

Authority: Etobicoke York Community Council Item [#], as adopted by City of Toronto Council on [date]

***Draft Zoning By-law Amendment (October 7, 2019)***

**CITY OF TORONTO**

**BY-LAW No. XXX-2019**

**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 except as specific by this by-law.
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 CR [XXXX], so that it reads:

**Exception CR [XXXX]**

The lands are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) on 250 Wincott Drive and 4620 Eglinton Avenue West none of the provisions of 40.10.30.40; 40.10.40.1(1), (2), (3), and (6); 40.10.40.40(1); 40.10.50.10 (2) and (3); 40.10.80.20(1); and 230.40.1.20 (2), shall apply to prevent the erection or use of **buildings, structures**, additions or enlargements on the lands if in compliance with (B) through (N) below;
- (B) for the purposes of this by-law, **lot** means the land outlined by heavy lines on Diagram 1 of By-law [#####];
- (C) the **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 67,000 square metres;
- (D) the maximum residential **gross floor area** on the lot must not exceed 54,000 square metres;
- (E) the maximum non-residential **gross floor area** on the lot must not exceed 14,000 square metres;
- (F) despite clause 40.5.40.10 and regulations 40.10.40.10(3) and (5), the height of each portion of a **building** or **structure** is measured as the vertical distance between Canadian Geodetic Datum elevation of 162.0 metres and the highest point of the **building** or **structure** and must not exceed the height in metres as specified by the number following the symbol HT as shown on Diagram 3 of By-law [#####], except for the following projections:
- (i) wind screens, parapets, awnings, guard rails, railings and dividers, structures for outside or open air recreation, trellises, balustrades, eaves, screens, stairs, roof drainage, window sills, window washing equipment, terraces, lightning rods, light fixtures, architectural features and screens and landscaping elements may exceed the applicable height limits shown on Diagram 3 by a maximum of 3.0 metres; and
  - (ii) structures used for maintenance, safety, or green roof purposes, chimneys, vents, stacks, shafts, mechanical fans, elevators, elevator machine rooms, and related structural elements may exceed the applicable height limits shown on Diagram 3 by a maximum of 6.5 metres;
- (G) Despite clauses 40.5.40.60, 40.10.40.60 and regulations 40.10.40.70 (3) and (4), the portions of a **building** or **structure** above ground must be located within the areas delineated by heavy lines on Diagram 3 of By-law [#####], with the exception of the following:

- (i) Eaves, cornices, window sills, light fixtures, ornamental elements, guardrails, columns, balconies, balcony dividers, bollards, wheelchair ramps, stairs, stair enclosures, landscape planters and other similar architectural projections may project a maximum distance of 2.0 metres beyond the heavy lines shown on Diagram 3 of By-law [#####];
  - (ii) Canopies, awnings, signage or similar structures may project a maximum distance of 3.0 metres beyond the heavy lines shown on Diagram 3 of By-law [#####]; and
  - (iii) Cladding may project a maximum distance of 0.25 metres beyond the heavy lines shown on Diagram 3 of By-law [#####];
- (H) despite regulation 40.10.40.50 (1), residential **amenity space** must be provided in accordance with the following:
- (i) a minimum of 2.0 square metres of indoor **amenity space** for each **dwelling unit** must be provided; and
  - (ii) a minimum of 2.0 square metres of outdoor **amenity space** for each **dwelling unit** must be provided, with at least 40.0 square metres of outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**;
- (I) despite clause 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 rates:
- (i) for residential uses, a minimum of
    - (a) 0.8 **parking spaces** for each one bedroom **dwelling unit**;
    - (b) 0.9 **parking spaces** for each two bedroom **dwelling unit**; and
    - (c) 1.1 **parking spaces** for each three bedroom **dwelling unit**;
  - (ii) for residential uses, a maximum of:
    - (a) 1.2 **parking spaces** for each one bedroom **dwelling unit**;
    - (b) 1.3 **parking spaces** for each two bedroom **dwelling unit**; and
    - (c) 1.6 **parking spaces** for each three bedroom **dwelling unit**;
  - (iii) for residential visitors, a minimum of 0.15 **parking spaces** for each **dwelling unit**; and
  - (iv) for all non-residential uses:
    - (a) a minimum of 1.0 parking spaces for each 100 square metres of **gross floor area**; and

- (b) a maximum of 4.0 parking spaces for each 100 square metres of **gross floor area**;
  
- (J) required **parking spaces** for residential visitors and non-residential uses as set out in sub-section (J) above may be shared;
  
- (K) despite regulation 230.5.1.10(7), no shower and change facilities will be required in association with “long-term” **bicycle parking spaces** for the existing non-residential building on the **lot**, identified as Building ‘C’ on Diagram 3 attached to and forming part of this By-law.
  
