

Authority: MM5.3, moved by Councillor Mark Grimes, seconded by Councillor Justin J. Di Ciano, as adopted by City of Toronto Council on March 31 and April 1, 2015 and Etobicoke York Community Council Item EY34.5, as adopted by City of Toronto Council on July 8, 9, 10 and 11, 2014

**CITY OF TORONTO**

**Bill No. 370**

**BY-LAW No. -2015**

**To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to the lands municipally known as 2 Station Road.**

Whereas authority is given to Council 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. Notwithstanding Section 340–28 of the Etobicoke Zoning Code, a *senior citizens apartment building*" which includes the use of a place of worship and community centre combined in one building on the lands municipally known as 2 Station Road (hereafter referred to as the "*lot*"), as more particularly identified on Schedule 'A' of this By-law, is permitted provided:
  - (a) The *lot* is comprised of the lands delineated by heavy lines on Schedule 'A' attached to and forming part of this By-law.
2. Notwithstanding Sections 340-29, 340-30 and 340-31(2) of the Zoning Code of the former City of Etobicoke (the "Zoning Code"), the following development standards shall be applicable to the Third Density Residential (R3) lands described in Schedule 'A' attached:
  - (a) The maximum number of *dwelling units* shall be thirty (30);
  - (b) The total combined *gross floor area* shall not exceed 3,520 square metres, of which:
    - (i) the maximum *residential gross floor area* shall not exceed 2,620 square metres;
    - (ii) the maximum *non-residential gross floor area* shall not exceed 900 square metres; and
    - (iii) the maximum *gross floor area* for the place of worship shall be 241 square metres;
  - (c) The minimum *lot area* shall be 1,856 square metres;

- (d) The minimum building setbacks shall not be less than the setback measurements shown on Schedule 'B' attached, and shall be measured from the exterior main walls, except for the following projections:
- (i) canopies, eaves, awnings, building cornices, balconies, lighting fixtures, ornamental or architectural elements, parapets, landings and associated railings, trellises, window sills, bay windows, guardrails, balustrades, mullions, railings, stairs, stair enclosures, wheelchair ramps, underground garage ramps, landscape and any public art features; and
  - (ii) the existing bell tower shall have a maximum height of 22.8 metres;
- (e) Parking Spaces:
- (i) a maximum of 25 parking spaces shall be provided on the *lot*;
  - (ii) parking shall be provided in accordance with the following minimum ratios:
    - A. 30 residential units at 0.25 spaces per unit is equal to 8 parking spaces for residential parking;
    - B. visitor parking at 0.1 spaces per residential unit is equal to 3 parking spaces for visitor parking;
    - C. 45 seat place of worship at 1.0 parking space per 5-seat capacity is equal to 9 parking spaces;
  - (iii) a minimum of 2 required handicap spaces shall be provided on the P1 level closest to the elevator entrance;
- (f) A minimum of 20 *bicycle parking spaces* shall be provided;
- (g) The maximum *height* of any building or structure, or portion thereof, shall not exceed 11.8 metres, excluding mechanical penthouses which shall have a maximum height of 4.0 metres as indicated on the attached Schedule 'B' from *Geodetic*; and
- (h) For the purposes of this By-law a minimum of 40% of the lot area shall be landscaped area and a minimum of 20% shall be soft landscaped area.
3. In addition to the uses permitted under this By-law, a temporary sales centre/trailer is permitted on the *lot*:
4. For the purposes of this By-law the following words shall have the meanings assigned thereto:
- (a) "*Senior citizens apartment building*" shall mean an apartment building or a defined portion of a building designed and intended for the accommodation of persons 55 years of age or over, which is owned and managed by a public housing

authority or an incorporated non-profit organization or a charitable institution, and may include persons having medically-documented physical challenges;

- (b) "*Grade*" shall mean 86.46 Canadian Geodetic Datum;
  - (c) "*Height*" shall mean the distance measured from the average natural, unaltered *grade* at the intersection of the side yard lot lines and the minimum front yard setback to the highest point of the roof or soffit of the eaves, and shall exclude mechanical equipment, mechanical penthouses, stairs, stair enclosures, parapets, bell towers, elevator shafts, chimney stacks, window washing equipment, rooftop balcony guards and landscape features located on the roof of the building;
  - (d) "*Residential gross floor area*" means the aggregate of all the areas of each floor and the space occupied by walls and stairs, above *grade*, of a residential building or the residential portion of a mixed use building, measured between the exterior faces of the exterior walls of the building or structure. The following areas shall be excluded: Mechanical Area and Common or Amenity Area;
  - (e) "*Non-residential gross floor area*" means the aggregate of the areas of each floor and the spaces occupied by walls and stairs, above or below *grade*, of a non-residential building or the non-residential portion of a mixed use building, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor;
  - (f) "*Temporary Sales Office*" means a building, structure, facility or trailer on the *lot* used for the purpose of the sale of dwelling units to be erected on the *lot*;
  - (g) "*Recreational Amenity Area*" means a common area or areas which are provided for the exclusive use of residents of the building for recreational or social purposes; and
  - (h) "*Bicycle parking spaces*" means an area reserved solely for the use of bicycle parking.
5. Where the provisions of this By-law conflict with the provisions of the former City of Etobicoke Zoning Code, the provisions of this By-law shall apply.
6. The height and density of development permitted by this By-law is permitted provided the owner enters into one or more agreements satisfactory to the City of Toronto, pursuant to Section 37 of the *Planning Act*, to secure the facilities, services and matters required herein and such agreement or agreements have been registered as a first priority against the title to the *lot*:
- (a) Prior to the issuance of any building permit in relation to the *lot*, the owner shall enter into a heritage easement agreement pursuant to the *Ontario Heritage Act*, in a form satisfactory to the Chief Planner and Executive Director, City Planning, in consultation with the City Solicitor, for the purpose of conserving the present historical, architectural, contextual, aesthetic, scenic and cultural heritage

