permitted on the lands by Chapters 330 and 332 of the Etobicoke Zoning, as amended, and are to be permitted subject to the provision of the facilities, services and matters set out in this By-law and are to be secured by one or more agreements between the owner of the lands and the City of Toronto;

WHEREAS Council has required the owner of the aforesaid lands to enter into one or more agreements to secure certain facilities, services and matters in return for the increases in *height* and density in connection with the aforesaid lands as permitted in this By-law;

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

1. That the Zoning Map referred to in Section 330-2, Article II of the Zoning Code, originally attached to Village of Long Branch By-law No. 23/64, as amended, is hereby amended by changing the classification of the lands located in the former Village of Long Branch as described in Schedule 'A' annexed hereto from Class 2 Industrial (I.C2) to Residential Multiple -1 (RM-1) provided that the provisions in this By-law shall apply to the lands identified in Schedule 'A' attached hereto.
2. For the purposes of this By-law:
 - (a) *townhouse dwelling units* shall mean multiple dwellings consisting of a series of attached dwelling units each having a direct access from the outside;
 - (b) *grade* shall mean 95 metres Canadian Geodetic Datum;
 - (c) *height* shall mean the perpendicular distance measured from *grade* at the west elevation of a building to the highest point of a flat roof surface or to the point halfway up the surface of a pitched roof ;
 - (d) *building envelope* shall mean the building area permitted within the setbacks established on attached Schedule 'B'; and
 - (e) *outdoor amenity space* shall mean an area within a lot which is provided for the exclusive use of residents of a building for recreational or social purpose.
3. Notwithstanding Sections 330-13, 330-14, 330-15N, 330-23, 330-25 and 330-26 of the Etobicoke Zoning Code, the following development standards shall now be applicable to Residential Multiple -1 (RM-1) lands described in Schedule 'A' attached hereto:
 - (a) The only permitted use shall be *townhouse dwelling units*;
 - (b) A maximum of 148 townhouse dwelling units shall be permitted;
 - (c) Permitted accessory uses shall include garbage storage buildings;
 - (d) No portion of any above-grade structure erected or used on the lands shall extend beyond the building envelope delineated by the heavy lines on Schedule 'B' attached to and forming part of this by-law; except the following:
 - (i) access stairs and railings to underground parking, underground vents, terraces, uncovered steps to grade and patios, balconies, covered and uncovered porches having a maximum projection of 2

metres from any exterior wall of a building provided they are located a minimum of 2.0 metres from any street line or internal driveway;

- (ii) underground garage ramps and structures, transformers, garbage storage buildings; and
 - (iii) eaves, bay windows, window boxes or other projections extending a maximum of 0.8 metres from any exterior wall of a building provided they are located a minimum of 1.0 metre from any street line or internal driveway.
- (e) No habitable building or structure, above-grade, shall encroach within the 25 metre setback from the north property line as shown on Schedule 'B';
 - (f) The total maximum permitted *gross floor area* on the lands excluding garbage enclosure facilities shall be 15,930 square metres;
 - (g) Two garbage storage buildings having a minimum combined building area of 60 square metres and a maximum combined building area of 80 square metres shall be provided;
 - (h) A minimum of 35% of the lands shown on Schedule 'A' shall be *landscaped open space*;
 - (i) A minimum of 3.5 square metres of *outdoor amenity space* per dwelling unit shall be provided in a location adjoining to or directly accessible from each dwelling unit;
 - (j) The maximum building *height* of each building shall be 13.5 metres;
 - (k) Notwithstanding Section 330-9B of the Zoning Code parking spaces shall be provided in accordance with the following minimum ratios:
 - (i) 0.80 stalls per dwelling unit for bachelor dwelling units
 - (ii) 0.90 stalls per dwelling unit for one-bedroom dwelling units
 - (iii) 1.00 stalls per dwelling unit for two-bedroom dwelling units
 - (iv) 1.20 stalls per dwelling unit for three-bedroom dwelling units
 - (v) 0.20 stalls per dwelling unit for visitor parking
 - (l) All resident and visitor parking spaces shall be located underground;
 - (m) Visitor parking spaces shall be exclusively designated;
 - (n) A minimum of 20 bicycle parking spaces shall be provided within the underground parking garage;

