

Attachment 5: Draft Zoning By-law Amendment to Former City of Etobicoke Zoning Code

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

CITY OF TORONTO

Bill No. ~

BY-LAW No. _____-2021

To amend former City of Etobicoke Zoning Code, as amended, with respect to the lands municipally known in the year 2020 as 3199 Lake Shore Boulevard 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:

1. The lands subject to this By-law are outlined by heavy black lines on Schedule "A" attached to this By-law;
2. Notwithstanding the provisions of Sections 350.31, 350-40, and 350.41 of the Etobicoke Zoning Code, the following development standards shall apply to the lands described in Schedule "A" attached hereto. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.

3. Definitions

The provisions of Section 304-3 Definitions of the Etobicoke Zoning Code, as amended, shall apply unless inconsistent with the provisions of this By-law. For the purposes of this By-law the following definitions will apply:

- a) "Accessible Parking Space" shall mean a parking space with the following minimum dimensions: length of 5.6 metres; width of 3.4 metres; vertical clearance of 2.1 metres; and a 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible parking space;
- b) "Bicycle Packing Space" shall mean 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.

- c) "Building Envelope" shall mean the building area permitted within the setbacks established by this By-law;
- d) "Gross Floor Area" shall mean the aggregate of the areas of each floor and the space occupied by walls and stairs, above and below grade, measured between the exterior faces of the exterior walls of the building or structure, exclusive of the following areas:
 - (i) parking, loading and bicycle parking below-ground;
 - (ii) required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
 - (iii) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
 - (iv) shower and change facilities required by this By-law required bicycle parking spaces;
 - (v) elevator shafts;
 - (vi) mechanical penthouse; and
 - (vii) exit stairwells in the building.
- e) "Height" means the vertical distance between Canadian Geodetic Datum elevation of 87.02 metres and the highest point of the building or structure except for those elements prescribed in Section 6 below.
- f) "Loading Space" means an area used for loading or unloading of goods or commodities from a vehicle.
- g) "Lot" shall mean the lands delineated in heavy black lines on Schedule 'A' attached;
- h) "Performing Arts Studio" means premises used for the rehearsal of performing arts, such as music, dance or theatre;
- i) "Place of Assembly" means premises used for social, cultural, educational or trade events;
- j) "Post-Secondary School" shall mean premises used for educational purposes by a degree granting college or university under Province of Ontario legislation;
- k) "Production Studio" means premises uses for producing live broadcasts, motion pictures, or audio or video recordings or transmissions;
- l) "Sports Place of Assembly" means premises used for spectator sporting events; and
- m) "Student Residence" shall mean premises owned and operated by a public school, private school, post-secondary school or educational facility,

consisting of dwelling units, bed-sitting rooms or rooms, used for student accommodation.

4. Permitted Uses

- a) Notwithstanding Section 350-40 of the Zoning Code, the erection and use of a building on the Lot is permitted for the following uses:
- (i) Post-Secondary School;
 - (ii) Student Residence;
 - (iii) Performing Arts Studio;
 - (iv) Place of Assembly;
 - (v) Production Studio; and
 - (vi) Sports Place of Assembly operated by, or in association with, a Post-Secondary School.

5. Gross Floor Area

- a) Notwithstanding Sections 350-31 and 350-41 of the Zoning Code, the maximum Gross Floor Area permitted on the Lot shall be 50,500 square metres.

6. Building Height

- a) No portion of a building or structure erected on the Lot shall have a greater Height measured in metres or number of storeys other than specified by the numbers following the symbols "H" and "ST" on Schedule "B" attached hereto, except for those elements prescribed below:
- (i) mechanical penthouse, mechanical equipment and associated screens, to a maximum of 7.0 metres;
 - (ii) elevator overrun, stairs and stair enclosures to a maximum of 5.0 metres;
 - (iii) guardrails, parapets, safety railings, screens and trellises, to a maximum of 3.0 metres;
 - (iv) chimneys, stacks, roof access hatches and ventilation shafts to a maximum of 1.5 metres; and
 - (v) window washing equipment to a maximum of 3.0 metres.

7. Setbacks/Building Envelope

- a) Notwithstanding Sections 350-31 and 350-41 of the Zoning Code, no building or structure located above ground on the Lot shall be located other than within the Building Envelope shown on Schedule "B" attached hereto, except for those elements prescribed below:
- (i) awnings, canopies and terraces to a maximum of 1.5 metres;
 - (ii) cornices, eaves, light fixtures, sills and ornamental elements to maximum of 0.9 metres; and
 - (iii) ramps, site servicing features, stairs and stair enclosures to a maximum of 3.0 metres.

8. Vehicular Parking

- a) The following requirements shall apply to the Lot:
- (i) A minimum of 1 parking space for each 100 square metres of Gross Floor Area is required;
 - (ii) Notwithstanding 8. a) (i) above, required parking spaces may not be provided on the Lot, provided that the parking spaces are located at the following addresses:
 - a. 2 Colonel Smith Park Drive;
 - b. 3170 Lake Shore Boulevard West;
 - c. 3166 Lake Shore Boulevard West;
 - d. 3246 Lake Shore Boulevard West;
 - e. 3253 Lake Shore Boulevard West;
 - f. 3120 Lake Shore Boulevard West; and
 - g. 170 Birmingham Street.
 - (iii) Notwithstanding 8. a)(i) and (ii) above, a minimum of 400 parking spaces shall be provided on the Lot;
 - (iv) The existing parking spaces and existing drive aisles are permitted with their existing dimensions as of the date of passing of this By-law; and
 - (v) A minimum of 10 accessible parking spaces must be provided on the Lot for the combined uses of the buildings.

