

Authority: Etobicoke York Community Council Item EY32.1, as adopted by City of Toronto Council on July 23, 24, 25, 26, 27 and 30, 2018

## CITY OF TORONTO

### BY-LAW 1143-2018

#### To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2018 as 408 Brown's Line.

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 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 label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to CR2.0 (c2.0; r1.5) SS3 (x147), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10, Exception Number 147 so that it reads:

#### Exception (CR147):

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) On 408 Brown's Line, if the requirement of By-law 1143-2018 are complied with, a **building**, or **structure** may be constructed in compliance with regulations (B) to (N) below;
- (B) Despite regulation 40.5.40.10(1), the **height** of a **building** or **structure** is measured as the vertical distance between Canadian Geodetic Datum elevation of 102.85 metres and the highest point of the **building** or **structure**;
- (C) Despite regulations 40.10.40.10(3), and 40.5.40.10, no part of any **building** or **structure** on the **lands** may exceed the **heights** specified by the numbers following the symbol HT as shown on Diagram 3 attached to By-law 1143-2018 except for the following:

- (i) window washing equipment and lightning rods may project above the **heights** shown on Diagram 3 to a maximum of 2.0 metres;
  - (ii) privacy screens, wind mitigation features, terrace dividers, cabanas, covered stairs or stair enclosures, fences, and trellises may project above the **heights** shown on Diagram 3 to a maximum of 2.75 metres;
  - (iii) heating and cooling units, towers, stacks and associated components, elevator shafts, make-up air units, emergency generator and lighting fixtures may project above the **heights** shown on Diagram 3 to a maximum of 2.0 metres;
  - (iv) parapets, railings, terraces, patios, planters, balustrades, bollards, stairs, safety railings, guard railings, accessory **structures**, chimneys, vents, stacks, and exhaust stacks, mechanical equipment and fans, retaining walls, wheelchair ramps, ornamental or architectural features, **structures** and elements related to outdoor patios, roofing assembly, landscape features, garbage chutes and vents, and roofs may project above the **height** limit shown on Diagram 3 to a maximum of 1.5 metres; and
  - (v) elements of the roof of the **building** or **structure** used for **green roof** technology may project above the **height** limits shown on Diagram 3 to a maximum of 0.6 metres;
- (D) Despite clause 40.5.40.70 and regulations 40.10.40.60(1), 40.10.40.60(2), 40.10.40.60(5)(A) and 40.10.40.70 (3) the portions of a **building** or **structure** above ground must be located within the area delineated by heavy black lines on Diagram 3 attached to By-law 1143-2018 except the following:
- (i) bay windows, lighting fixtures, cornices, architectural cladding or design features, sills, eaves, awnings, art installations and the **structures**, elements and enclosures permitted by (C) above to a maximum encroachment of 0.6 metres;
  - (ii) balconies and canopies can extend beyond the heavy black lines shown on Diagram 3 by no more than 2.0 metres; and
  - (iii) Despite 40.10.40.60(9) balcony railings/dividers/guards or related architectural details are permitted to project into the required 45 degree angular plane to a maximum of 5 metres;
- (E) Despite regulation 40.10.40.40(1), the maximum permitted **gross floor area** must not exceed 8,000 square metres:
- (i) the maximum residential **gross floor area** must not exceed 7,700 square metres;

- (ii) the maximum non-residential **gross floor area** must not exceed 280 square metres; and
  - (iii) the ground floor non-residential uses, which have a maximum **gross floor area** of 280 square metres, may be considered ancillary to the **mixed-use building**;
- (F) Despite regulation 40.50.40.40(3) for the purpose of calculating the **gross floor area** permitted on the **lands**, the following areas may also be excluded: garbage rooms and ground floor service areas associated with the commercial uses;
- (G) Despite regulation 40.10.40.50(1) **amenity space** must be provided in accordance with the following:
  - (i) a minimum of 2 square metres per **dwelling unit** of outdoor **amenity space**;
  - (ii) a minimum of 2 square metres per **dwelling unit** of indoor **amenity space**; and
  - (iii) at least 40 square metres of the outdoor **amenity space** is in a location adjoining or directly accessible to the indoor **amenity space**;
- (H) A maximum 81 **dwelling units** are permitted on the **lot**, of which a minimum of 6 percent must be three or more-bedroom units;
- (I) Despite regulation 40.10.30.40(1) the maximum **lot coverage** is 72 percent;
- (J) Despite the parking requirements outlined in Table 200.5.10.1, **parking spaces** must be provided and maintained as follows:
  - (i) 0.8 **parking spaces** for each bachelor **dwelling unit**, up to 45 square metres, and 1.0 **parking space** for each bachelor **dwelling unit** greater than 45 square metres;
  - (ii) 0.9 **parking space** for each one-bedroom **dwelling unit**;
  - (iii) 1.0 **parking spaces** for each two-bedroom **dwelling unit**;
  - (iv) 1.2 **parking spaces** for each three or more bedroom **dwelling unit**; and
  - (v) 0.2 **parking spaces** for each **dwelling unit** for residential visitors;
- (K) One Type "G" **loading space** is required with the following minimum dimensions:
  - (i) Width of 4.0 metres
  - (ii) Length of 13.0 metres