- (L) despite regulations 220.5.1.10 (3), (4) and (5), the following **loading space** requirements apply for non-residential uses on the **lot**:
  - (i) two Type “B” **loading spaces** and one Type “A” **loading space** are required for the non-residential uses within the building identified as Building ‘B’ on Diagram 3 attached to and forming part of this By-law; and
  - (ii) no **loading spaces** are required for the existing non-residential building identified as Building ‘C’ on Diagram 3 attached to and forming part of this By-law.
  
- (M) none of the provisions of this Exception or By-law 569-2013 will apply to prevent the erection or use of a temporary a **sales office** or temporary construction office on the **lot**;
  
- (N) despite any existing or future severance, partition or division of the lands shown as CR(XXXX) on Diagram 2 attached to and forming part of this By-law, the provisions of this Exception and By-law 569-2013 shall apply to the whole of the lands as one lot as if no severance, partition or division had occurred.

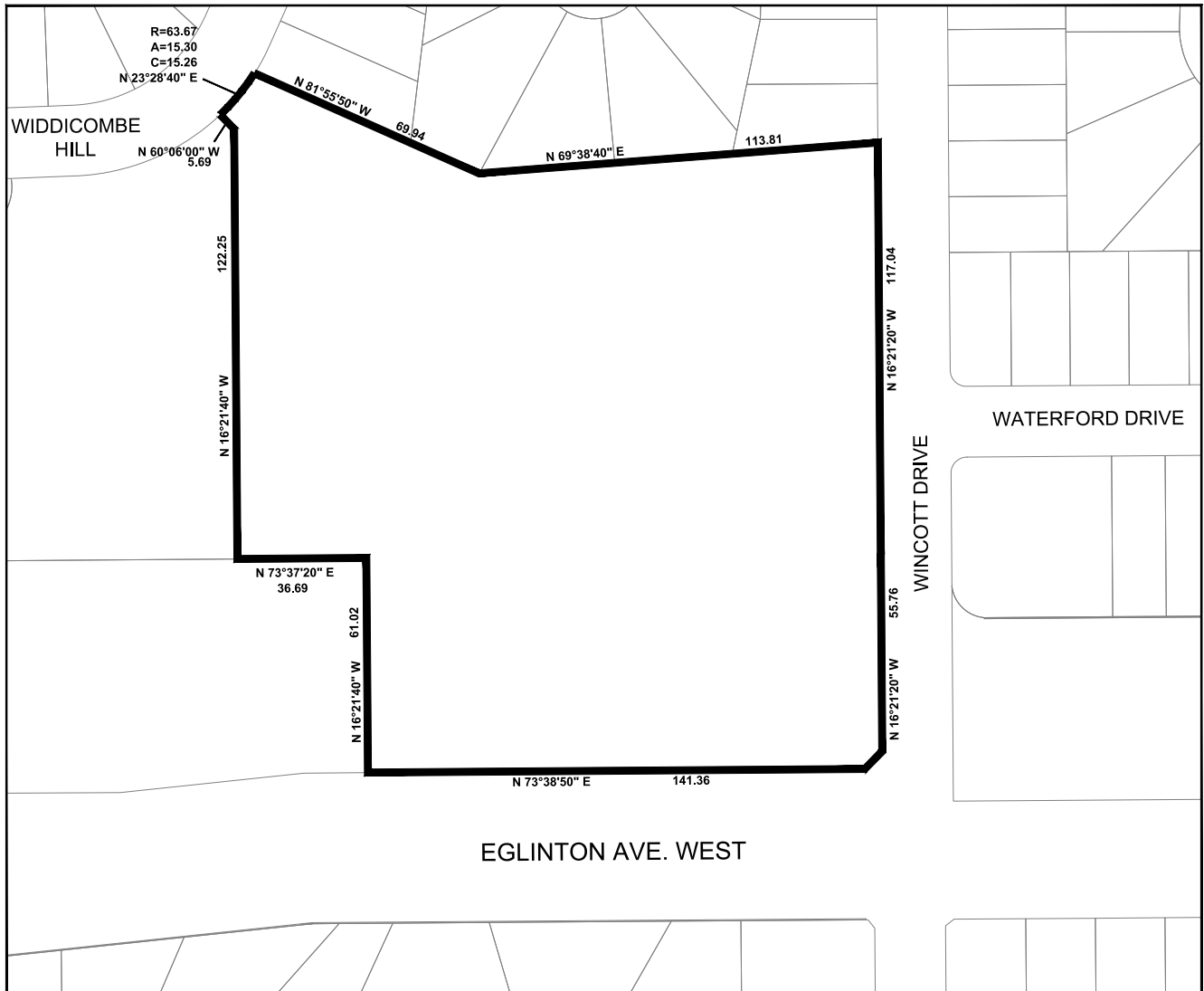
Prevailing By-laws and Prevailing Sections: (None Apply)

ENACTED AND PASSED this \_\_\_\_ day of \_\_\_\_\_, 2019.

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