- (o) A minimum of 1 loading space shall be provided with a minimum dimension of 13.0 metres by 4.0 metres with an unencumbered minimum vertical clearance of 6.1 metres; and
 - (p) Notwithstanding Section 330-15N of the Etobicoke Zoning Code, central air conditioning units shall be permitted, not less than 2.0 metres from all property lines except the north property line.
4. Notwithstanding the above By-law and Zoning Code standards, a sales trailer and/or construction trailer is permitted during the development of the lands.
 5. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
 6. The facilities, services and matters set out herein are the matters required to be provided by the owner of the lot at its expense to the City in accordance with an agreement or agreements, pursuant to Section 37(3) of the *Planning Act*, in a form satisfactory to the City and such agreement(s) shall be registered against title to the lot as outlined in heavy lines on Schedule 'A' to secure the following facilities, services or matters:
 - i) Prior to the issuance of the first above grade building permit, the owner shall provide a cash payment of \$150,000.00 to the City of Toronto as a contribution to Laburnham Park improvements.
 - ii) Compliance with the noise attenuation measures contained in the Environmental Noise Feasibility Study and Addendum dated June 15, 2011 and May 24, 2012 and Memorandum dated July 31, 2012 prepared by Valcoustics.
 - iii) Registration on title of a development agreement with Metrolinx.
 7. Despite any existing or future severance, partition or division of the lands, the provisions of this by-law shall apply to the whole of the lands as if no severance, partition or division occurred.
 8. Within the lands shown on Schedule 'A' attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - a. All new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - b. All water mains and sanitary sewers and appropriate appurtenances have been installed and are operational

9. Chapter 332, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this By-law by adding the following to Section 332-1, Table of Site Specific By-laws:

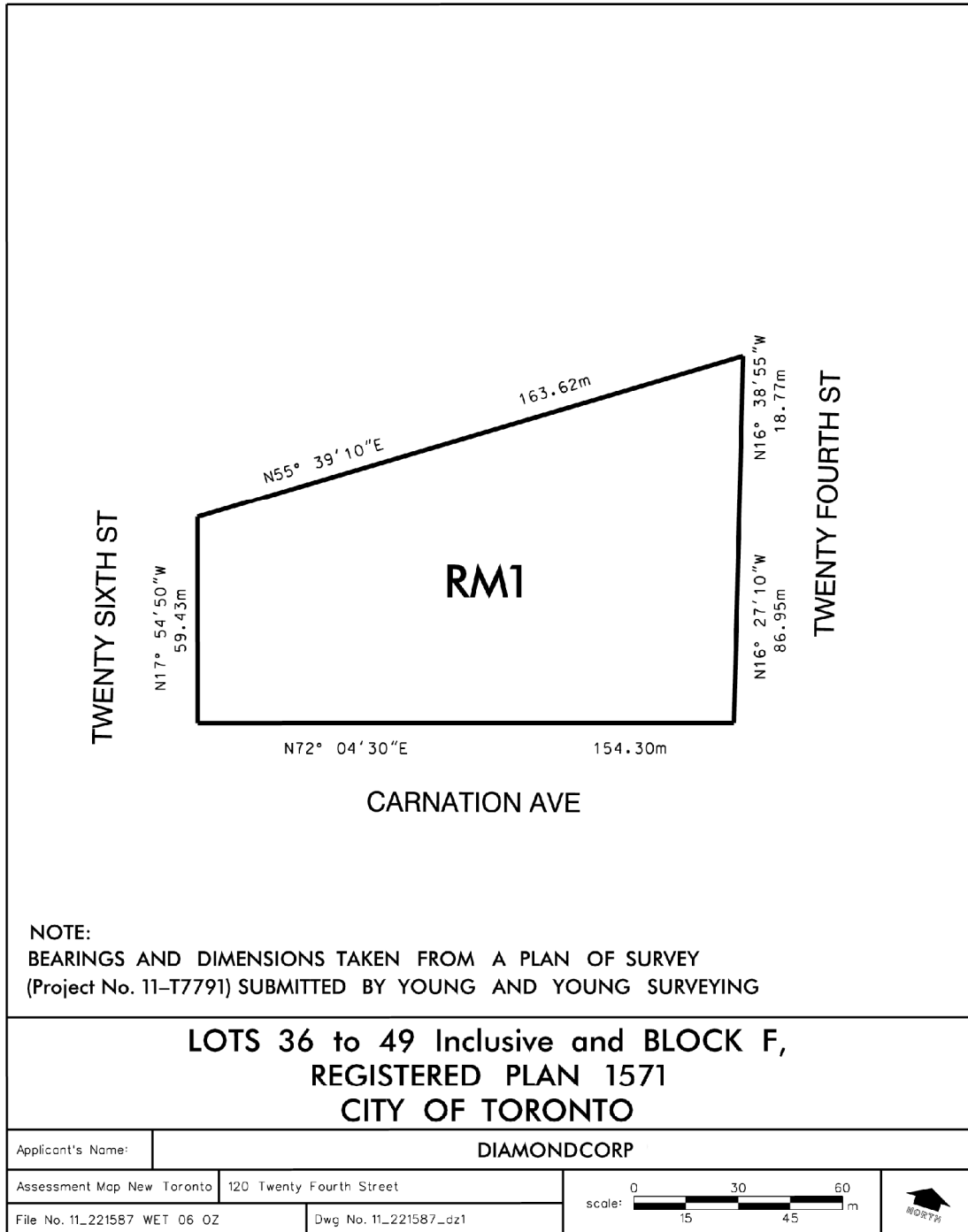
BY-LAW NUMBER AND ADOPTION DATE	AND DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
XXXX-2012 _____, 2012	Lands located on the north side of Carnation Avenue, west of Twenty-Fourth Street, municipally known as 120 Twenty-Fourth Street.	To rezone the lands from Class 2 Industrial (I.C2) to Residential Multiple -1 (RM-1) to permit townhouse dwelling units, subject to site specific development standards.

