

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

Draft Zoning By-law Amendment (March 20, 2019)

CITY OF TORONTO

BY-LAW No. XXX-2019

To amend Chapters 304, 320, 323 and 324 of the Etobicoke Zoning Code, as amended, with respect to lands municipally known 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. That the zoning map referred to in Section 320-5, Article II of the Etobicoke Zoning Code and referred to in Section 323-1, be and the same, is amended to include the lands outlined in heavy black line and identified as 4620 Eglinton Avenue West on Schedule 'A' attached hereto and to classify these lands Sixth Density Residential (R6).
2. That the zoning map referred to in Section 320-5, Article II of the Etobicoke Zoning Code and referred to in Section 323-1, be and the same, is further amended by changing the classification of the lands shown as outlined by heavy black line and identified as 250 Wincott Drive on Schedule 'A' attached hereto from Planned Commercial Local (CPL) to Sixth Density Residential (R6).
3. Notwithstanding the provisions of 320-18B, 320-18C, 320-19, 320-23, 320-39, 320-40, 320-41, 320-42, 320-44, 320-45, 320-52, 320-76 and 320-77 of the Etobicoke Zoning Code the following development standards shall apply to the collective lands outlined in heavy black line as shown on Schedule 'A' attached hereto (hereinafter referred to as the "lot").
4. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
5. Definitions

The provisions of Section 304-3 Definitions of the Zoning Code shall apply unless inconsistent with the provisions of this By-law. For the purposes of this By-law the

following definitions shall apply:

“Bicycle Parking Space” means an area used for parking or storing a bicycle; A long-term Bicycle Parking Space means a Bicycle Parking Space for use by the occupants of a building, and a short-term Bicycle Parking Space means a Bicycle Parking Space for use by visitors to a building. A stacked Bicycle Parking Space means a horizontal bicycle parking space that is positioned above or below another Bicycle Parking Space and equipped with a mechanical device providing floor level access to both Bicycle Parking Spaces;

“Established Grade” shall be defined as 162.0 metres Canadian Geodetic Datum;

“Gross Floor Area” means the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level. The Gross Floor Area of a mixed-use building is reduced by the area in the building used for:

- a) parking, loading and bicycle parking below-ground;
- b) required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
- c) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- d) shower and change facilities required by this By-law for required bicycle parking spaces;
- e) amenity space required by this By-law
- f) elevator shafts;
- g) garbage shafts;
- h) mechanical penthouse; and
- i) exit stairwells in the building.

“Height” means the vertical distance between Established Grade and the highest point of the building or structure except for those elements prescribed in Section 8 below;

“Loading Space” means an area used for the loading or unloading of goods or commodities from a vehicle;

“Mixed Use Building” means a building with dwelling units and a non-residential use. An apartment building is not a mixed use building;

“Residential Amenity Space” means a common area or areas within a lot which are provided for the exclusive use of residents of a building for recreational or social purposes;

6. Permitted Uses

No building or structure shall be erected or used on the lot, except for the following uses:

- a) Mixed Use Building;
- b) The uses permitted under CPL (Local Planned Commercial);
- c) Animal Hospital;
- d) Accessory uses and buildings;
- e) Parking areas and driveways; and,
- f) Temporary Sales Office.

7. Gross Floor Area

- a) The maximum Gross Floor Area permitted on the lot shall be 79,000 square metres, of which a maximum of 65,000 square metres shall be residential Gross Floor Area and a maximum of 14,000 square metres shall be non-residential Gross Floor Area.

