

Authority: Ontario Municipal Board Decision/Order issued on May 5, 2016 in Board File No. PL140661

## CITY OF TORONTO

### BY-LAW No. 1181-2016(OMB)

#### To amend Chapters 320 and 324 the former City of Etobicoke Zoning Code, By-law No. 1981-358, By-law No. 1984-84 and By-law No. 1997-169 with respect to lands municipally known as 40 Reading Court.

Whereas the Ontario Municipal Board, by its Decision/Order issued May 5, 2016 in Board File No. PL140661, determined to amend the City of Etobicoke Zoning Code with respect to the lands known municipally as 40 Reading Court (*The Land*);

The Ontario Municipal Board enacts as follows:

1. That the Zoning Map referred to in Section 320-5, Article II of the former City of Etobicoke Zoning Code, as amended by By-law No. 1981-358, By-law No. 1984-84 and By-law No. 1997-169, is hereby amended by changing the classification of the lands identified as "Ravine Lands" on Schedule 'A' attached hereto and forming part of this By-law from Limited Commercial (CL) to Public Open Space (OS).
2. Notwithstanding the provisions of the former City of Etobicoke Zoning Code, as amended, and the provisions of By-law No. 1981-358, By-law No. 1984-84 and By-law 1997-169, the following development standards shall be applicable to the lands delineated by heavy lines and identified as "40 Reading Court", as shown on Schedule 'A' attached to and forming part of this By-law:

(a) Permitted Uses

*Office, Place of Worship, Pastor's Residence, Gymnasium and Parking Garage, including any uses Ancillary thereto, are permitted uses on the Lot;*

(b) Gross Floor Area

- (i) A total maximum *Gross Floor Area* of 13,950 square metres shall be provided on the *Lot*; and
- (ii) A minimum *Gross Floor Area* of 10,000 square metres for *Employment Uses* shall be required on the *Lot*;

(c) Building Heights

The *Height* of any *Building* or *Structure* erected or used on the *Lot* shall not exceed the *Height* in metres as shown by the number following the symbol H on Schedule 'B', except that:

- (i) parapets, water tanks, flags, radio and television tower and antennae, fences, railings, balcony and terrace guards and dividers, decorative screens, light monitors, privacy screens, wind screens, planters,

balustrades, open air recreation, green roof structures, elevator overruns, stairway pop-ups, mechanical penthouses, safety or wind protection purposes and window washing equipment, for unenclosed heating, ventilation, or cooling equipment such as chimneys, stacks, and flues may extend beyond the *Height* limits as indicated by the number following the symbol "H" on Schedule 'B' to a maximum of 3.0 metres;

(d) Building Envelope

- (i) No portion of a *Building* erected or used above *Grade* on the *Lot* shall extend beyond the *Building Envelopes*, as shown on Schedule 'B', except that canopies, awnings, balconies, cornices, light fixtures, ornamental or architectural elements, signage, parapets, trellises, window sills, fences, safety railings, guardrails, balustrades, railings, stairs, stair enclosures, wheelchair ramps, landscape features, underground garage ramps and their associated *Structures*, garbage and servicing areas and their associated *Structures*, retaining walls, air shafts, transformer vaults and elements required for the functional operation of the *Building* may extend beyond the *Building Envelopes* as shown on Schedule 'B' to a maximum of 3.0 metres;

(e) Parking Spaces and Parking Areas

- (i) A minimum of 452 *Parking Spaces*, inclusive of 6 accessible *Parking Spaces*, shall be provided and maintained on the *Lot*;
- (ii) A *Parking Space* shall have a minimum width of 2.6 metres, a minimum length of 5.6 metres and a minimum vertical clearance of 2.0 metres, regardless of whether a side of the *Parking Space* is obstructed by any fixed object;
- (iii) An accessible *Parking Space* shall have a minimum width of 3.6 metres, a minimum length of 5.6 metres and a minimum vertical clearance of 2.0 metres, regardless of whether a side of the *Parking Space* is obstructed by any fixed object; and
- (iv) No minimum setback is required between parking areas and *Lot Lines*;

(f) Bicycle Parking Spaces

- (i) A minimum of 24 *Occupant Bicycle Parking Spaces* shall be provided and maintained on the *Lot*; and
- (ii) A minimum of 23 *Visitor Bicycle Parking Spaces* shall be provided and maintained on the *Lot*;

(g) Loading Spaces

A minimum of one (1) loading space shall be provided and maintained on the *Lot* with the following minimum dimensions:

- (i) A minimum length of 9.0 metres;
- (ii) A minimum width of 3.5 metres; and
- (iii) A minimum vertical clearance of 3.0 metres;

(h) Landscaping

- (i) A minimum 1.5 metres wide strip shall be provided as *Landscaping* around the north, east and south *Lot Lines* of the *Lot*, excluding areas on the *Lot* used for driveway access. A landscaped strip is not required to be provided along the *Ravine Lands* (west *Lot Line*); and
- (ii) A minimum of 12 percent (2,315 square metres) of the area of the *Lot* shall be provided as *Landscaping*;

(i) Definitions

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

- (i) **"Ancillary"** means naturally and normally incidental, subordinate in purpose or floor area, and exclusively devoted to a permitted use, *Building* or *Structure*;
- (ii) **"Building"** means a wholly enclosed structure with a roof supported by walls, columns, piers or other structural systems;
- (iii) **"Building Envelope"** means the area delineated by heavy lines, as shown on Schedule 'B', attached hereto and forming part of this By-law;
- (iv) **"Building Setback"** means a horizontal distance measured at a right angle from any *Lot Line* to the *Building Envelope*;
- (v) **" Dwelling Unit"** means living accommodation for a person or persons living together as a single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the unit;
- (vi) **"Employment Uses"** means areas used for *Offices*, including any *Ancillary* areas such as lobbies, conference rooms, meeting rooms, libraries, cafés, kitchens, bookstores, *Gymnasiums*, change rooms, washrooms, utilities, storage, stairways and elevators;

