

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto Council on ~, and Etobicoke York Community Council Item ~, as adopted by City of Toronto Council on ~

CITY OF TORONTO
BY-LAW NO. XXX-202X [City Clerk to provide By-law No.]

To amend the former City of Etobicoke Zoning Code as amended by By-law No. 1088-2002, with respect to the lands municipally known as 56, 58 and 60 Fieldway Road.

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the *Planning Act*, R.S.O.1190, 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:

1. The lands subject to this By-law are outlined by heavy black lines on **Schedule A** attached hereto.
2. The Zoning Map referred to in Section 320-5, Article II of the Zoning Code, originally attached to the township of Etobicoke By-law No. 11,737, as amended by Schedule “B” of By-law No. 1088-2002, is hereby amended by changing the zone classification of the lands outlined in heavy lines in **Schedule A** annexed hereto from Industrial – Class 1 (I.C1) to Etobicoke Centre 2 (EC2) and Open Space (OS).
3. Schedule “C” (Maximum Floor Space Index) of By-law 1088-2002, as amended, is hereby amended by replacing the number “2.0” applying to the lands outlined in heavy lines in **Schedule A** annexed hereto with the number “5.4”, as shown on **Schedule B** annexed hereto.
4. Schedule “D” (Maximum Height in Metres) of By-law 1088-2002, as amended, is hereby amended by replacing the number “15” applying to the lands outlined in heavy lines in **Schedule A** annexed hereto with the maximum heights as outlined in **Schedule C** annexed hereto.
5. Notwithstanding the provisions of the Etobicoke Zoning Code and By-law No. 1088-2002, the following provisions shall also apply to the lands outlined in heavy lines in **Schedule A** annexed hereto. Where the provisions of this By-law No. [City Clerk to provide By-law No.] conflict with the provisions of the Etobicoke Zoning Code or By-law No. 1088-2002, the provisions of this By-law No. [City Clerk to provide By-law No.] shall apply.
6. For the purpose of this By-law [City Clerk to provide By-law No.], definitions shall have the same meaning as they have for the purpose of Section 304-3 of the Etobicoke Zoning Code and By-law No. 1088-2002, as amended, except herein provided:

- (a) “*Apartment Building*” means a residential building or part thereof containing at least five dwelling units, each unit having access only by an interior corridor system.
- (b) “*Bicycle Parking Space*” means an area used for parking or storing a bicycle.
- (c) “*Building Envelope*” means the building area permitted within the setbacks established in this By-law [City Clerk to provide By-law No.], as shown on **Schedule C**, attached hereto.
- (d) “*Car Share Parking Space*” means a parking space used exclusively for the parking of a motor vehicle available for short term rental, including an option for hourly rental.
- (e) “*Electric Vehicle*” means a battery electric vehicle that runs on a battery and an electric drive train, or plug-in hybrid electric vehicle that runs on a battery and an electric drivetrain, and also uses an internal combustion engine.
- (f) “*Established Grade*” means 120.93 metres in Canadian Geodetic Datum.
- (g) “*Floor Plate Area*” means the gross horizontal floor area of a single floor, measured from the exterior walls of a building or structure but excluding balconies.
- (h) “*Height*” means the vertical distance between Established Grade and the highest point of the roof surface of the building, but shall exclude mechanical equipment, mechanical penthouses, telecommunications equipment, lightning rods, window washing equipment, landscape or green roof elements, solar energy equipment, decorative features, parapets, stairs and stair enclosures, outdoor flooring and roofing assembly elements, provided the maximum height of the top of such elements is no higher than 7.0 metres above the highest point of the roof surface on the building.
- (i) “*Indoor Amenity Space*” means a common indoor area within the building which is provided for the exclusive use of residents for recreational or social purposes, and may include a guest suite.
- (j) “*Lot*” shall mean the parcels of land outlined by heavy lines in **Schedule A**, attached hereto.
- (k) “*Minor Projections*” means building elements which may project from the main wall of the building outside of the required *Building Envelopes* and into required setbacks, including: acoustical barriers, architectural features, awnings, balustrades, balconies, bay windows, bollards, cabanas, canopies, chimney stacks, cornices, doors, emergency generators, elevator overrun, exhaust flues, exterior stairs, exterior stairs coverings or enclosures, fences, garbage chutes, guard rails, landscape features, lighting fixtures, mechanical elements, ornamental elements, partitions dividing outdoor recreation areas, planters, platforms, porches, privacy screens, railings, ramps to an underground garage, retaining walls, roof eaves, skylights, structural elements to support outdoor living areas, terraces, trellises, vestibules, vents, ventilating

equipment, wheelchair and covered ramps, wind mitigation features, window sills and window washing equipment.

