

Authority: Etobicoke York Community Council Report 5, Clause 7a,
as adopted by City of Toronto Council on July 25, 26 and 27, 2006
Enacted by Council: September 27, 2006

CITY OF TORONTO

BY-LAW No. 963-2006

To amend Chapters 320 and 324 of the former City of Etobicoke Zoning Code, as amended, and By-law No. 1088-2002, with respect to lands municipally known as 2 Fieldway Road.

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 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 HEREBY ENACTS as follows:

1. That 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 By-law No. 1088-2002, be and the same is hereby amended by changing the classification of the lands located in the former Township of Etobicoke as described in Schedule 'A' annexed here to from Class 1 Industrial (I.C1) to Etobicoke Centre 2 (EC2), provided that the following provisions shall apply to the development of the EC2 lands identified in Schedules 'A' and 'B' attached hereto.
2. Notwithstanding the provisions of the Etobicoke Zoning Code, or the provisions of By-law No. 1088-2002 (The Etobicoke Centre Zoning By-law), the following development standards shall now be applicable to the (EC2) lands described in Schedules 'A' and 'B' attached hereto:
 - A. Permitted Uses

Residential uses, which shall include an apartment building and townhouse dwelling units, and accessory uses such as day nurseries. A temporary sales office shall also be permitted.
 - B. Building Setbacks

The minimum building setbacks shall not be less than the measurements shown on Schedule 'B' attached hereto.

Parking structures, storage rooms, locker rooms and public amenity areas beneath the ground floor may have a zero (0) metre building setback.

Projections. Required building setbacks shall not be obstructed by any construction other than the following:

- (i) uncovered steps to grade, and minor projections as defined, extending a maximum of 1.5 metres from any exterior wall of a building provided they do not encroach onto abutting properties.
- (ii) open or enclosed balconies may have supporting decorative columns or piers projecting an additional 0.2 metres provided they do not encroach onto abutting properties
- (iii) open at grade landscape terraced areas and patios are permitted within any building setback contained in this By-law.
- (iv) covered or uncovered structures, stairs and ramps leading from the underground parking garage are permitted.

C. Density

- (i) The maximum Gross Floor Area (GFA) shall be 2.6 times the lot area.
- (ii) The maximum numbers of units permitted in Building A (the highrise portion of the development site) shall be 205 units.
- (iii) The maximum numbers of units permitted in Building B (the townhouse portion of the development site) shall be 14 units.

D. Lot Frontage

No minimum or maximum lot frontage is required.

E. Lot Coverage

No minimum or maximum lot coverage is required.

F. Building Heights

- (i) Building A (the highrise building portion of the development site) shall maintain a maximum building height of thirteen (13) storeys or 54 metres, excluding the mechanical penthouse.

For the purposes of this By-law, the loft units or 2 level units, shall be deemed to be one storey.

- (ii) Building B (the townhouse portion of the development site) shall maintain a maximum building height of three (3) storeys or 12 metres, excluding the rooftop terraces.

- (iii) The mechanical penthouse shall have a maximum height of six (6) metres.

G. Miscellaneous

- (1) Main building entrances shall abut and be directly accessible to the public street. For the purposes of this By-law, Fieldway Road shall be deemed to be the public street and/or frontage.
- (2) The development shall provide one and one half (1.5) square metres of indoor and/or outdoor residential amenity space, as defined, for each dwelling unit, and such space may be located at grade or above grade.

3. The following parking standards shall be applicable to the EC2 lands described on Schedules 'A' and 'B', attached hereto.

A. Vehicular Parking

Vehicular parking shall be provided on the basis of 1.08 parking spaces per unit, of which .08 parking spaces per unit are to be used for visitor parking.

Visitor parking may be provided on the surface or below grade in an underground parking garage.

B. Parking Spaces

Parking spaces shall have a minimum dimension of 5.7 metres in length by 2.6 metres in width.

C. Bicycle Parking

Two hundred and five (205) bicycle parking spaces shall be provided in the locker rooms provided for the apartment portion of the development.

4. For the purposes of the By-law, the following definitions shall apply:

'Minor projections' means minor building elements which may project from the main wall of the building into required yards, including but not limited to roof eaves, window sills, railings, cornices, guard rails, balustrades, porches, balconies, curtain wall(s), and bay windows.

'Height' shall mean the vertical distance between grade and the highest point of the roof surface of the building, but shall exclude mechanical equipment, mechanical penthouses, parapets, stairs and stair enclosures located on the roof of the building.

'Grade' shall mean the average elevation of the natural, unaltered elevation of the ground level at the intersection of the side lot lines and the minimum front yard setback.

‘Indoor Residential Amenity Space’ shall mean a multi-purpose room or contiguous multi-purpose rooms, at least one of which contains a kitchen and a washroom.

‘Gross Floor Area’ shall mean the same meaning as the Etobicoke Zoning Code definition contained in Section 304-3, except that the following areas shall also be excluded: mechanical floor area; indoor day nurseries/community facilities; and indoor amenity areas.