characteristics and conditions of the heritage building on the *lot* as set out in such agreement. Without limiting the generality of the foregoing, the extent of the heritage building on the *lot* is shown in general terms as "retained heritage building" on Schedule 'B'.

7. Chapter 342, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this By-law by adding the following to Section 342-1, Table of Site Specific By-laws:

<b>BY-LAW NUMBER AND ADOPTION DATE</b>	<b>DESCRIPTION OF PROPERTY</b>	<b>PURPOSE OF THE BY-LAW</b>
_____ - 2015	Lands located on the northwest corner of Mimico Avenue and Station Road and municipally known as 2 Station Road	To permit the re-purposing of Wesley Mimico United Church including the addition of 30 senior citizens' apartments, worship space and community space

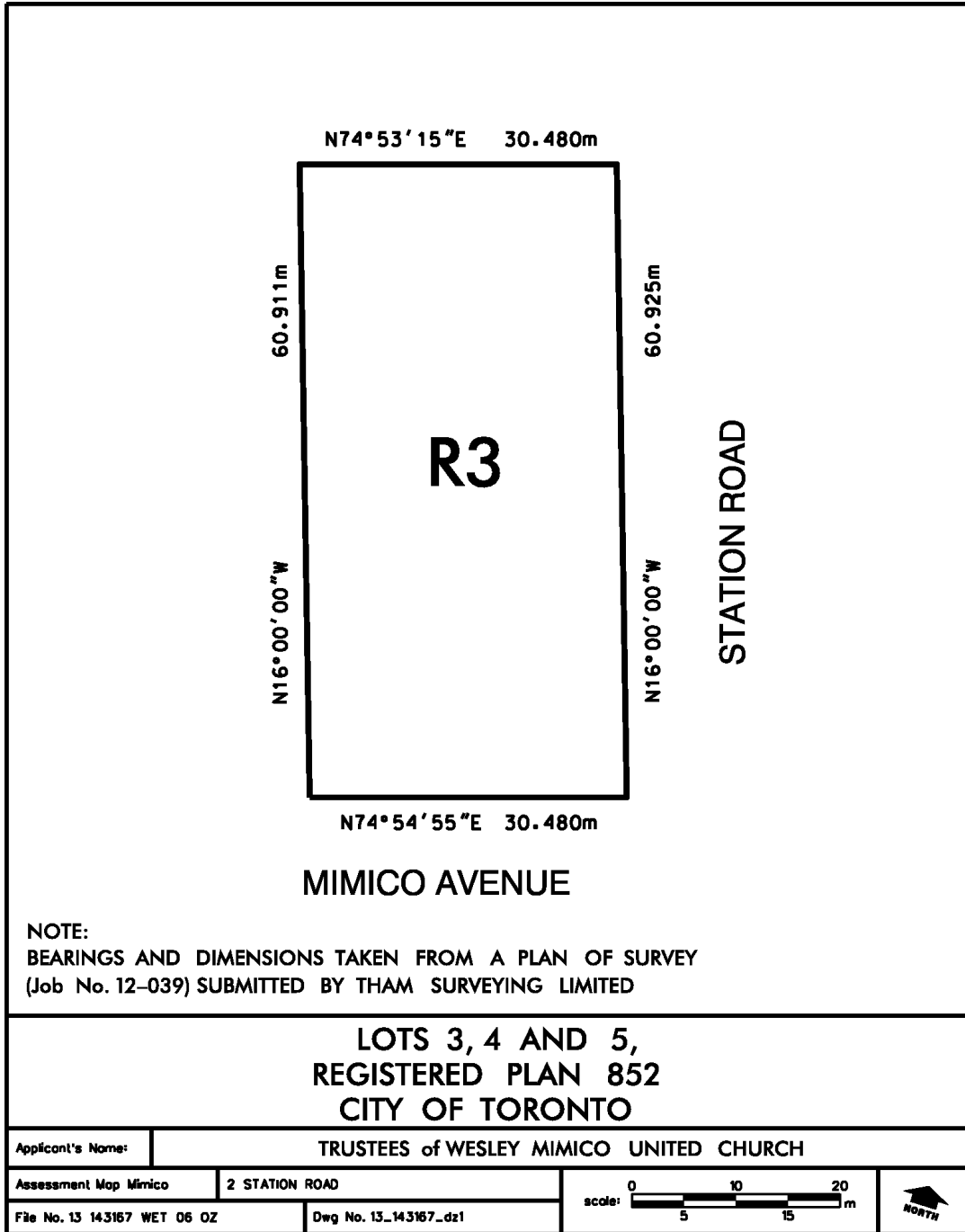
Enacted and passed on April , 2015.