- (iii) Vertical clearance of 6.1 metres;
- (L) Despite section 200.15.15.4, four accessible **parking spaces** must be provided on site;
- (M) An **eating establishment** must be set back at least 23.0 metres from a **lot** in the Residential Zone Category or Residential Apartment Zone Category;
- (N) The following noise mitigation measures are to be secured as part of this development:
  - (i) The facades, windows and balconies should be upgraded with higher insulation or products rated with noise attenuation such as using double glazed and air space windows, increasing wall thickness with interior gypsum board, and airtight balcony doors or enclosed balconies on the western elevation facing Brown's Line.

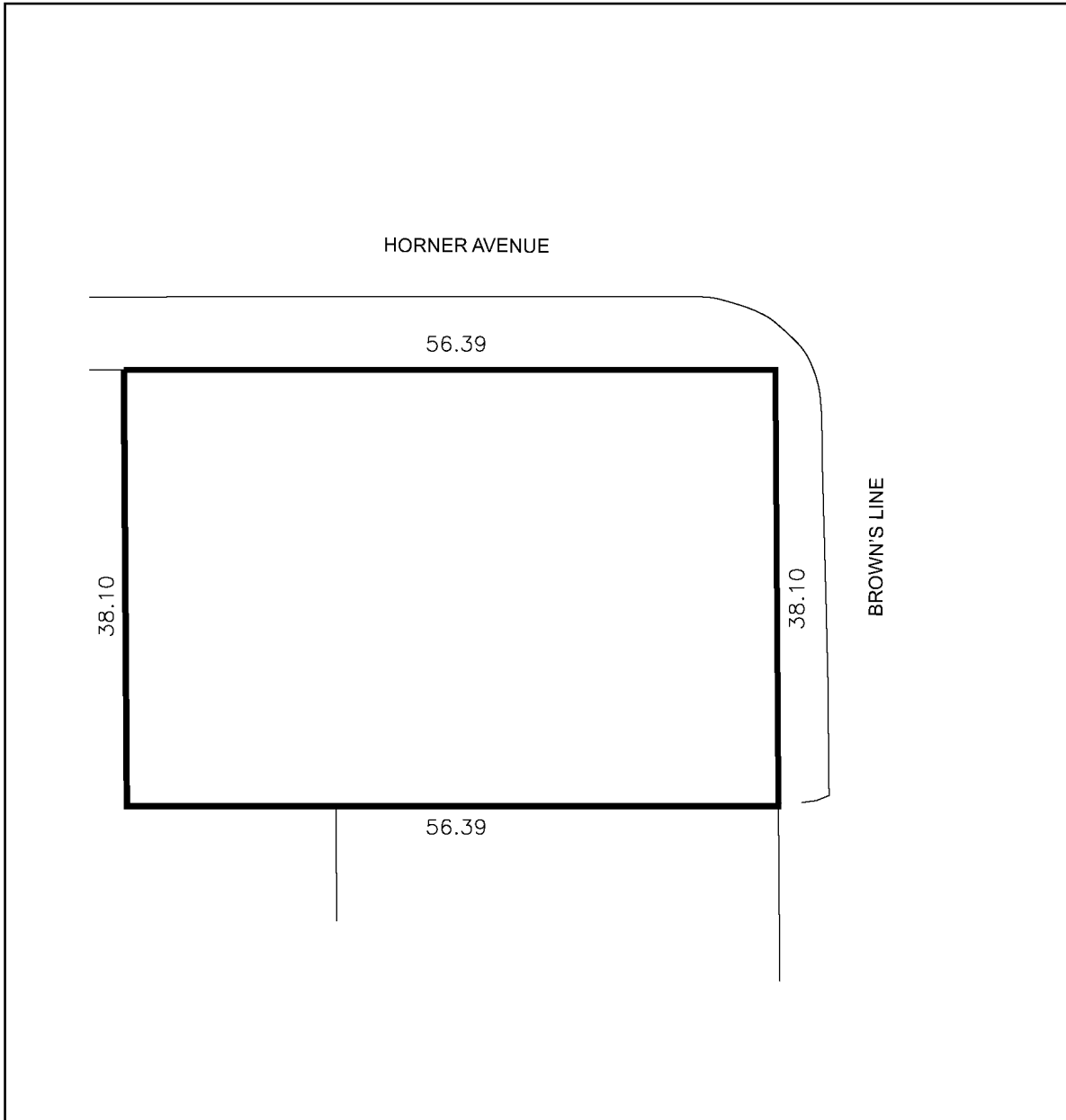
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on July 27, 2018.