- (l) “*Mixed-Use Building*” mean a building with some combination of dwelling units and non- residential use(s).
- (m) “*Outdoor Amenity Space*” shall mean outdoor space on the *Lot* that is communal and available for use by the residents of a building on the *Lot* for recreational or social activities.
- (n) “*Stacked Bicycle Parking*” shall mean 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*.
- (o) “*Temporary Sales Office*” shall mean a building, structure, facility or trailer on the *Lot*, used for the purpose of the sale of dwelling units.

7. Permitted Uses

In addition to the permitted uses of the EC2 Zone in By-law No.1088-2002, the following uses shall be permitted:

- (a) *Apartment Building*;
- (b) *Mixed-use Building*;
- (c) Senior Citizen Retirement Home Facility;
- (d) *Temporary Sales Office* for the purpose of marketing and sales of units related to the mixed-use development and such *Temporary Sales Office* shall be exempt from all development standards listed in this By-law and Zoning Code.

8. Minimum/ Maximum Density

- (a) Despite Section 4 of By-law No. 1088-2002, for the purposes of this By-law No. [City Clerk to provide By-law No.], the maximum total gross floor area permitted on the *Lot* shall be 92,000 square metres.
- (b) Despite Section 4 of By-law No. 1088-2002, for the purposes of this By-law No. [City Clerk to provide By-law No.], the maximum total Floor Space Index (FSI) permitted on the *Lot* shall be 5.4 times the area of the *Lot*.

9. Building Heights

- (a) Despite Section 5 of By-law No. 1088-2002, the maximum *Height* to be permitted on the *Lot* shall be shown following the letter H on **Schedule C**, annexed to this By-law [City Clerk to provide By-law No.].

10. Building Envelopes

- (a) With the exception of *Minor Projections*, no portion of a building or structure within the *Lot* shall be located other than within the *Building Envelope(s)* as shown on **Schedule C**, annexed to this By-law [City Clerk to provide By-law No.].
- (b) Despite Section 6 of By-law No. 1088-2002, the required minimum building setbacks on the *Lot* are as shown on **Schedule C**, annexed to this By-law [City Clerk to provide By-law No.].
- (c) Despite Section 6 (i) of By-law No. 1088-2002, there shall be no Build-to Area requirement.
- (d) Despite Section 6 (iii) and notwithstanding any of the required setbacks, stepbacks, and *Floor Plate Area* restrictions, *Minor Projections* may project beyond the boundaries of the *Building Envelope(s)* and into the required building setbacks and stepbacks.

11. Area Requirements

- (a) Despite Section 7 (i) of By-law No. 1088-2002, there shall be no maximum or maximum lot frontage requirements.
- (b) Despite Section 7 (iii) of By-law No. 1088-2002, a minimum requirement of 2.0 square metres per dwelling unit of *Indoor Amenity Space* shall be provided, and a minimum of 1.7 square metres per dwelling unit of *Outdoor Amenity Space* shall be provided.

12. Parking and Loading Requirements

- (a) Despite Sections 8 (i) and (ii) of By-law 1088-2002, resident parking spaces shall be provided in accordance with the following:
 - i. A minimum of 0.40 parking spaces per dwelling unit;
- (b) Despite Sections 8 (i) and (ii) of By-law 1088-2002, parking spaces for all other uses, including resident visitor parking, shall be provided in accordance with the following:
 - i. For each morning (AM), afternoon (PM) and evening (EVE) parking periods identified in the table below, the minimum number of parking spaces required for each use is calculated using the respective minimum parking rate and parking occupancy rate, with the minimum number of parking spaces required for each parking period equaling the total of the parking spaces required for all uses during that parking period.

| Use | Minimum Parking Rate | Parking Occupancy Rate (Sharing Provisions) | | |
|----------------------------------|---|---|------|------|
| | | AM | PM | EVE |
| Residential Visitors | 0.1 spaces per dwelling unit | 10% | 35% | 100% |
| Daycare | 0.4 spaces per 100 sq. metres of gross floor area | 100% | 100% | 50% |
| Office and Other Non-Residential | 1.0 spaces per 100 sq. metres of gross floor area | 100% | 60% | 0% |

