

Authority: Etobicoke York Community Council Item  
EY10.1, adopted as amended, by City of Toronto Council  
on November 26 and 27, 2019

## CITY OF TORONTO

### BY-LAW 1674-2019

**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 1674-2019;

- (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 1674-2019;
- (D) Despite (B) and (C) above and Regulation 15.5.40.10(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 1674-2019;
- (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:

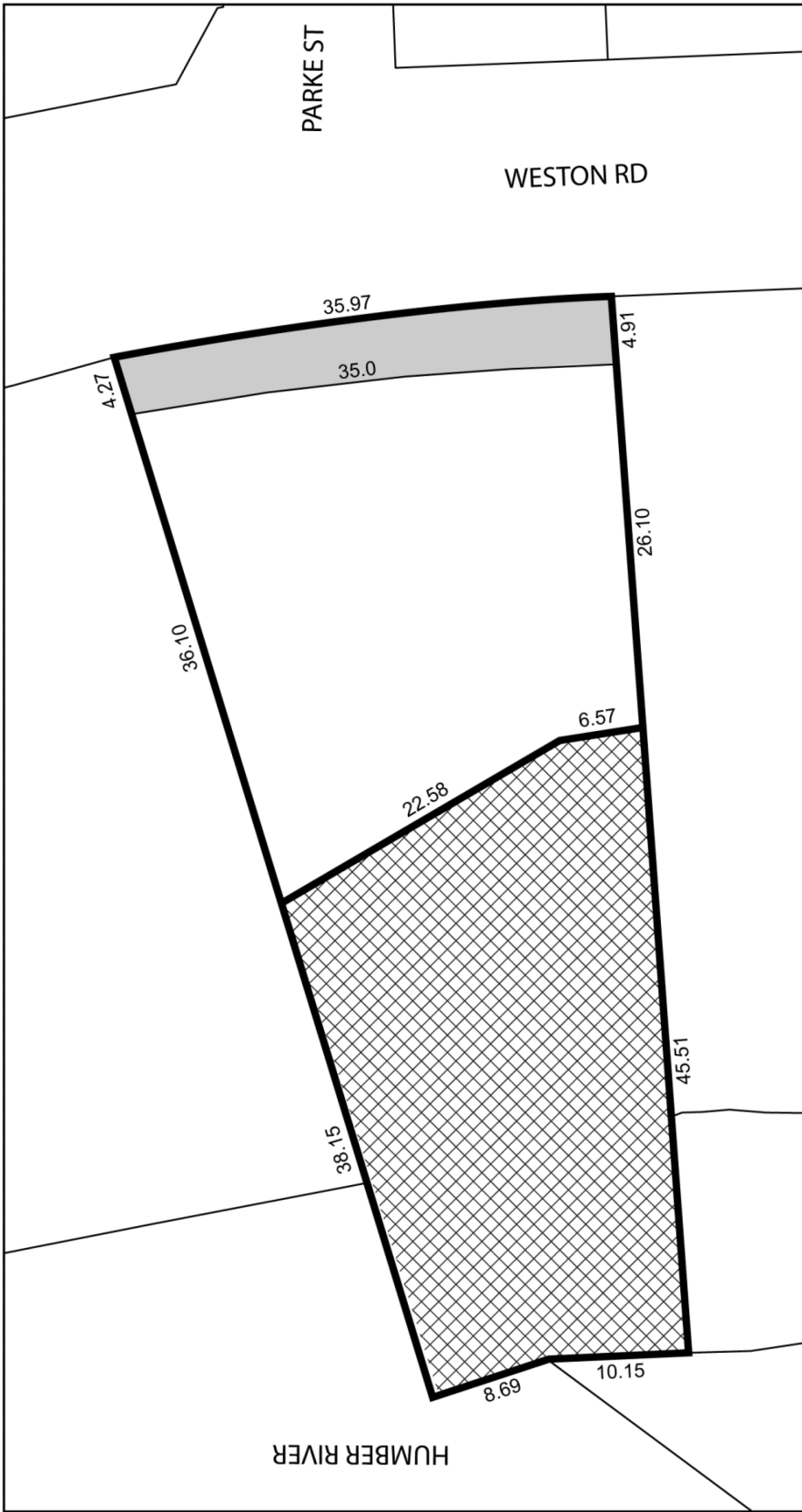
- (i) an accessible **parking space** must have the following minimum dimensions:
    - (a) length of 5.6 metres;
    - (b) width of 3.4 metres; and
    - (c) vertical clearance of 2.1 metres;
  - (ii) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible 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 1674-2019, 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 27, 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