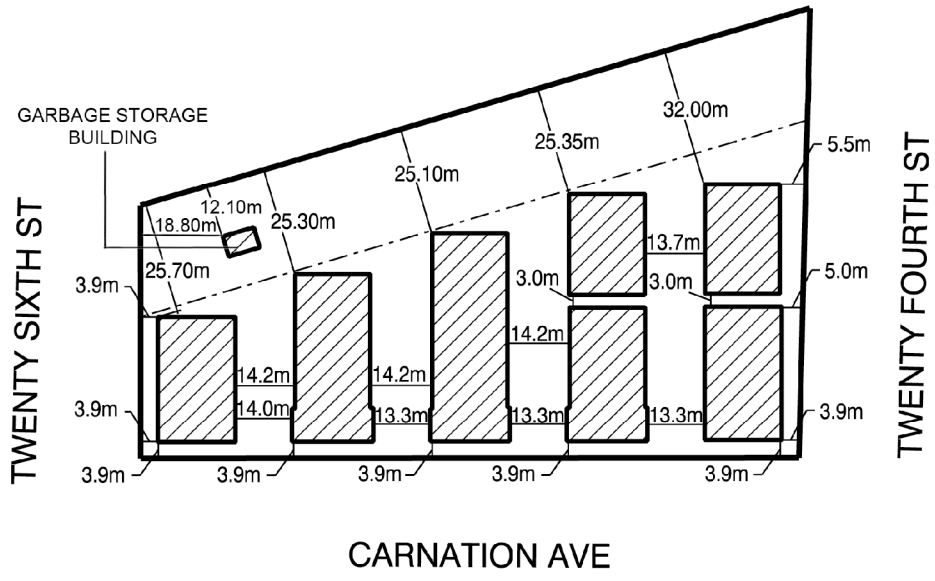
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)





NOTE:
 BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY
 (Project No. 11-T7791) SUBMITTED BY YOUNG AND YOUNG SURVEYING

**LOTS 36 to 49 Inclusive and BLOCK F,
 REGISTERED PLAN 1571
 CITY OF TORONTO**

Applicant's Name:	DIAMONDCORP		
Assessment Map New Toronto	120 Twenty Fourth Street	scale:	
File No. 11_221587 WET 06 OZ	Dwg No. 11_221587_dz2		