9. Loading

- a) Loading Spaces shall be provided as follows:

- (i) A minimum of one loading space measuring 17.0 metres in length, 3.5 metres in width and a vertical clearance of 4.4 metres shall be provided and maintained on the Lot; and
- (ii) A minimum of one loading space measuring 11.0 metres in length, 3.5 metres in width and a vertical clearance of 4 metres shall be provided and maintained on the Lot.

10. Bicycle Parking

a) Bicycle Parking Spaces shall be providing in accordance with the following rates on the Lot:

- (i) A minimum of 0.3 short-term bicycle parking spaces for each 100 square metres of interior floor area used for post-secondary school offices and classrooms; and
- (ii) A minimum of 1.0 long-term bicycle parking spaces for each 100 square metres of interior floor area used for post-secondary school offices and classrooms.

11. 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.

12. Chapter 352, Site Specifics of the Zoning Code is amended to include references to this By-law by adding the following to Section 352-1, Table of Site Specific By-laws.

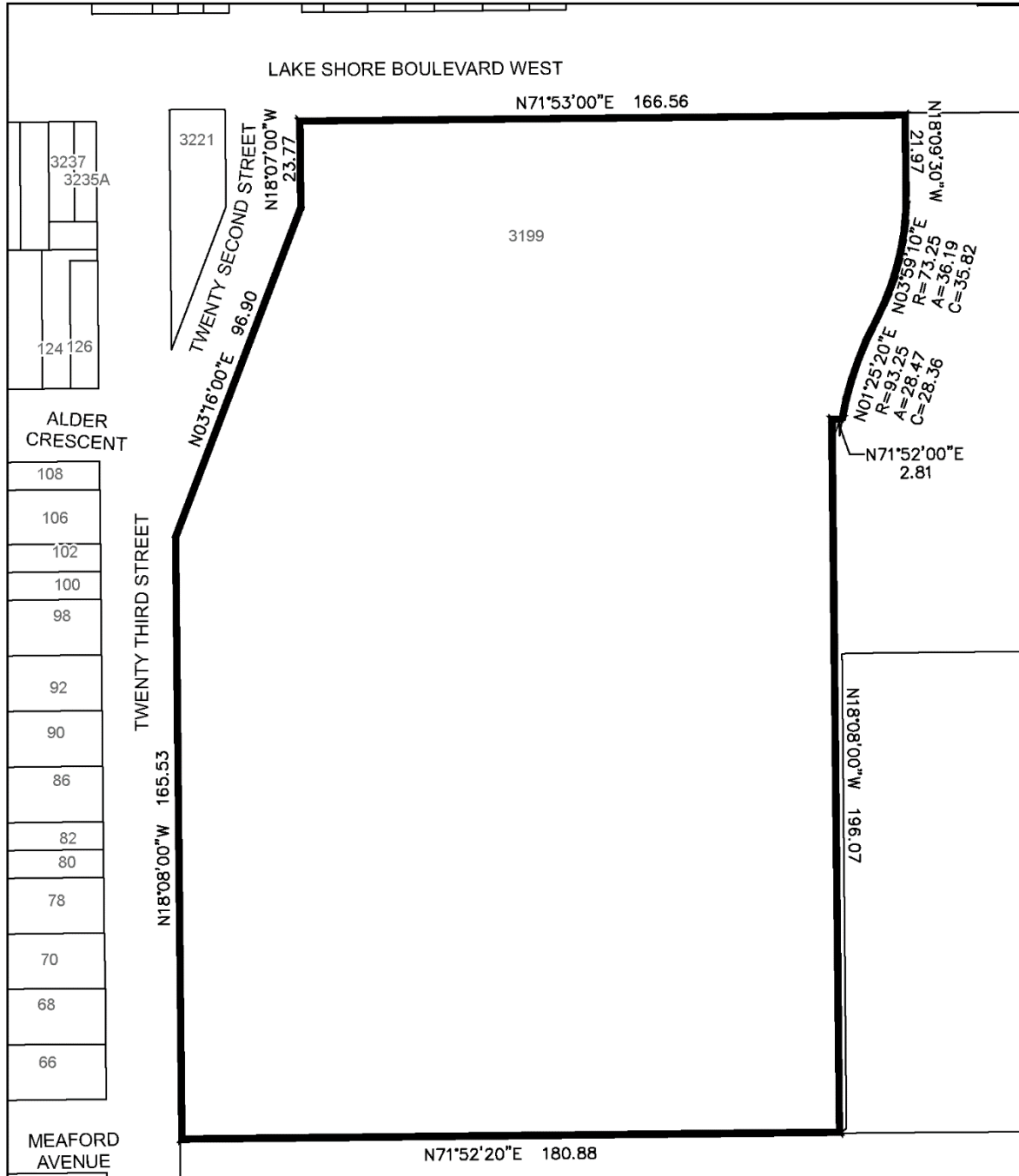
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
####-2021 [date]	Lands located on the south side of Lake Shore Boulevard West, east of Twenty Second Street municipally known as 3199 Lake Shore Boulevard West.	To permit the partial redevelopment of the site to construct the Humber Cultural Hub.

Enacted and passed on [month] [day], 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)



TORONTO
Schedule A

3199 Lake Shore Boulevard West

File # 20 146801 WET 03 0Z

Former City of Etobicoke By-law 11,737
Not to Scale
04/30/2021