5. Notwithstanding the definition of “lot” in Section 304-3 of the Etobicoke Zoning Code, the standards of this By-law shall apply collectively to the EC2 lands identified in Schedules ‘A’ and ‘B’ attached hereto in their entirety and nothing in this By-law shall preclude the townhouse dwelling, row dwelling or group dwelling units from being divided into individual lots within the meaning of the *Planning Act*.
6. For the purposes of this By-law, townhouse dwelling units shall be defined as “multiple dwellings consisting of a series of attached dwelling units each having direct access from the outside, and shall include group dwellings and row dwellings”.
7. For the purposes of this By-law, the provisions of this By-law shall apply collectively notwithstanding the future subdivision of these lands.
8. Where the provisions of the Etobicoke Zoning Code and By-law No. 1088-2002 conflict with the provisions of this By-law, the provisions of this By-law shall prevail.
9. All provisions regarding fencing shall be subject to the City of Toronto Municipal Code Chapter 447, Fences.
10. Section 37 Agreement
 - 10.1 The following items are a list of public benefits to be secured by the Section 37 Agreement:
 - streetscape improvements, and
 - an access easement.
 - 10.2 Prior to the issuance of an above grade building permit, the Owner will be required to provide the City with a cash contribution of \$50,000.00, and an access easement to the satisfaction of the Director of Community Planning, Etobicoke York District.

- 11.** 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
963-2006 September 27, 2006	Lands known municipally as 2 Fieldway Road.	To rezone the lands from Class 1- Industrial (IC.1) to Etobicoke Centre 2 (EC2).

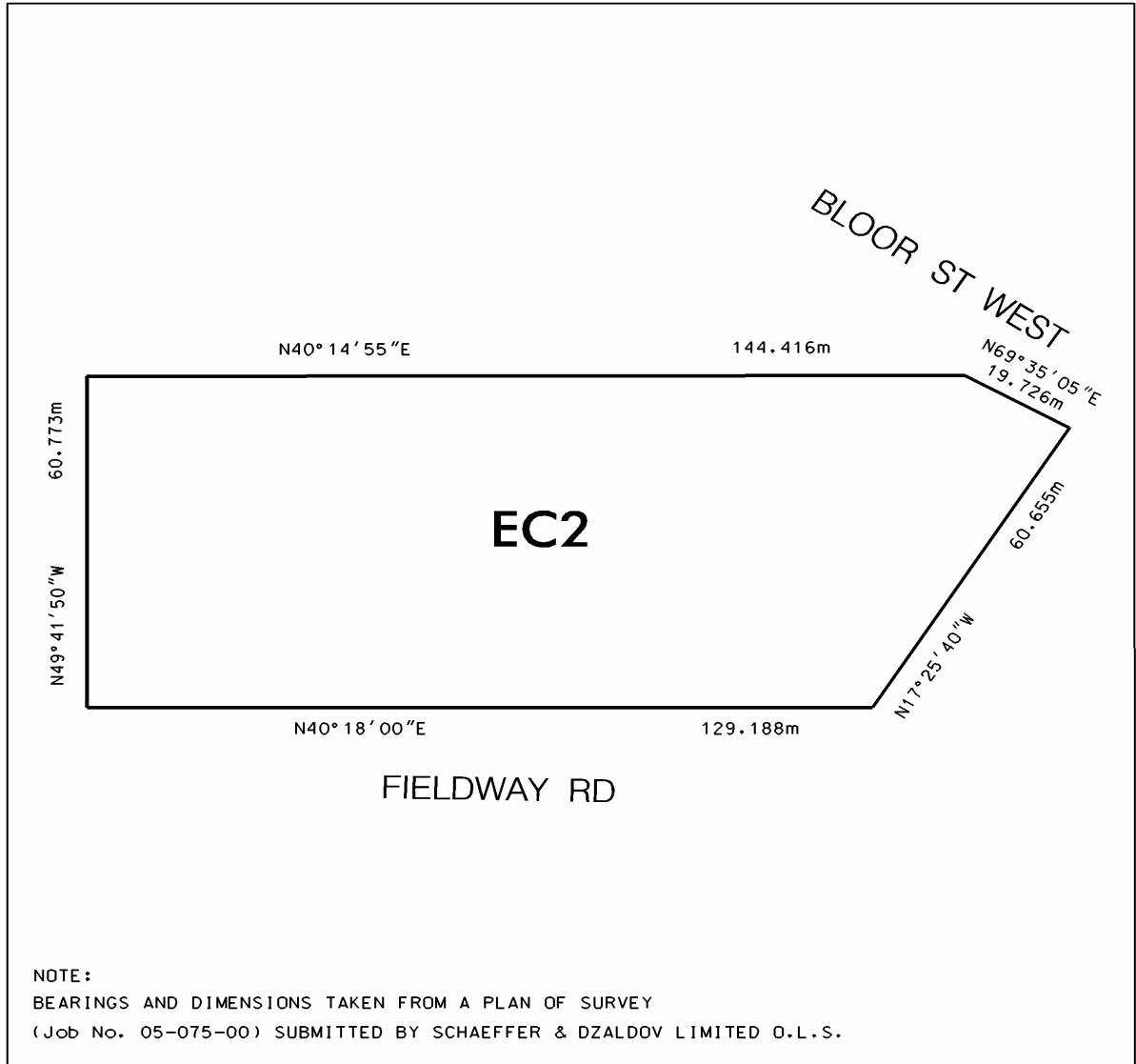
ENACTED AND PASSED this 27th day of September, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Toronto Schedule 'A' BY-LAW

