Authority: Etobicoke York Community Council Item 34.3,

adopted as amended, by City of Toronto Council on July 8, 9, 10 and 11, 2014

#### **CITY OF TORONTO**

#### BY-LAW No. 710-2014

To amend Chapters 320 and 324 of the former City of Etobicoke Zoning Code and Zoning By-law No. 1088-2002, with respect to the lands municipally known as 26 and 30 Fieldway Road.

Whereas Council of the City of Toronto has the authority to 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. 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. 11737, 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 hereto 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.

#### **3.** Permitted Uses

No building or structure shall be erected or used on the *Lands*, except for the following uses:

- (a) Townhouse Dwelling Units, as defined in Section 9 of this By-law; and
- (b) A temporary sales office for the purpose of marketing and sales of units related to the Townhouse Dwelling Units and such temporary sales office shall be exempt from all development standards listed in this By-law and the Zoning Code.

#### **4.** Density

The maximum total Gross Floor Area (GFA) permitted on the *Lands* shall be 10,131.4 square metres.

The maximum total Floor Space Index (FSI) permitted on the *Lands* shall be 1.71 times the area of the lot.

A maximum of 148 units shall be permitted on the *Lands*.

### **5.** Building Heights

The maximum building Heights permitted on the *Lands* shall be shown following the letter H as shown on Schedule 'B', attached hereto.

## **6.** Building Envelope

- (a) No portion of a building or structure within the *Lands* shall be located other than within the Building Envelope(s) as shown on Schedule 'B', attached hereto, except as set out in this By-law.
- (b) No portion of any structure, erected or used on the *Lands* shall extend beyond the Building Envelope(s) as shown on Schedule 'B', attached hereto, except the following provided that they are beneath the ground floor:
  - (i) Parking structures, storage rooms, bicycle parking, locker rooms, mechanical and stormwater management, and public amenity areas may have a zero (0) metre building setback.
- (c) Required building setbacks and separations shall not be obstructed by anything other than the following:
  - (i) Covered and uncovered steps to Grade having a maximum projection of 3.0 metres, and Minor Projections as defined in Section 9 of this By-law, having a maximum projection 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 and below grade landscape terraced areas and patios and associated guard rails having a maximum projection of 2.1 metres from any exterior wall of a building, with the exception that they are not permitted within the building setback between Blocks A and B and Fieldway Road, as shown on Schedule 'B';
  - (iv) Covered and uncovered structures, stairs and ramps leading from the underground parking garage; and
  - (v) Retaining walls, fences, accessory structures including community mailbox, waste collection chutes and feature entrance wall.

## 7. Area Requirements

- (a) Lot Frontage
  No minimum or maximum lot frontage is required.
- (b) Lot Coverage
  No minimum or maximum lot coverage is required.
- (c) A minimum of 30% of the *Lands* shown on Schedule 'A' shall be landscaped open space. Landscaped open space shall include walkways and those provisions included within Section 6(c)(i), (ii), (iii), (iv) and (v).
- (d) A minimum of 1.5 square metres of Outdoor Amenity Space per dwelling units shall be provided in a location adjoining to or directly accessible from each dwelling unit, with the exception of the units fronting Fieldway Road and the northern edge of the internal mews.
- **8.** Parking, Loading and Bicycle Requirements

Notwithstanding the provisions of this By-law:

- (a) Vehicular parking for residential uses shall be provided on the *Lands* at a minimum ratio of:
  - (i) A minimum of 0.8 parking spaces per residential dwelling unit shall be provided below grade in an underground parking garage; and
  - (ii) A minimum of 0.2 parking spaces per residential dwelling unit shall be provided below grade in an underground parking garage for the exclusive use of visitors.
- (b) Parking Spaces
  - (i) A minimum dimension of 5.6 metres in length by 2.6 metres in width, except that of the provided parking spaces, a maximum of 10 small car parking spaces shall be permitted with a minimum dimension of 5.6 metres in length by 2.5 metres in width.
- (c) Loading spaces shall be provided on the *Lands* as follows:
  - (i) A minimum of one loading space with dimensions of 13 metres in length by 4.0 metres in width and a vertical clearance of 6.1 metres.
- (d) Bicycle Parking spaces shall be provided on the *Lands* as follows:
  - (i) A minimum of 89 resident bicycle parking spaces shall be provided within the underground parking garage; and