- ii. Residential visitor parking spaces per dwelling unit may be shared with and provided on a non-exclusive basis with non-residential uses.
- (c) Despite Section 12 (a) of this By-law No. [City Clerk to provide By-law No.], for each *Car Share Parking Space* on the *Lot*, the minimum required residential parking spaces shall be reduced by 4 parking spaces, up to a maximum of 1 *Car Share Parking Space* per 60 dwelling units.
- (d) If the calculation of the minimum number of parking spaces required by this By-law [City Clerk to provide By-law No.] results in a number with a fraction, the number of required parking spaces shall be rounded down to the nearest whole number, but there may not be less than one parking space.
- (e) Equipment for the charging of *Electric Vehicles* shall be permitted to be located within a parking space.
- (f) Parking spaces stalls used for pick-up and drop-off purposes may be located between the main front wall of a building and the street.
- (g) Parking spaces shall have the following dimensions:
- i. Length of 5.6 metres;
 - ii. Width of 2.6 metres; and
 - iii. Vertical clearance of 2.0 metres;
- (h) Accessible parking spaces must have the following minimum dimensions:
- i. Length of 5.6 metres;
 - ii. Width of 3.4 metres; and
 - iii. Vertical clearance of 2.0 metres;
 - iv. The entire length of an accessible parking space must be adjacent to a minimum 1.5-metre wide accessible barrier free aisle or path;
- (i) Despite Section 8 (iii) of By-law No. 1088-2002, *Bicycle Parking Space* shall be provided in accordance with the following minimum requirements:
- i. A minimum of 0.07 short-term *Bicycle Parking Space* per dwelling unit;
 - ii. A minimum of 0.73 long-term *Bicycle Parking Space* per dwelling unit;

- iii. A minimum of 0.25 short-term *Bicycle Parking Space* per 100 square metres of non-residential gross floor area.
 - iv. A minimum of 2 long-term *Bicycle Parking Space* plus 0.13 long-term *Bicycle Parking Space* per 100 square metres of non-residential gross floor area.
 - v. Notwithstanding the foregoing, if the total gross floor area for all such non-residential uses is 2,000 square metres or less, then no *Bicycle Parking Spaces* are required to be supplied for such non-residential uses.
- (j) *Stacked Bicycle Parking* may be provided to accommodate the required *Bicycle Parking Spaces*.
- (k) If *Stacked Bicycle Parking* is provided, the minimum vertical clearance for each *Stacked Bicycle Parking Space* is 1.2 metres.
- (l) If the calculation of the minimum number of *Bicycle Parking Spaces* required by this By-law [City Clerk to provide By-law No.] results in a fraction, the number of required *Bicycle Parking Spaces* shall be rounded up to the nearest whole number.
- (m) Despite Section 8 (vii) of By-law No. 1088-2002, a minimum of three (3) Type ‘G’ loading spaces are to be provided in accordance with the following dimensions:
- i. a minimum length of 13.0 metres;
 - ii. a minimum width of 4.0 metres; and
 - iii. a minimum vertical clearance of 6.1 metres.
13. Despite any existing or future severances, partition, or division of the lands shown on **Schedule A** By-law [Clerks to provide By-law No.] the provisions of this By-law will apply as if no severance, partition, or division occurred.
14. Nothing in this By-law [Clerks to provide By-law No.] shall apply to prevent the phased construction of the development provided that the minimum requirements of the By-law are complied with upon full development.
15. Chapter 324, Site Specifics, of the Zoning Code is 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 |
|--|------------------------------------|---|
| xxxx-202X _____, 202X | 56, 58 and 60 Fieldway Road | To rezone the <i>Lot</i> from Class 1-Industrial (IC1) to Etobicoke Centre (EC2) and to amend the provisions By- law 1088-2002 and provide site-specific development standards to permit a mixed- use residential development on the <i>Lot</i> . |