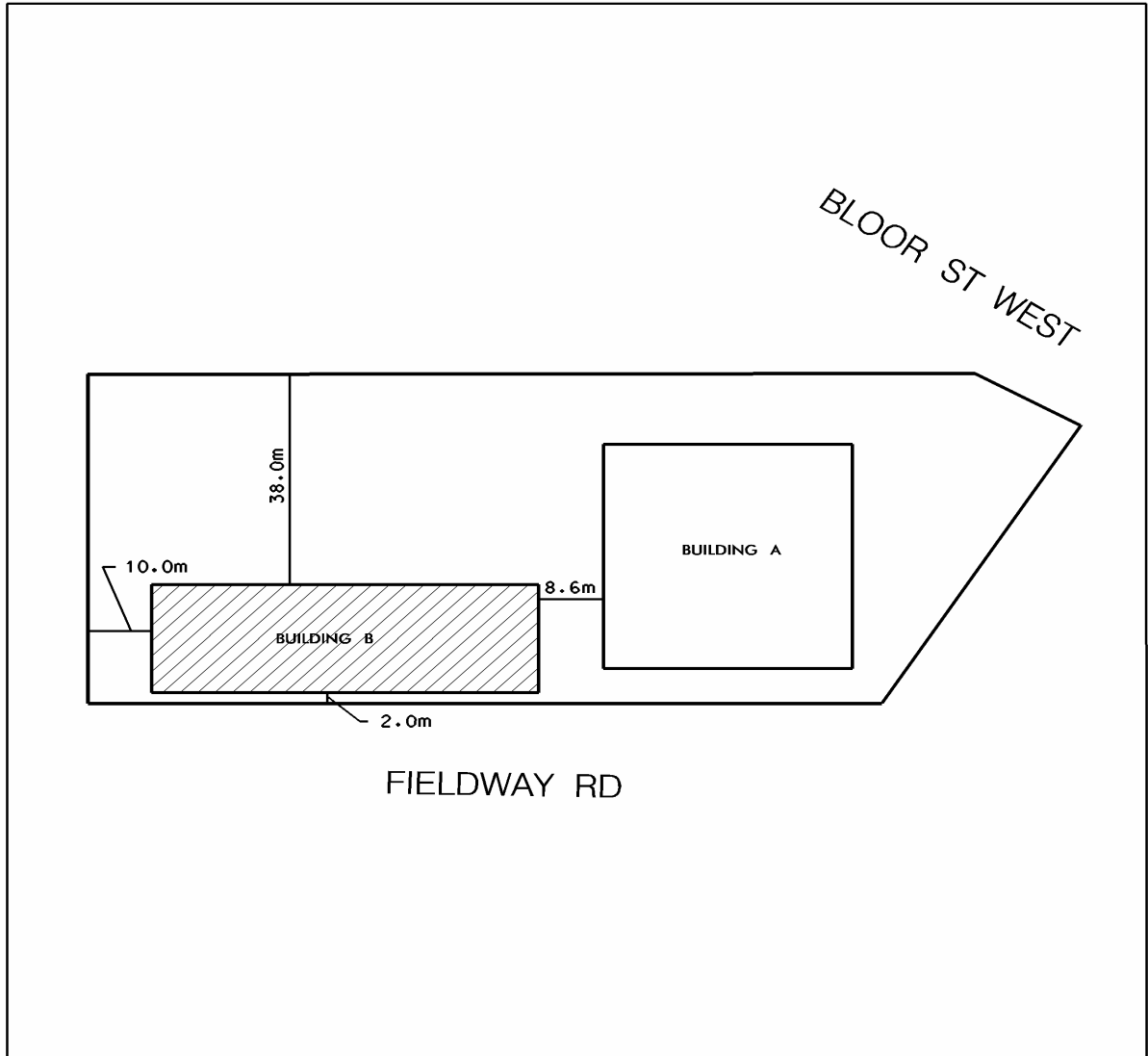


NOTE:
 BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY
 (Job No. 05-075-00) SUBMITTED BY SCHAEFFER & DZALDOV LIMITED O.L.S.

**LOTS 1 TO 11, BOTH INCLUSIVE
 REGISTERED PLAN 3859
 CITY OF TORONTO**

Applicant's Name:		CORNACCHIA PLANNING SERVICES INC.	
Assessment Map C12	Zoning Code Map/s C12N	scale:	
File No. 05_157798	Drawing No. 05_157798_DZ1		

Toronto Schedule 'B' BY-LAW



**LOTS 1 TO 11, BOTH INCLUSIVE
REGISTERED PLAN 3859
CITY OF TORONTO**

Applicant's Name:		CORNACCHIA PLANNING SERVICES INC.	
Assessment Map C12	Zoning Code Map/s C12N		scale:
File No. 05_157798	Drawing No. 05_157798_D22	Drawn By: K.P.	