8. Building Height

- a) The maximum building heights to be permitted on the lot shall be shown on Schedule ‘B’ attached hereto, except for those elements prescribed below:
 - (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 up to a maximum of 3.0 metres above the maximum height limit shown on Schedule ‘B’ of this By-law; 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 to a maximum of 6.5 metres above the maximum height limit shown on Schedule ‘B’ of this By-law;

9. Setbacks/Building Envelope

- a) No building or structure within the lot shall be located other than within the building envelope shown on Schedule 'B' attached herein, except for those elements prescribed below:
 - (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 extend a maximum distance of 2.0 metres beyond the heavy lines shown on Schedule 'B' of this By-law;
 - (ii) Canopies, awnings, signage or similar structures may project a maximum distance may extend a maximum distance of 3.0 metres beyond the heavy lines shown on Schedule 'B' of this By-law;
 - (iii) Cladding may project a maximum distance of 0.25 metres beyond the heavy lines shown on Schedule 'B' of this By-law;

10. Amenity Space

- a) Amenity Space shall be provided and maintained for the residential uses on the lot, in accordance with the following:
 - (i) A minimum of 2.0 square metres per dwelling unit of Amenity Space located indoors; and
 - (ii) A minimum of 1.9 square metres per dwelling unit of Amenity Space located outdoors.

11. Vehicle Parking

- a) Vehicle parking spaces shall be provided at 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;

b) Parking spaces for residential visitors and non-residential uses may be shared.

12. Bicycle Parking Spaces

- a) Bicycle Parking Spaces shall be provided and maintained on the lot in horizontal, vertical or stacked spaces, in accordance with the following:
 - (i) Minimum 0.68 “long term” Bicycle Parking Spaces per dwelling unit for residential bicycle parking and may be located at, below or above-grade in a secured room;
 - (ii) Minimum 0.07 “short term” Bicycle Parking Spaces per dwelling unit for residential visitor bicycle parking to be located at grade;
 - (iii) Minimum 0.13 “long-term” Bicycle Parking Spaces per 100 square metres for non-residential uses; and
 - (iv) Minimum 3 “short-term” Bicycle Parking Spaces plus 0.25 spaces per 100 square metres for non-residential uses.
- b) A Bicycle Parking Space must comply with the following:
 - (i) The minimum dimensions of a Bicycle Parking Space is a minimum length of 1.8 metres, a minimum width of 0.6 metres, and a minimum vertical clearance from the ground of 1.9 metres.
 - (ii) The minimum dimensions of a Bicycle Parking Spaces if placed in a vertical position on a wall, structure or mechanical device is a minimum length or vertical clearance of 1.9 metres, a minimum width of 0.6 metres, and a minimum horizontal clearance from the wall of 1.2 metres.
 - (iii) A stacked Bicycle Parking Space shall have a minimum vertical clearance of 1.2 metres for each Bicycle Parking Spaces, a minimum width of 0.6 metres, and a minimum length of 1.8 metres.

13. Loading

a) Loading Spaces shall be provided as follows:

- (i) For residential uses: a minimum of 3 Loading Spaces, which must have a minimum length of 13.0 metres, a minimum width of 4.0 metres, and a minimum vertical clearance of 6.1 metres;
- (ii) For non-residential uses:
 - (a) a minimum of 2 Loading Spaces, which must have a minimum length of 11.0 metres, a minimum width of 3.5 metres, and a minimum vertical clearance of 4.0 metres; and
 - (b) 1 Loading Space, which must have a minimum length of 17.0 metres, a minimum width of 3.5 metres, and a minimum vertical clearance of 4.4 metres.

14. Notwithstanding any severance, partition or division of the lot, the provisions of this By-law shall apply to the whole of the lot as if no severance, partition or division occurred.

15. Chapter 324, Site Specifics, of the Etobicoke Zoning Code is hereby amended to include reference to this By-law by adding the following to Section 324-1, Table of Site Specific By-laws.