Frances Nunziata,  
Speaker

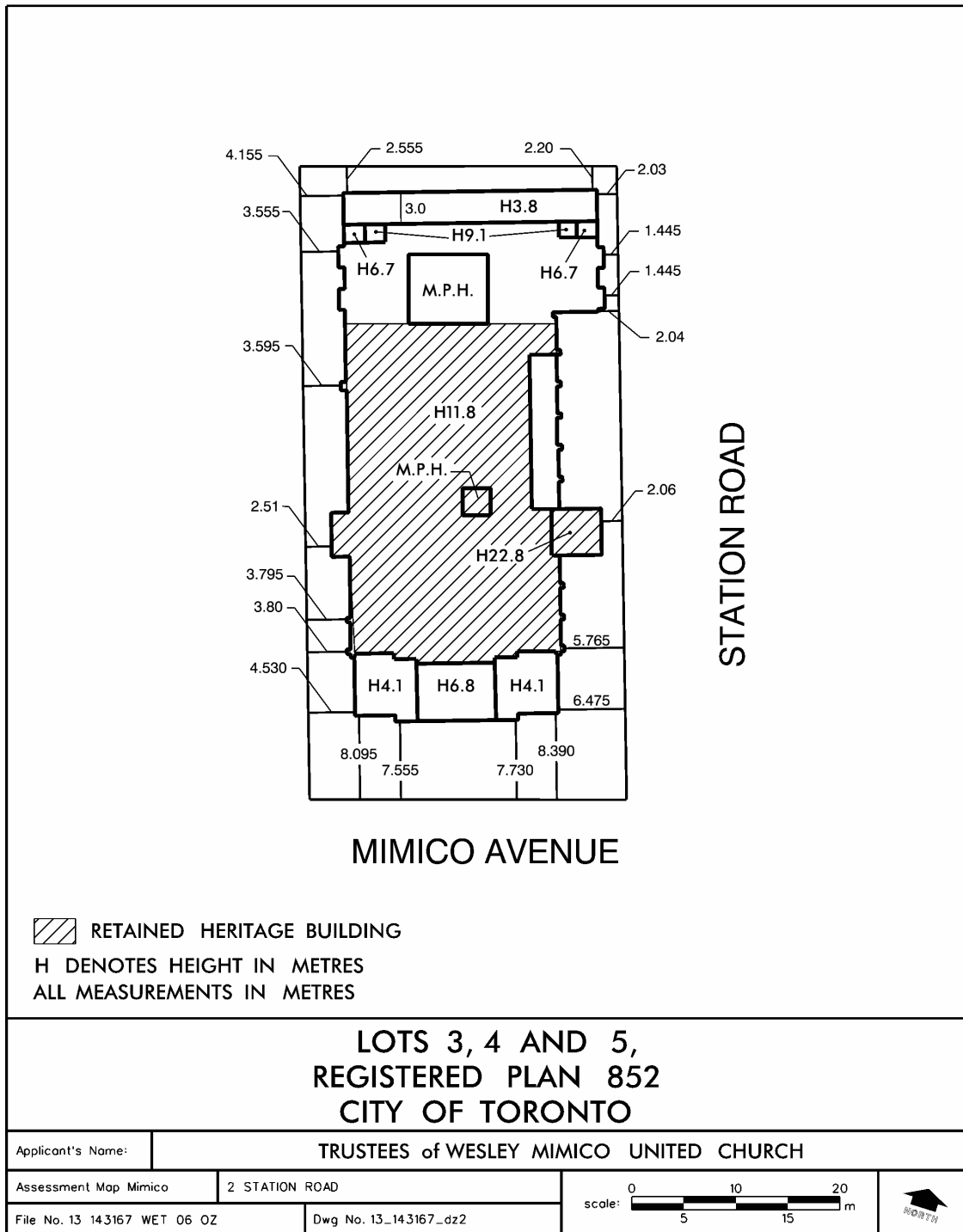
Ulli S. Watkiss,  
City Clerk

(Seal of the City)

 **Toronto** Schedule 'A' BY-LAW



**Toronto** Schedule 'B' BY-LAW



▨ RETAINED HERITAGE BUILDING

H DENOTES HEIGHT IN METRES

ALL MEASUREMENTS IN METRES

**LOTS 3, 4 AND 5,  
REGISTERED PLAN 852  
CITY OF TORONTO**

Applicant's Name:

**TRUSTEES of WESLEY MIMICO UNITED CHURCH**

Assessment Map Mimico

2 STATION ROAD

File No. 13 143167 WET 06 OZ

Dwg No. 13\_143167\_dz2

scale: 0 10 20  
5 15 m