- (ii) A minimum of 12 visitor bicycle parking spaces shall be provided within the underground parking garage and a minimum of 10 visitor bicycle parking spaces shall be provided at Grade level.
- **9.** For the purposes of the By-law, the following definitions shall apply:

'Building Envelope' - shall mean the building area permitted within the setbacks established in this By-law, as shown on Schedule 'B', attached hereto and forming part of this By-law.

'Grade' shall mean an elevation of 121 metres above sea level based on Canadian Geodetic Datum.

'Gross Floor Area' shall have 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 areas, waste collection and recycling areas, bicycle storage, vehicular ramps and stairs.

'Height' shall mean the vertical distance between Grade and the highest point of the roof surface of the building, including stairs and stair enclosures located on the roof of the building, mechanical equipment, mechanical penthouses, parapets, guards and safety railings, decking, rooftop amenity features and terrace dividers.

'Minor Projections' shall mean 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, window wells, bay windows and canopies.

'Outdoor Amenity Space' shall mean an area within a lot which is provided for the exclusive use of residents of a building for recreational or social purpose.

'Townhouse Dwelling Units' shall mean multiple dwellings consisting of a series of attached dwelling units each having direct access from the outside, and shall include group dwellings, stacked dwellings and row dwellings.

- 10. For the purposes of this By-law, the provisions of this By-law shall apply collectively notwithstanding the future subdivision of these lands, if any.
- 11. 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.
- 12. Within the *Lands* shown on Schedule 'A', attached to the By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
  - (a) All water mains and sanitary sewers and appropriate appurtenances have been installed and are operational.

13. 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:

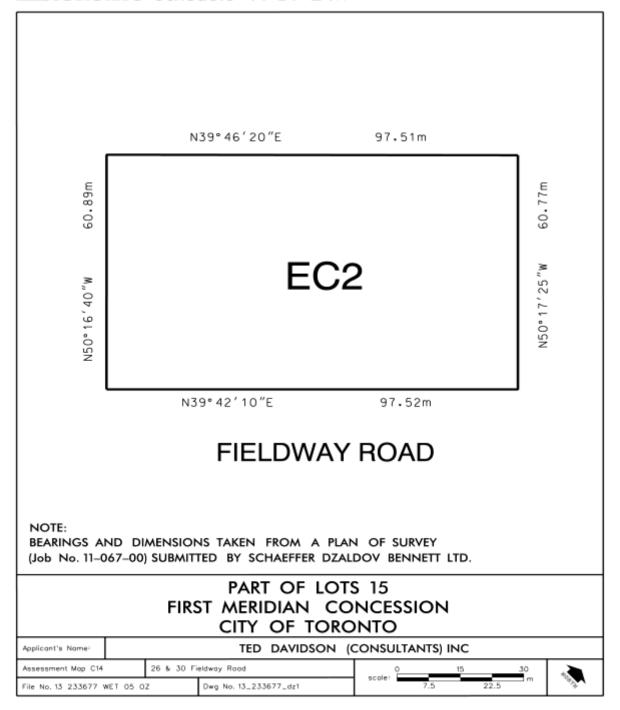
| BY-LAW NUMBER AND<br>ADOPTION DATE | DESCRIPTION OF PROPERTY                             | PURPOSE OF<br>BY-LAW  |
|------------------------------------|---|---|
| 710-2014<br>July 11, 2014          | Lands known municipally as 26 and 30 Fieldway Road. | To rezone the lands from<br>Class 1- Industrial (I.C1)<br>to Etobicoke Centre 2<br>(EC2). |

Enacted and passed on July 11, 2014.

Frances Nunziata, Speaker Ulli S. Watkiss, City Clerk

(Seal of the City)

## TORONTO Schedule 'A' BY-LAW



# TORONTO Schedule 'B' BY-LAW