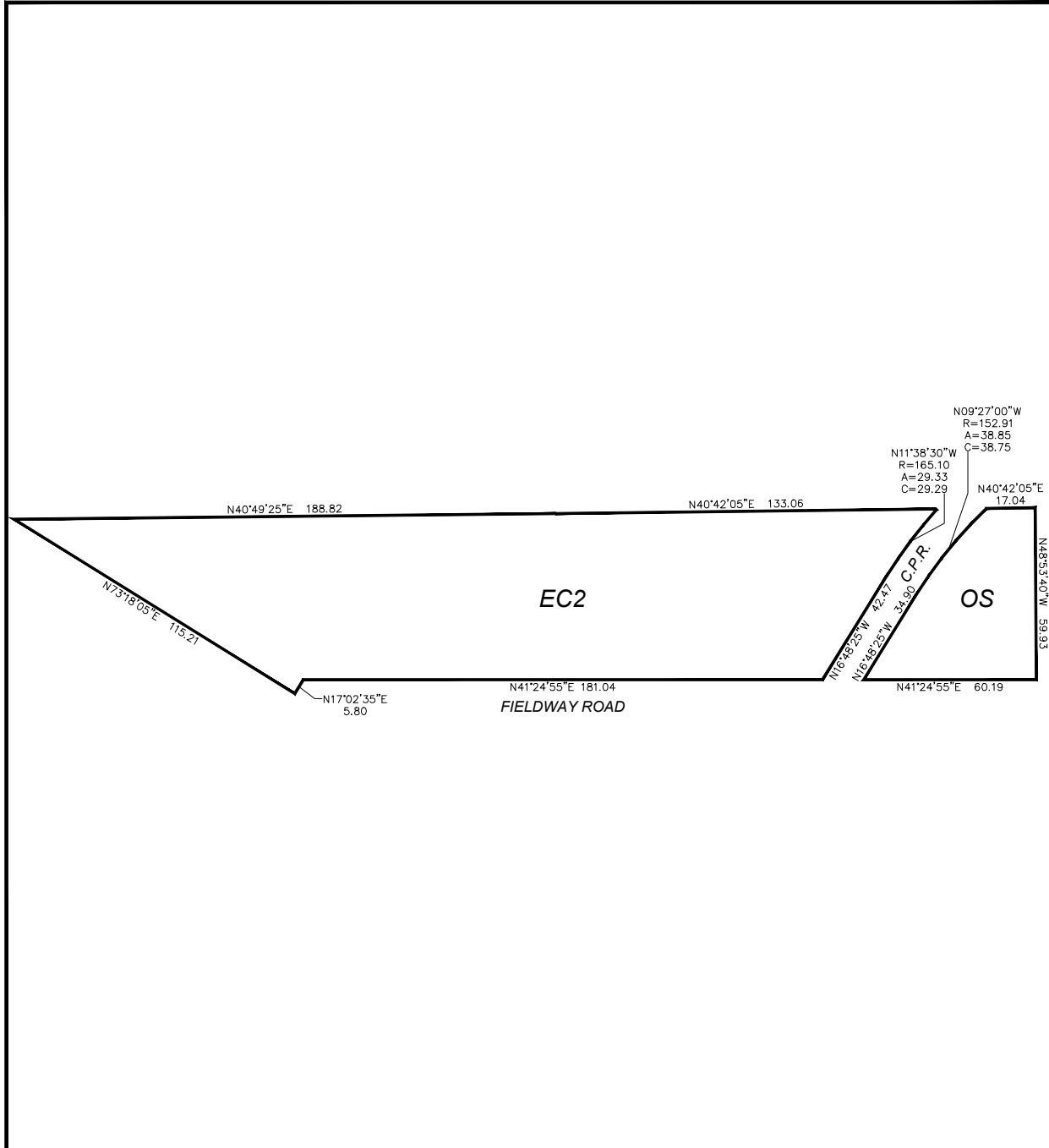
Frances Nunziata,
Speaker
(Seal of the City)

