

Draft Zoning By-law Amendment (April 24, 2018)

CITY OF TORONTO

BY-LAW No. XXX-2018

To amend the City of Toronto By-law No. 569-2013, as amended, with respect to lands known municipally as 250 Wincott Drive and 4620 Eglinton Avenue West.

Whereas Council of the City of Toronto has the authority 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*;

The Council of the City of Toronto enacts as follows:

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 zoning label on the Zoning By-law Map in Section 990.10, respecting the lands outlined by heavy black lands to CR(XXXX) 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 (XXXX) so that it reads:

(xx) Exception CR(XXXX)

Site Specific Provisions:

- (A) On 250 Wincott Drive and 4620 Eglinton Avenue West, as shown on Diagram 1 of this By-law, if the requirements of By-law [Clerks to supply by-law ##] are complied with, none of the provisions of 40.10.40.1(1), (2), (3), (4) and (6); 40.10.40.10(5); 40.10.40.40(1); 40.10.50.10, 40.10.80.20(1), 230.5.1.10(7) 230.5.1.10(9)(B) and 230.40.1.20(2), shall apply to prevent the erection or use of **buildings, structures**, additions or enlargements permitted in compliance with (B) through (O) below;

- (B) The **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 75,750 square metres;
- (C) The maximum residential **gross floor area** on the lot must not exceed 60,450 square metres;
- (D) The maximum non-residential **gross floor area** on the lot must not exceed 15,300 square metres;
- (E) Despite all of regulations 10.5.40.10, 40.5.40.10 and 40.10.40.10(3) and (5), no portion of any building or structure on the **lot** may have a **height** greater than the **height** in metres specified by the number following the “HT” symbol as shown on Diagram 3 attached to and forming part of this By-law, excluding:
- (i) wind screens, parapets, awnings, guard rails, railings and dividers, public art, structures for open air recreation, pergolas, trellises, balustrades, eaves, screens, stairs, roof drainage, window sills, window washing equipment, chimneys, vents, terraces, lightning rods, light fixtures, architectural features and screens, landscaping, elements of a green roof and insulation and roof surface materials, planters, heating, mechanical penthouse, elevator overrun, cooling and ventilating equipment and structures used for safety above the maximum height limit shown on Diagram 3;
- (F) Despite all of regulations 10.5.40.50, 10.5.40.60, 10.5.40.70(1), 40.5.40.60, 40.10.40.60, 40.10.40.70 (3) and (4) and 40.10.40.81(2), the portions of a **building** or **structure** above ground must be located within the areas delineated by heavy lines on Diagram 3 attached to and forming part of this By-law, except that:
- (i) cornices, architectural features, light fixtures, ornamental elements, parapets, art and landscape features, patios, decks, pillars, trellises, columns and support structures, thermal insulation, structures for outside or open air recreation, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, elevated pedestrian bridge, awnings and canopies, and underground garage ramps and associated structures may extend beyond the heavy lines shown on Diagram 2 of this By-law;

- (G) Despite regulations 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided and maintained on the lands in accordance with the following:
 - (i) A minimum of 1.0 **parking spaces** for each **dwelling unit** to a maximum of 671 **parking spaces**;
 - (ii) A minimum of 0.1 **parking spaces** for each **dwelling unit** for residential visitors to a maximum of 51 **parking spaces**;
 - (iii) A minimum of 3.7 parking spaces for each 100 square metres of non-residential **gross floor area** to a maximum of 566 **parking spaces**;
 - (iv) **Parking spaces** for residential visitors and non-residential uses may be shared;
- (H) Despite regulation 230.5.1.10(10), “short-term” and “long-term” **bicycle parking spaces** may be provided as **stacked bicycle parking spaces**.
- (I) Despite regulation 220.5.10.1 and 220.5.10.11, no loading spaces shall be required for the existing non-residential building on the **lot**, identified as Building ‘D’ on Diagram 3 attached to and forming part of this By-law.
- (J) None of the provisions of this Exception CR(XXXX) or By-law 569-2013 shall apply to prevent a **sales office** used for the initial sale of **dwelling units** on the **lot**;
- (K) Exception CR(XXXX) shall apply to all of the lands collectively regardless of future severance, partition or division;
- (L) Except as otherwise provided herein, the Regulations of Zoning By-law No. 569-2013 continue to apply to the **lot**;
- (M) For the purposes of this Exception CR(XXXX), all bold-type words and expressions have the same meaning as defined in By-law No. 569-2013, as amended, with the exception of the following:
 - a. **Established grade** means 162 metres Canadian Geodetic Datum;
 - b. **Height** means the vertical distance between **established grade** and the highest point of the **building** or **structure**, except those elements otherwise expressly