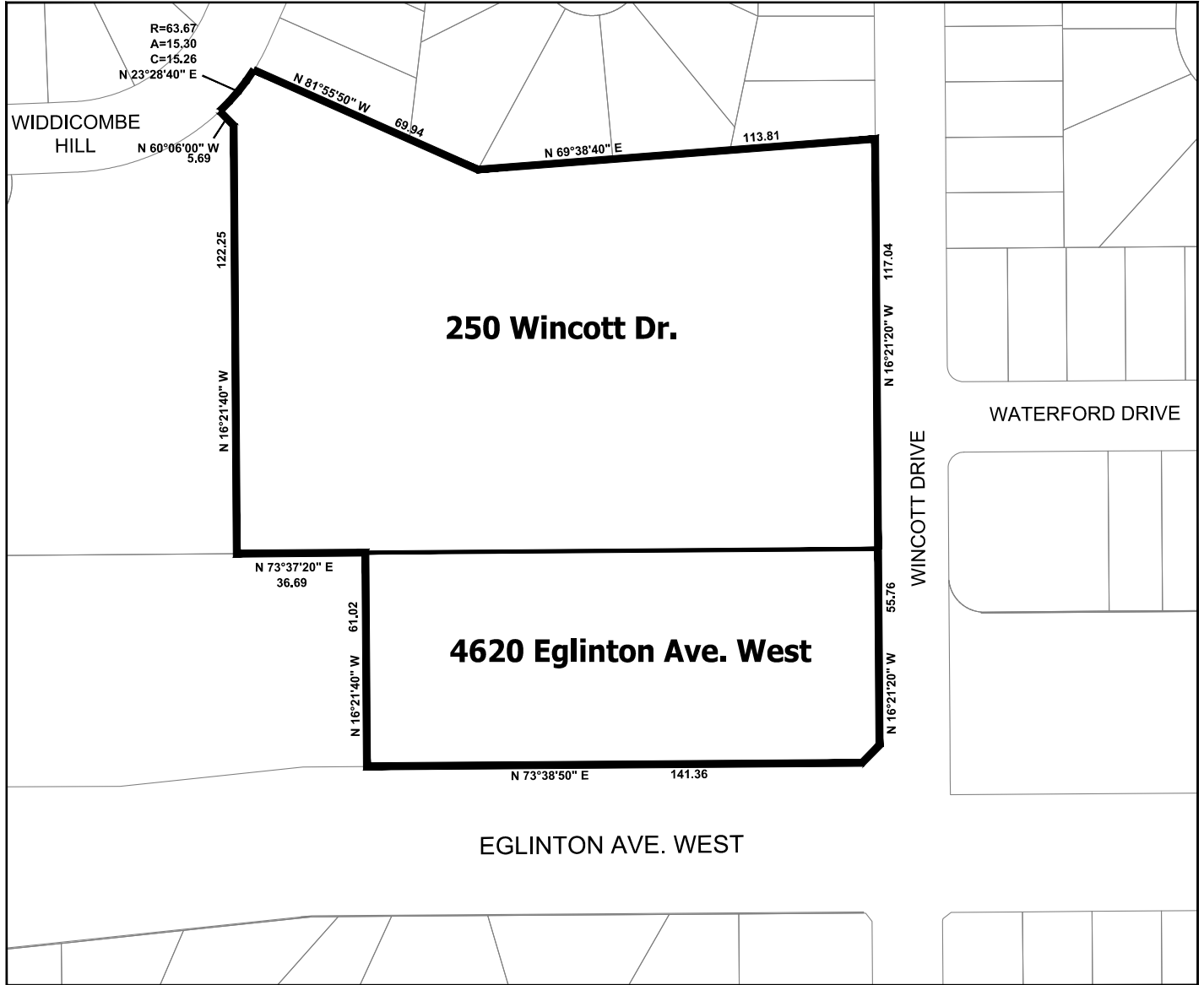
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
XXX-2018	Lands municipally known as 4620 Eglinton Avenue West and 250 Wincott Drive	To amend the Zoning Code to permit the development of 2 Mixed-Use Buildings and the retention/expansion of the existing commercial plaza with site specific standards.

ENACTED AND PASSED this ~ day of ~, A.D. 2019.