Uli S. Watkiss
City Clerk

DRAFT



Schedule 'A' BY-LAW

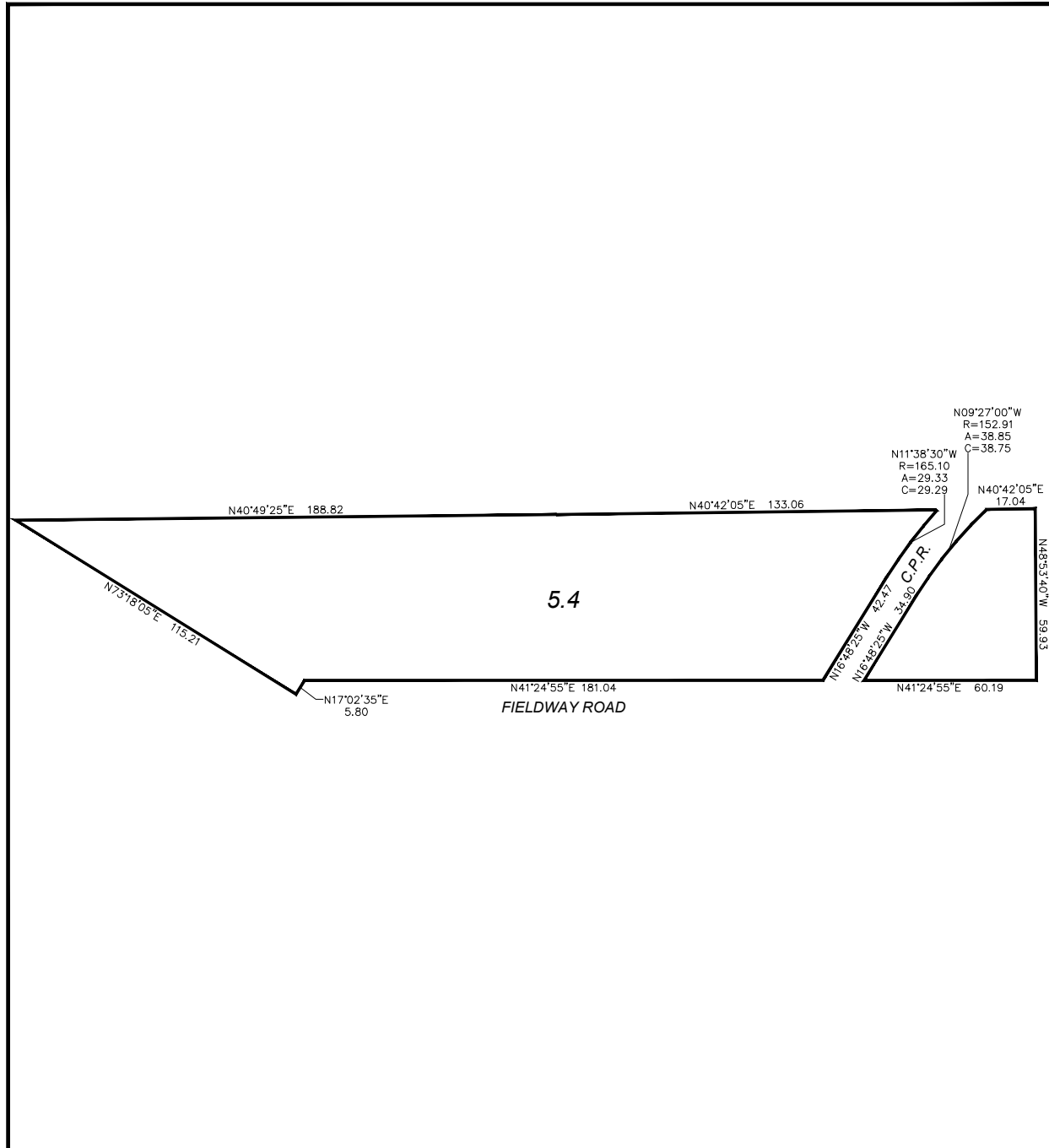


**PART OF LOT 15, FIRST MERIDIAN CONCESSION
CITY OF TORONTO (FORMERLY CITY OF ETOBICOKE)
56-60 FIELDWAY ROAD**

| | | | | |
|--------------------|-----------------|------------|--|--|
| Applicant's Name : | | | | |
| Assessment Map : | Zoning Code Map | | | |
| File No. | Drawing No. | Drawn By : | | |