permitted in this By-law; and

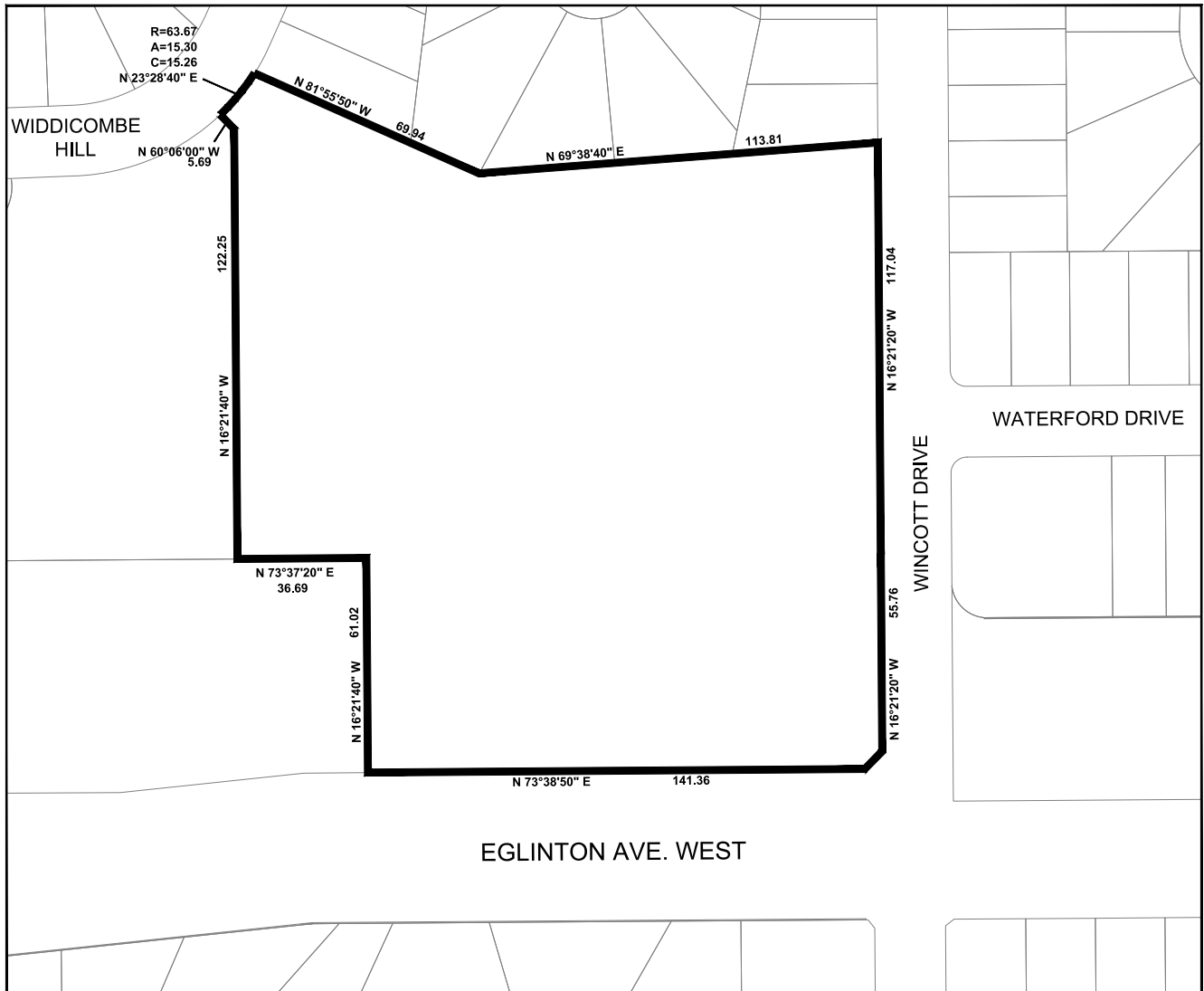
- c. **Lot** means the land outlined by heavy lines on Diagram 1 attached to and forming part of this By-law.

