CITY OF TORONTO

Bill 1628

BY-LAW -2019

To amend the Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 2346 and 2352 Weston 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 enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.

2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.

3. Zoning By-law 569-2013, as amended, is further amended by amending the zone labels on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to ON and RA (u127) (x685) as shown on Diagram 2 attached to this By-law.

4. Zoning By-law 569-2013, as amended, is further amended by amending the Policy Areas Overlay Map in Section 995.10.1, the Height Overlay Map in Section 995.20.1, and the Rooming House Overlay Map in Section 995.40.1 to apply a null value to the lands labelled ON on Diagram 2 attached to this By-law.

5. Zoning By-law 569-2013, as amended, is further amended by deleting and replacing Article 900.7.10 Exception Number 685 so that it reads:

Exception RA 685

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) For the purposes of this exception, established grade is the Geodetic Datum elevation of 136.53;

(B) Despite Regulation 15.10.40.10(1), the permitted maximum height of a building or structure is the height in metres specified by the number following the symbol HT as shown on Diagram 3 of By-law [Clerks to supply ##];
(C) Despite Regulation 15.10.40.10(2), the permitted maximum number of storeys is the numerical value following the symbol ST as shown on Diagram 3 of By-law [Clerks to supply ##];

(D) Despite (B) and (C) above and Regulation 15.40.10(3), the following building elements and structures are permitted to project above the permitted maximum height up to 1.5 metres:

(i) Any appurtenances and equipment serving the building, elevator overruns, chimneys, parapets, pergolas, trellises, eaves, screens stairs, roof drainage, roof access, window washing equipment, lightning rods, architectural features, elements of a green roof, structures for noise attenuation, ornamental elements, terrace and balcony guard rails and dividers, railings, planters, decorative screens, vents and stairs to the roof;

(E) Despite (B), (C) and (D) above and Regulation 15.5.40.10(4), unenclosed structures providing safety or wind protection to rooftop amenity space may exceed the permitted maximum height for that building by 2.0 metres.

(F) The permitted maximum gross floor area is 6,630 square metres;

(G) Despite Regulation 15.10.40.50(1), a minimum of:

(i) 188.0 square metres of indoor amenity space must be provided; and

(ii) 219.0 square metres of outdoor amenity space must be provided;

(H) Despite Regulation 15.5.50.10(1):

(i) A minimum of 200.0 square metres must be provided as landscaping;

(ii) A minimum of 90.0 square metres of landscaping required in (i) above, must be provided as soft landscaping.

(I) Despite Regulation 15.10.40.70, the required minimum building setbacks are shown on Diagram 3 of By-law [Clerks to supply ##];

(J) Despite (I) above and Regulation 15.5.40.60, the following are permitted to encroach into a required building setback up to 2 metres:

(i) Rooftop architectural features, canopies, awnings, cornices, lighting fixtures, ornamental elements, trellises, window sills, balustrades, stairs, stair enclosures, and wheelchair ramps.

(K) Regulation 15.5.100.1(2) does not apply;

(L) Despite Section 200.15, accessible parking spaces must be provided in accordance with the following:
(i) an accessible parking space must have the following minimum dimensions:

(a) length of 5.6 metres;

(b) width of 3.4 metres; and

(c) vertical clearance of 2.1 metres;

(ii) the entire length of an accessible parking space must be adjacent to a 1.5 metre wide accessible barrier free aisle or path as shown on Diagram 1 of By-law 579-2017;

(iii) a minimum of two accessible parking spaces must be provided;

(iv) an accessible parking space must be located within 15 metres of barrier free entrance to a building or passenger elevator that provides access to the first storey of the building;

(v) for the purposes of this exception, "accessible" means free of a physical, architectural or design barriers that would restrict access or use to a person with a disability as defined in the Accessibility for Ontarians with Disabilities Act, 2005, S.O. 2005, c. 11.;

(M) Despite Regulation 220.5.10.1(2), a minimum of 1 Type "C" loading space or 1 Type "G" loading space is required;

(N) Despite Regulation 230.5.1.10(9)(B)(iii), bicycle parking spaces may be located on any level below-ground;

(O) A garbage chute must be provided for waste management purposes vertically through the building with access to the chute provided on each storey containing a dwelling unit.

6. Despite any existing or future severance, partition, or division of the lands shown on Diagram 1 of By-law [Clerks to supply ##], the provisions of this Exception and By-law 569-2013 shall apply to the whole of the lands as if no severance, partition or division had occurred;

Enacted and passed on November , 2019.

Frances Nunziata, Ulli S. Watkiss,
Speaker City Clerk

(Seal of the City)