# 2346 and 2352 Weston Road

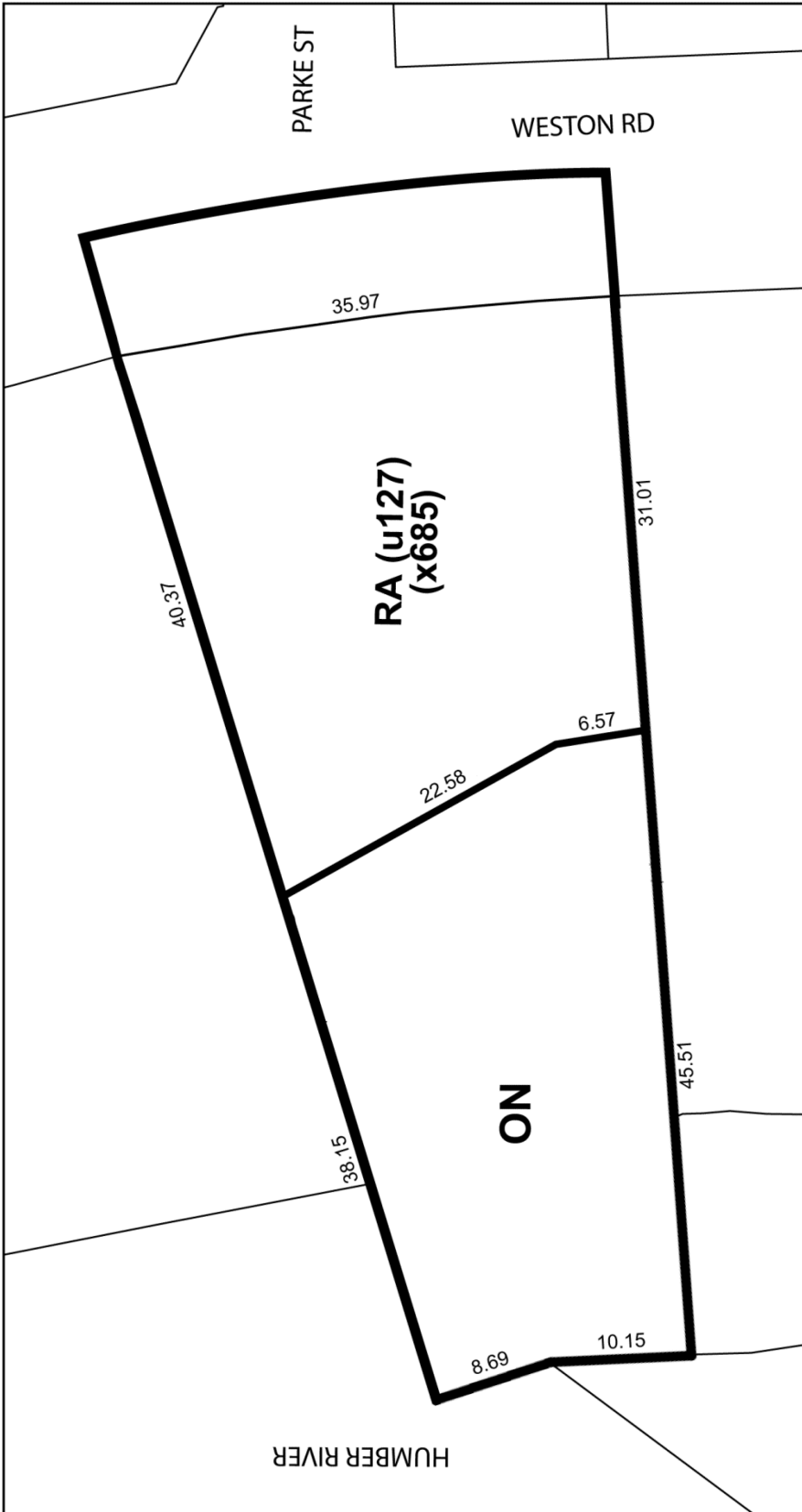


File # 18 120119 WET 11 0Z

-  Lands Conveyed to the City
-  Lands Conveyed to the TRCA



City of Toronto By-law 569-2013  
Not to Scale  
10/31/2019



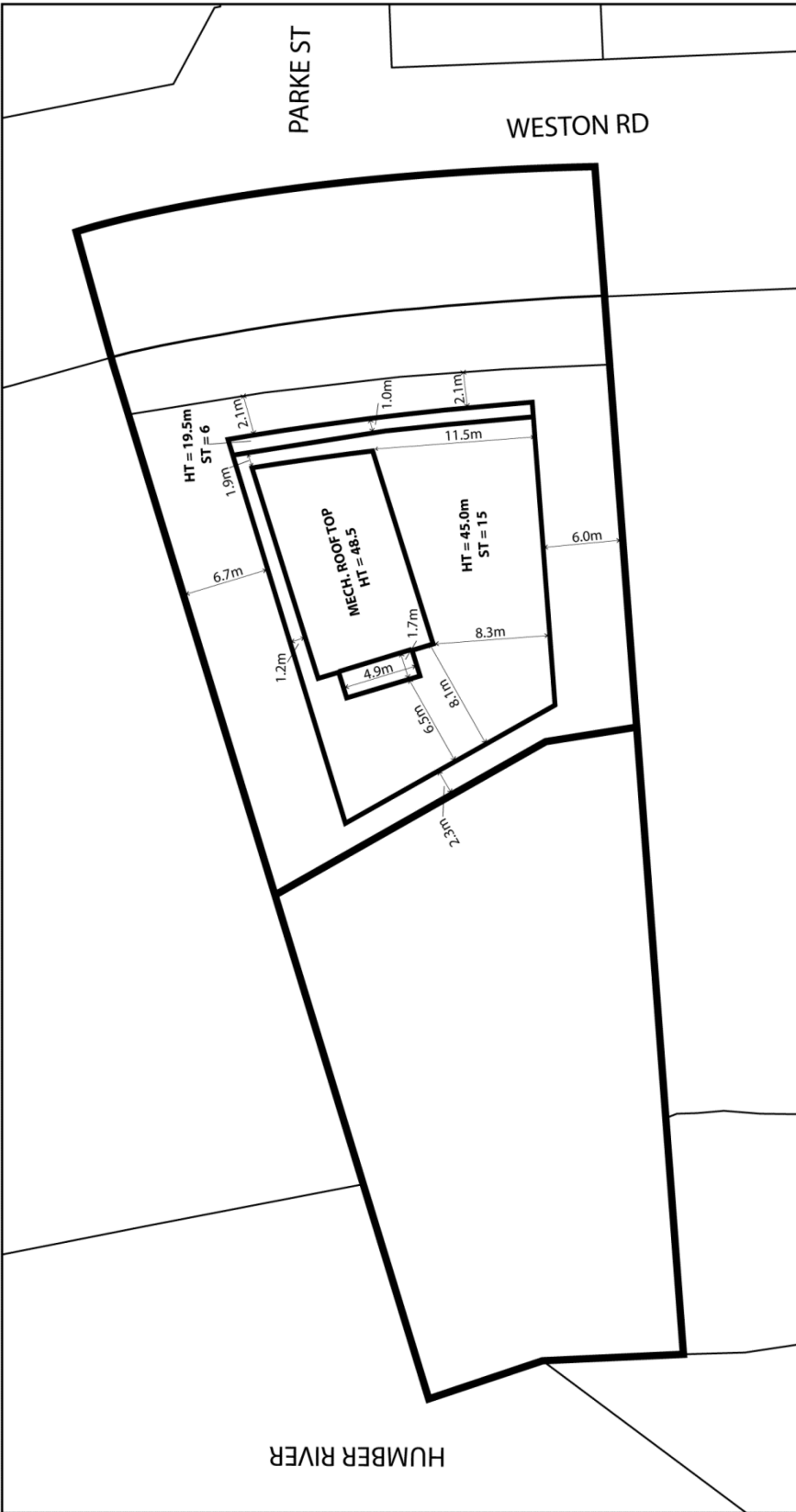
2346 and 2352 Weston Road



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City of Toronto By-law 569-2013  
Not to Scale  
10/31/2019



2346 and 2352 Weston Road



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Not to Scale  
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