JOHN TORY,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



250 Wincott Dr. & 4620 Eglinton Ave. West

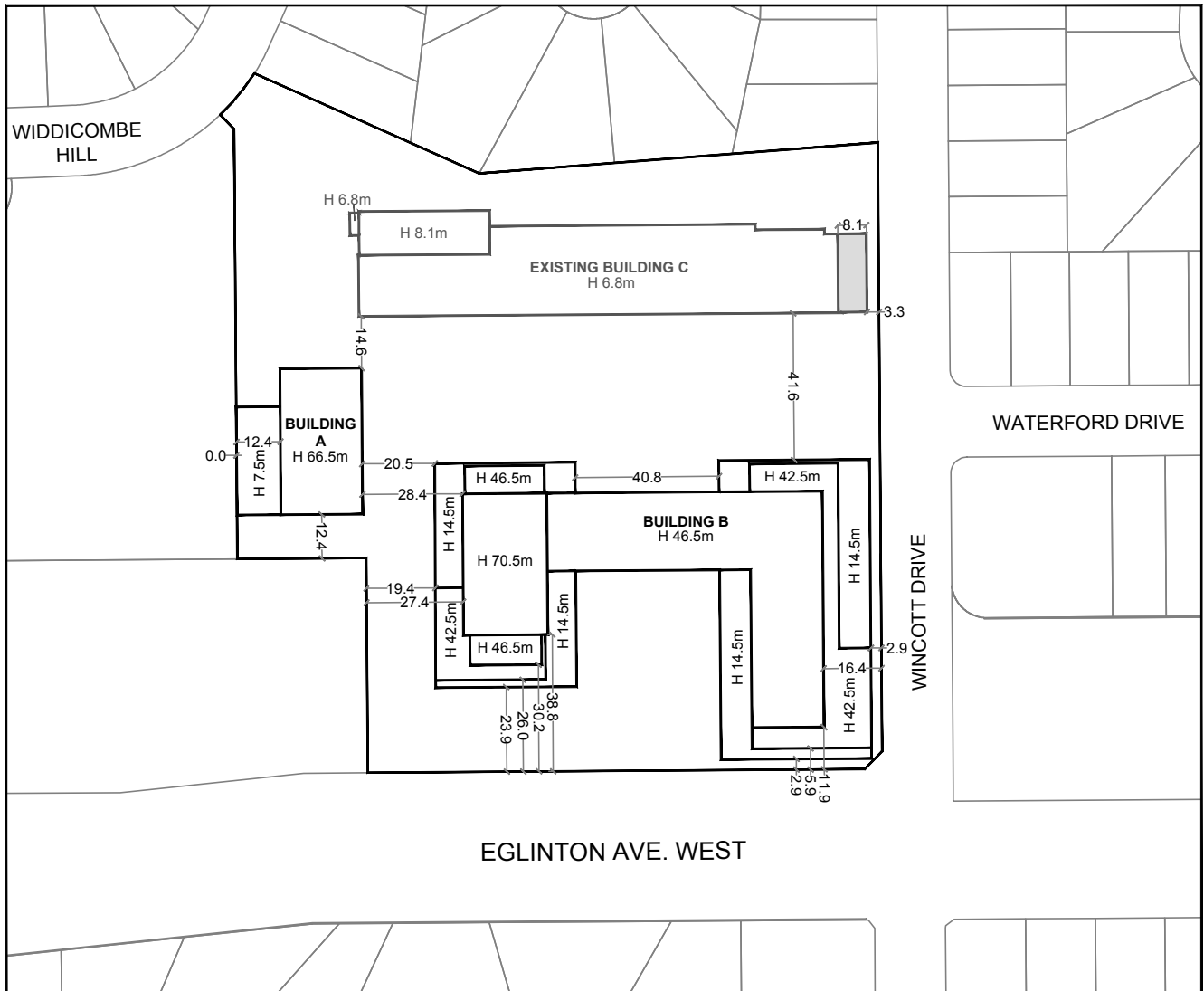
Schedule A

File # _____

All dimensions are in metres



Not to Scale



250 Wincott Dr. & 4620 Eglinton Ave. West

Schedule B

File # _____

All dimensions are in metres

 Proposed addition to Existing Building C



Not to Scale