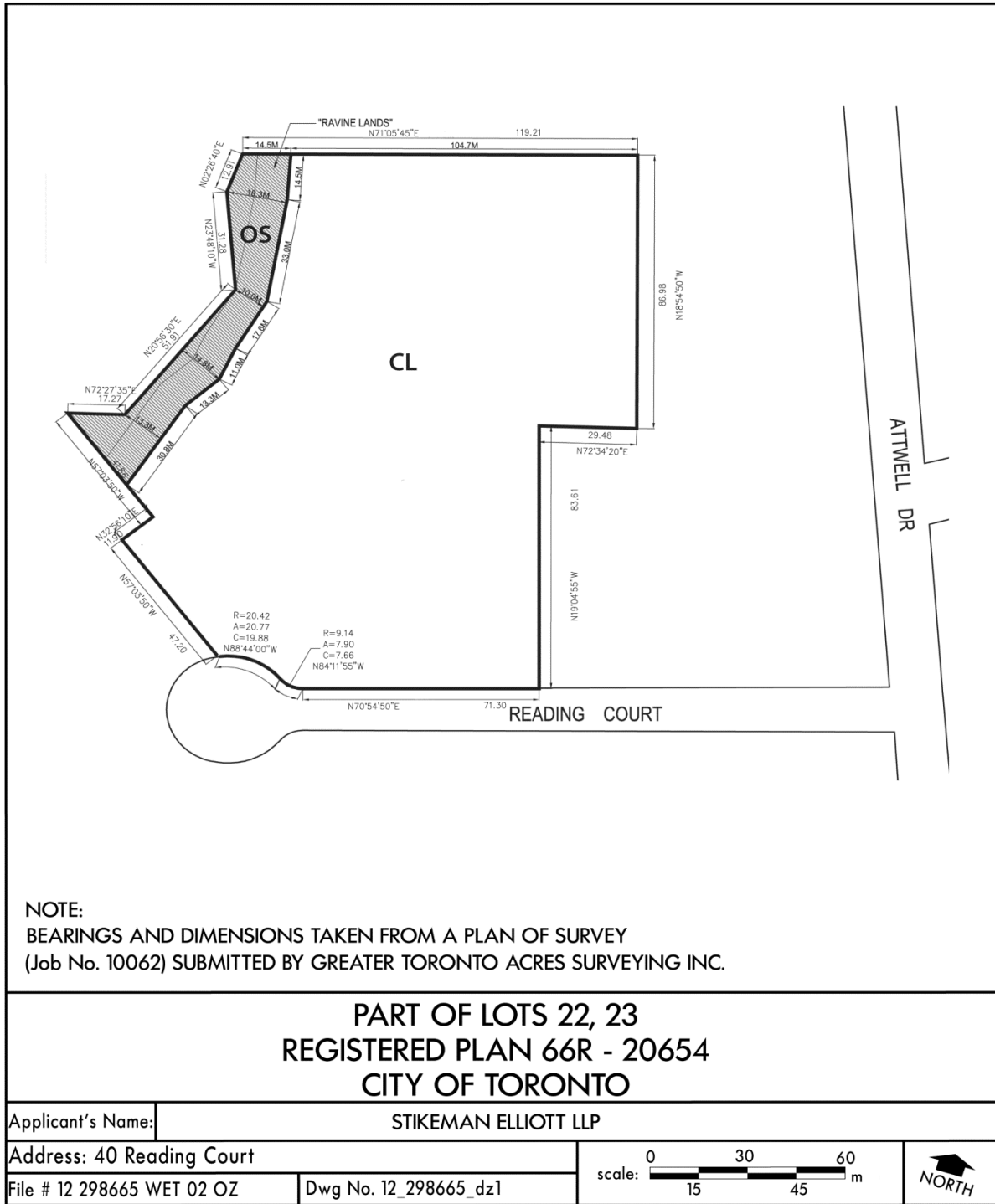
- (vii) **"Grade"** means the Canadian Geodetic elevation of 162.44 metres;
- (viii) **"Gross Floor Area"** means the sum of the total area of each floor level of a *Building*, above *Grade*, measured from the exterior of the *Main Walls* of each floor level, excluding: (1) any floor area above the fifth floor level and (2) voids on the level of each floor, including atriums and mezzanines;
- (ix) **"Gymnasium"** means an area used for fitness and sports-related recreational activities;
- (x) **"Height"** means the vertical distance between *Grade* and the highest point of the *Building* or *Structure*;
- (xi) **"Lot"** means the lands delineated by heavy lines and identified as "40 Reading Court", as shown on Schedule 'A' attached to and forming part of this By-law;
- (xii) **"Lot Line"** means any boundary of the *Lot*;
- (xiii) **"Landscaping"** means an area used for trees, plants, shrubbery, decorative stonework, walkways, or other landscape or architectural elements;
- (xiv) **"Main Wall"** means any exterior wall of a *Building* or *Structure*, including all structural members essential to the support of a roof over a fully or partly enclosed area;
- (xv) **"Occupant Bicycle Parking Space"** means an area used for the parking or storing of a bicycle by occupants or tenants of a *Building*;
- (xvi) **"Office"** means a *Building* or part thereof, used for the practice of a profession, business or the administration of an organization and may include administrative and clerical functions;
- (xvii) **"Parking Garage"** means a *Building* or portion of a *Building* that is used for the temporary parking of motor vehicles and bicycles;
- (xviii) **"Parking Space"** means an area used for the parking or storing of a motor vehicle;
- (xix) **"Pastor's Residence"** means a *Dwelling Unit* that is accessory to a *Place of Worship* for an official associated with the *Place of Worship*;
- (xx) **"Place of Worship"** means premises used by a religious organization for religious assembly, worship, services, ceremonies or rites, which may also be used for the advancement of its charitable purposes;

- (xxi) **"Ravine Lands"** means the lands identified as "Ravine Lands" on Schedule 'A' attached to and forming part of this By-law;
- (xxii) **"Structure"** means anything that is erected, built or constructed of one or more parts joined together. A motor vehicle is not a *Structure*; and
- (xxiii) **"Visitor Bicycle Parking Space"** means an area used for the parking or storing of a bicycle by visitors of a *Building*.
3. Where the provisions of this By-law conflict with the provisions of the former City of Etobicoke Zoning Code or By-law No. 1981-358, By-law No. 1984-84 and/or By-law 1997-169, the provisions of this By-law shall apply.
4. Notwithstanding any existing or future consent, partition or division of the *Lot*, the provisions of this By-law shall apply to the whole of the *Lot* as if no consent, partition or division had occurred.
5. Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is amended to include reference to this By-law by adding the following to Section 324-1, Table of Site Specific By-laws:

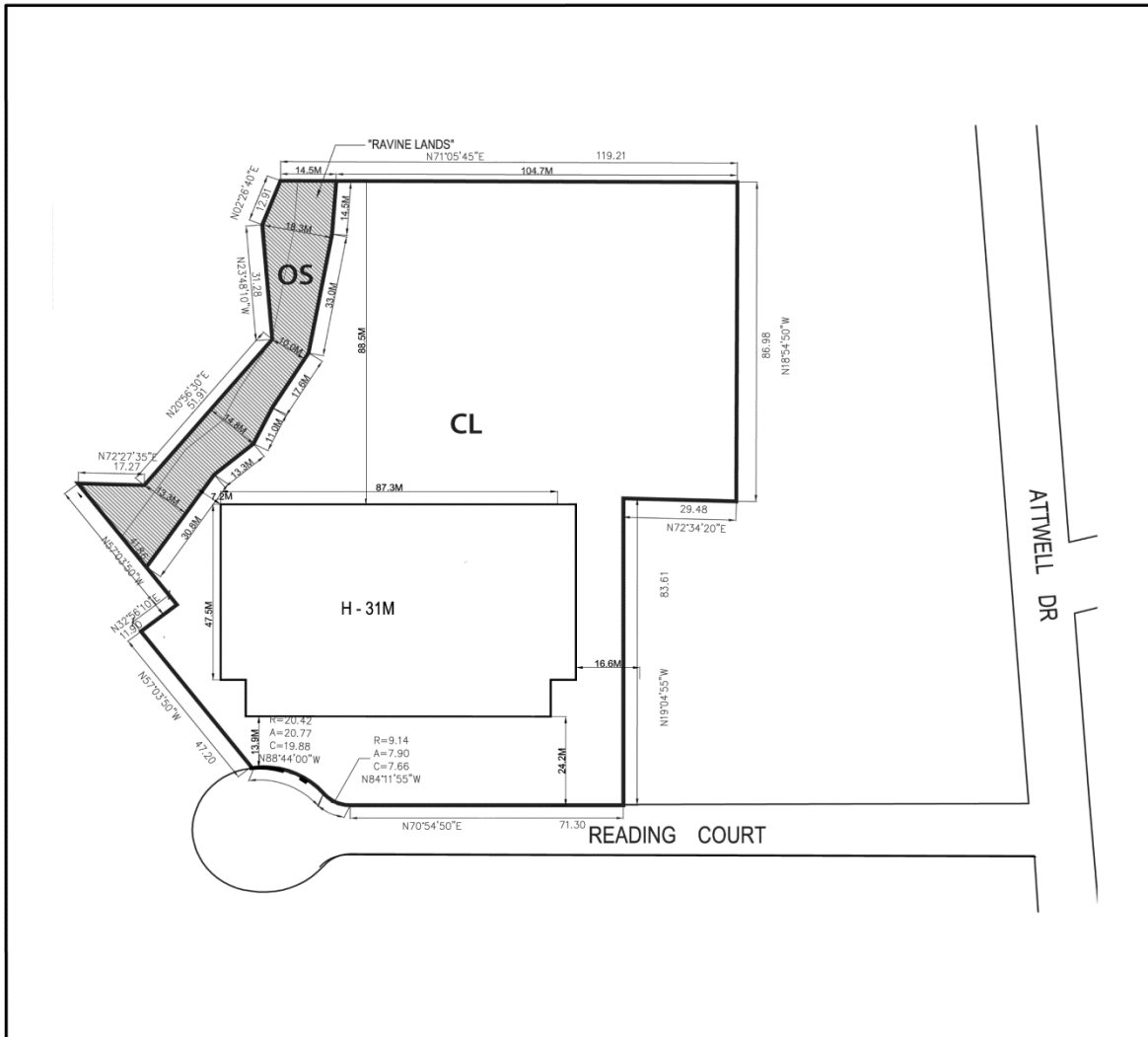
<b>BY-LAW NUMBER AND ADOPTION DATE</b>	<b>DESCRIPTION OF PROPERTY</b>	<b>PURPOSE OF BY-LAW</b>
1181-2016(OMB) May 5, 2016	Lands known municipally as 40 Reading Court.	To permit Office, Place of Worship, Pastor's Residence, Gymnasium and Parking Garage uses, including Accessory Uses thereto.

Pursuant to the Order/Decision of the Ontario Municipal Board issued May 5, 2016 in Board File No. PL140661.

**TORONTO** Schedule 'A' BY-LAW



**TORONTO** Schedule 'B' BY-LAW



NOTE:  
 BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY  
 (Job No. 10062) SUBMITTED BY GREATER TORONTO ACRES SURVEYING INC.

**PART OF LOTS 22, 23  
 REGISTERED PLAN 66R - 20654  
 CITY OF TORONTO**

Applicant's Name:	STIKEMAN ELLIOTT LLP		
Address:	40 Reading Court		
File # 12 298665 WET 02 OZ	Dwg No. 12_298665_dz2	scale:	