Schedule 'B' BY-LAW

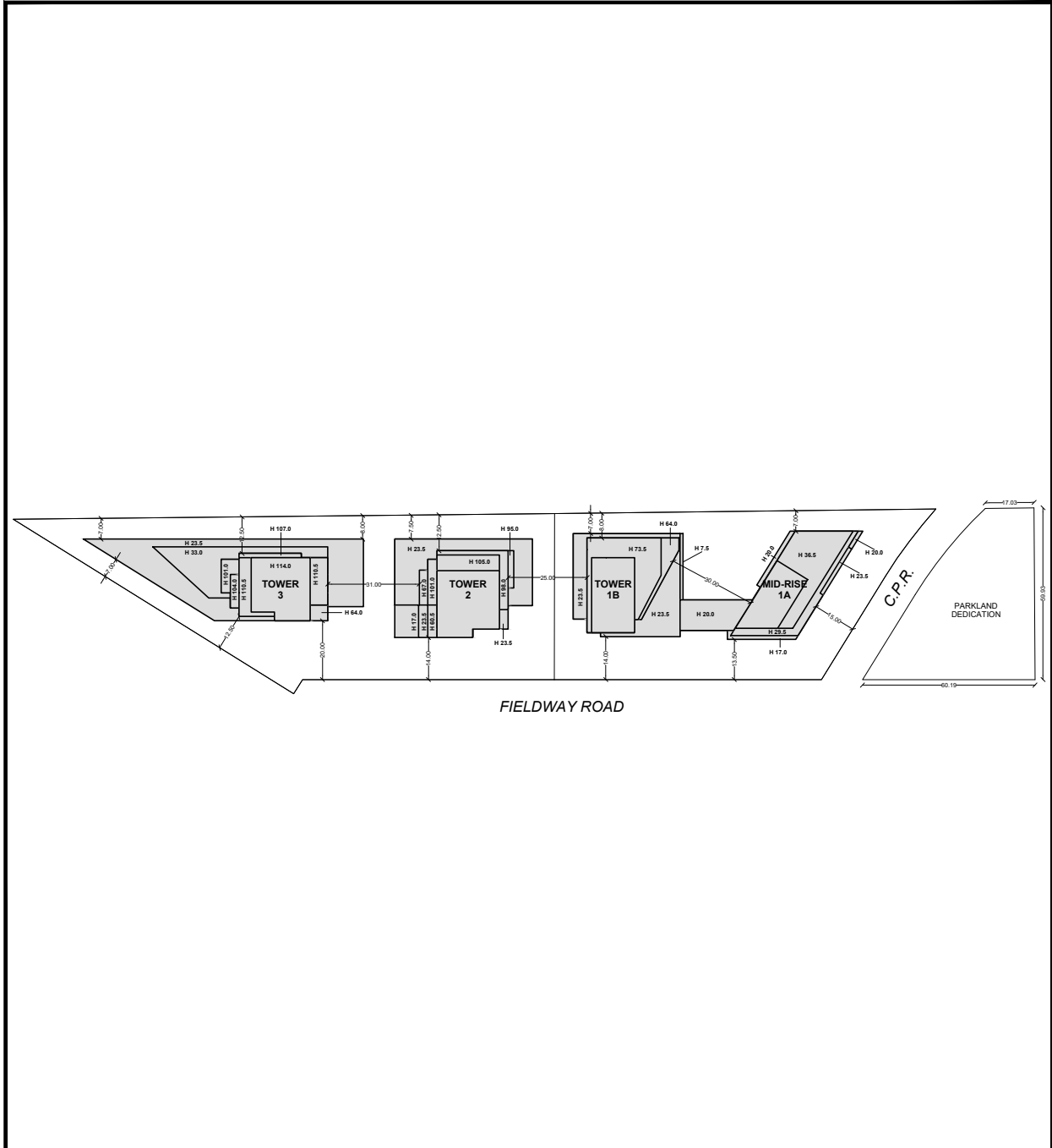


**PART OF LOT 15, FIRST MERIDIAN CONCESSION
CITY OF TORONTO (FORMERLY CITY OF ETOBICOKE)
56-60 FIELDWAY ROAD**

| | | | | |
|--------------------|-----------------|------------|--|--|
| Applicant's Name : | | | | |
| Assessment Map : | Zoning Code Map | | | |
| File No. | Drawing No. | Drawn By : | | |



Schedule 'C' BY-LAW



**PART OF LOT 15, FIRST MERIDIAN CONCESSION
CITY OF TORONTO (FORMERLY CITY OF ETOBICOKE)
56-60 FIELDWAY ROAD**

| | | | | |
|--------------------|-----------------|------------|--|--|
| Applicant's Name : | | | | |
| Assessment Map : | Zoning Code Map | | | |
| File No. | Drawing No. | Drawn By : | | |