ENACTED AND PASSED this ____ day of _____, 2018.

JOHN TORY,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



250 Wincott Dr. & 4620 Eglinton Ave. West

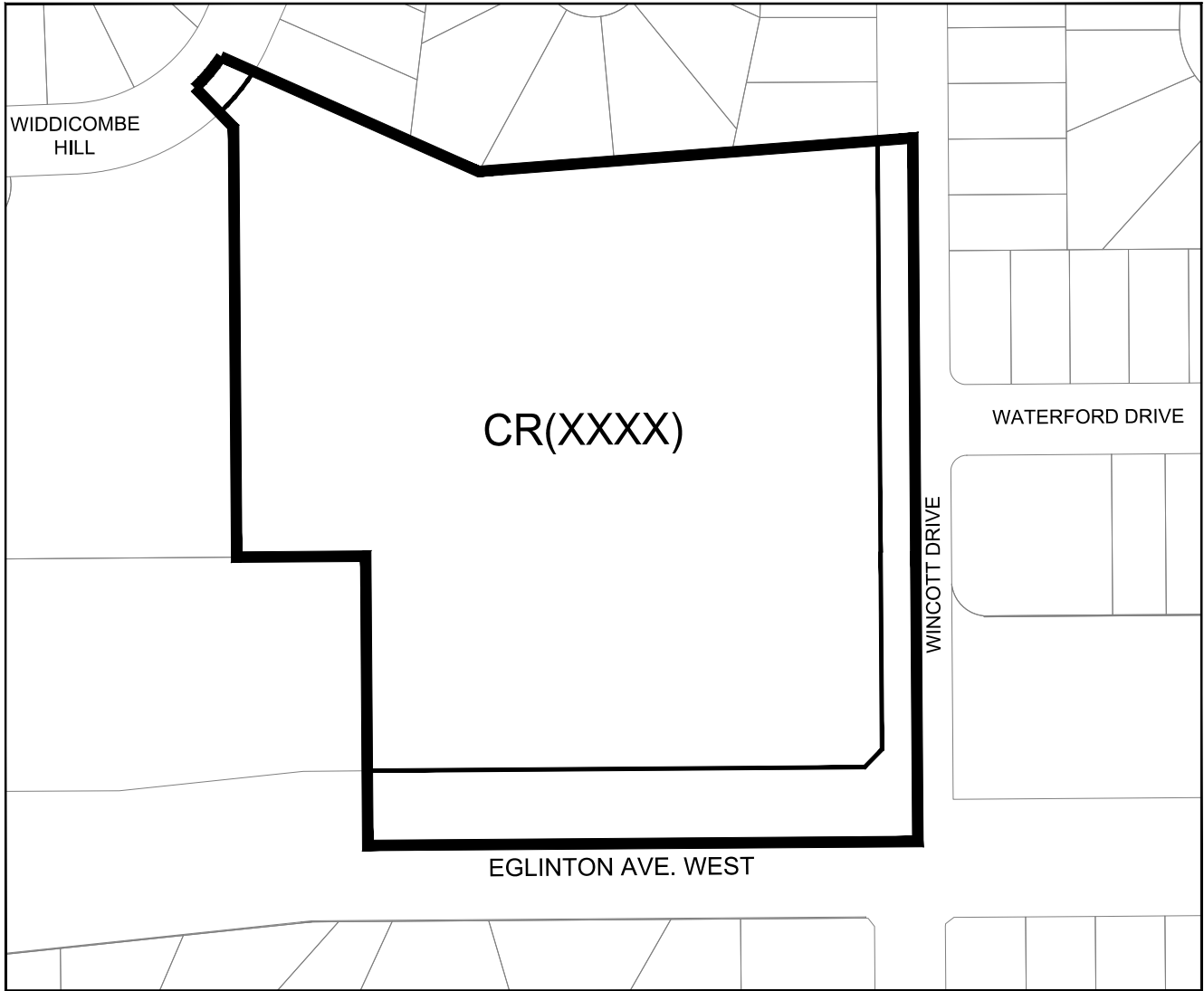
Diagram 1

File # _____

All dimensions are in metres



Not to Scale



250 Wincott Dr. & 4620 Eglinton Ave. West

Diagram 2

File # _____

All dimensions are in metres



Not to Scale