Glenn De Baeremaeker,  
Deputy Speaker

Ulli S. Watkiss,  
City Clerk


(Seal of the City)

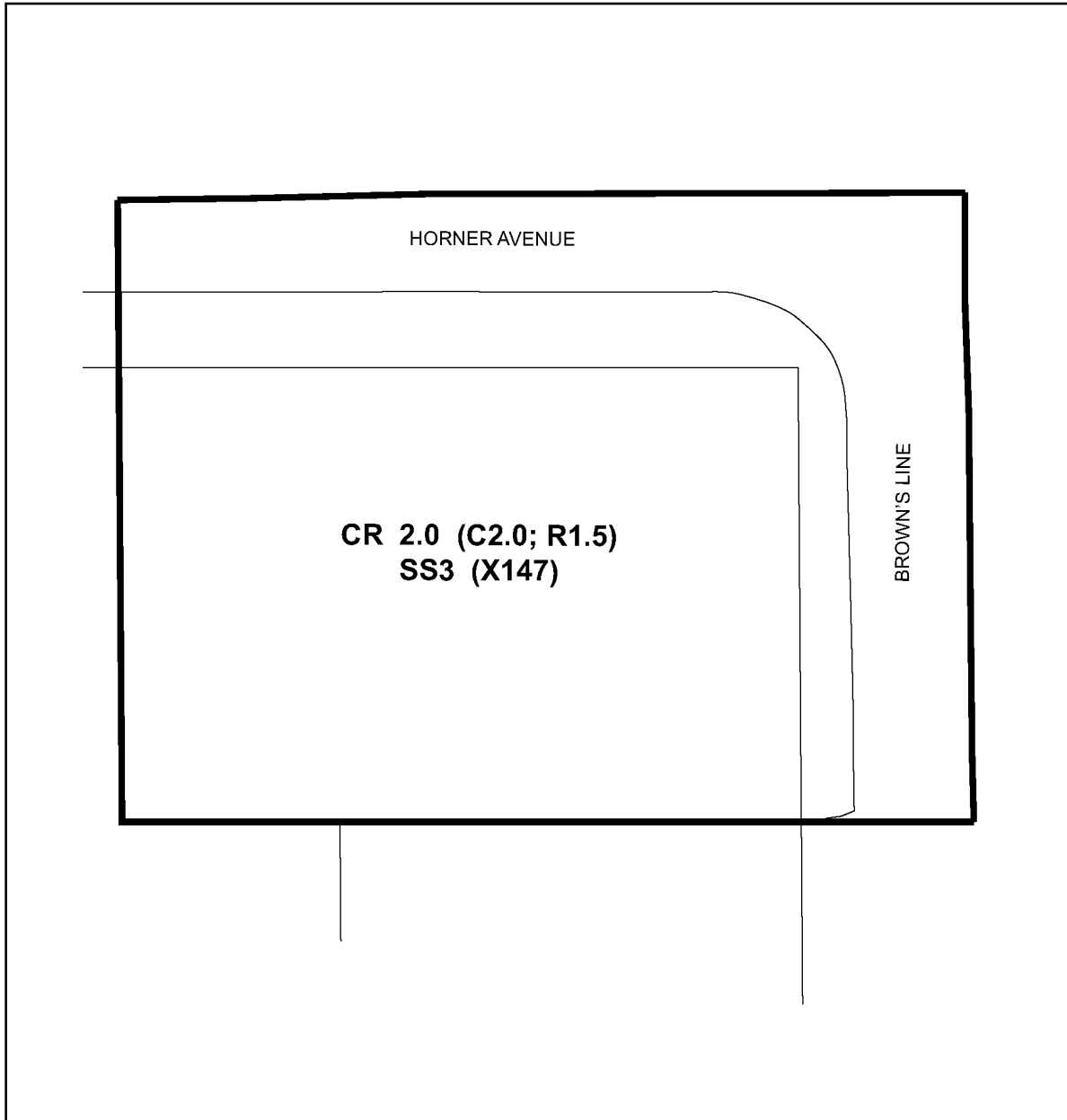


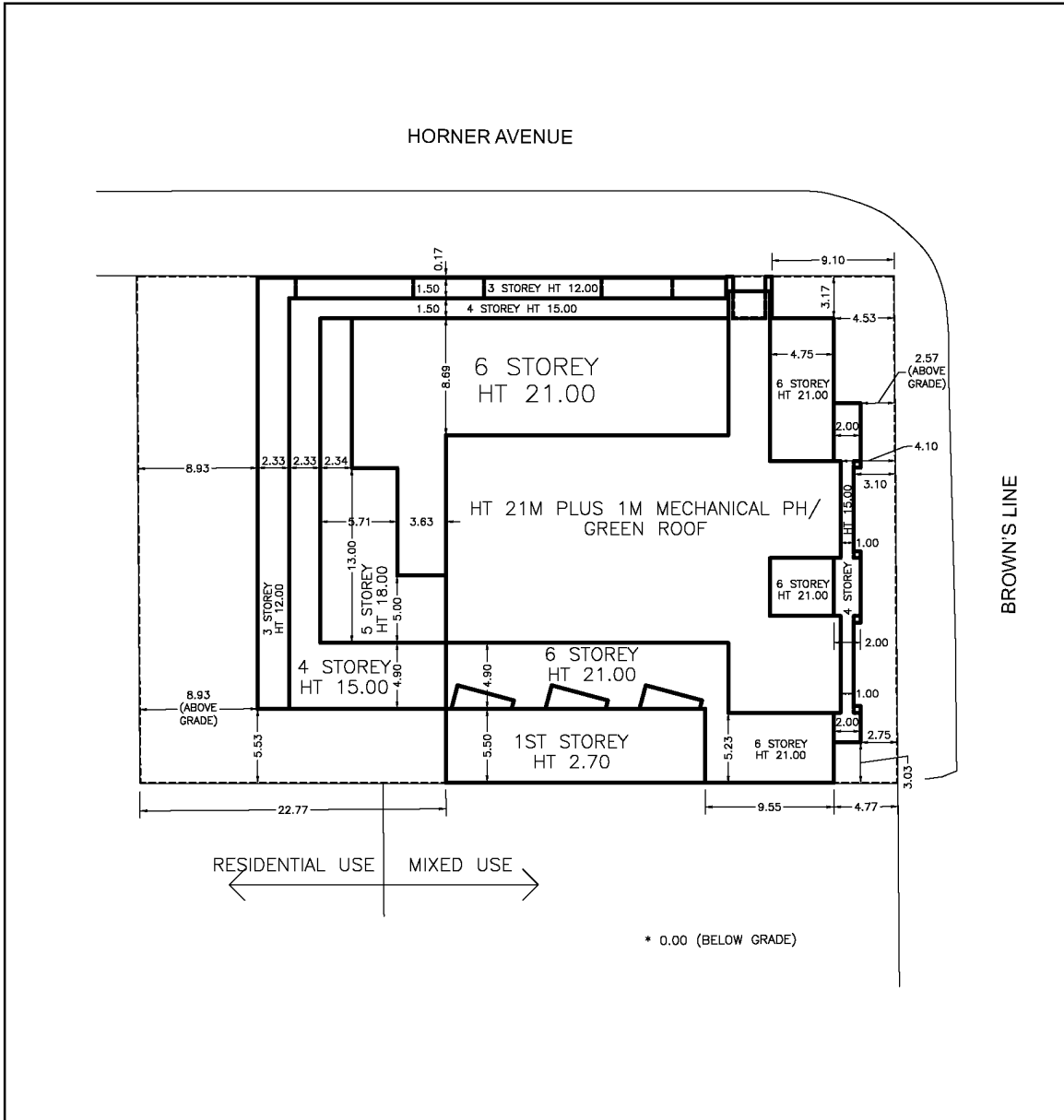
 **TORONTO**  
Diagram 1

**408 Brown's Line**

File # 16 260076 WET 06 02

  
City of Toronto By-Law 569-2013  
Not to Scale  
06/15/2018





**Toronto**  
**Diagram 3**

**408 Brown's Line**

File # 16 260076 WET 06 02

City of Toronto By-Law 569-2013  
 Not to Scale  
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