

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 1675-2019

To amend the former City of York Zoning By-law 1-83, 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 as follows:

1. The lands subject to this By-law are outlined by heavy black lines on Map 1 attached to this By-law.
2. Section 6 of the former City of York Zoning By-law 1-83, as amended, be further amended by adding the following new Subsection (95):

**"Lands – 2346 and 2352 Weston Road
(95) Map 2**

By changing that portion of the lands described in Schedule A of By-law 1675-2019 attached hereto presently designated as an RM2 – Residential Multiple Zone District and Section 16 (255) to a G – Green Open Space District, and by changing District Map 2 accordingly.

3. That Section 16 of the former City of York Zoning By-law 1-83, as amended, be further amended by deleting and replacing Subsection (255) with the following:

"(255) Lands – 2346 and 2352 Weston Road

Notwithstanding the provisions of Sections 3 and 10, the lands municipally known as 2346 and 2352 Weston Road, as shown on Schedule B to By-law 1675-2019 and to this Subsection may only be used for the purpose of erecting a 15-storey apartment house, subject to the following conditions:

MAXIMUM GROSS FLOOR AREA

- a. The maximum gross floor area of the building shall be 6,910 square metres and the maximum floor space index shall not apply.

MAXIMUM NUMBER OF UNITS

- b. The maximum number of dwelling units permitted on the lot shall be one hundred and twenty-seven (127).

BUILDING HEIGHT

- c. Height shall be measured from the Geodectic datum value of 136.53 metres.
- d. The maximum height of any building or structure, or portion thereof, shall not exceed the height limits in metres specified by the numbers following the "H" as shown on Schedule B of By-law 1675-2019, attached hereto, except for the following:
- i. Any appurtenances and equipment serving the building, elevator overruns, chimneys, parapets, pergolas, trellises, eaves, screens, stairs, roof drainage, roof access, window washing equipment, lightening rods, architectural features, landscaping and 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, provided that the height of the top of such element is no higher than the sum of 1.5 metres plus the height limit other applicable as shown on Schedule "B" of By-law 1675-2019; and
 - ii. Despite (i) above, any unenclosed structures providing safety or wind protection to rooftop amenity space provided that the height to the top of such structure is no higher than the sum of 2.0 metres plus the height limit other applicable as shown on Schedule "B" of By-law 1675-2019.
- e. The maximum number of storeys permitted is the numerical value before the word 'Storeys' as shown on Schedule B of By-law 1675-2019.
- f. Section 10.1 Regulation 3(b)(i) shall not apply.

YARD SETBACKS

- g. No portion of the building or structure erected or used above grade shall be located otherwise than wholly within the areas delineated by the lines as shown on Schedule B of By-law 1675-2019 hereto, as to provide the minimum and maximum setbacks shown, with the exception of the following:
- i. Rooftop architectural features, canopies, awnings, building cornices, lighting fixtures, ornamental elements, trellises, window sills, balustrades, stairs, stair enclosures, and wheelchair ramps to a maximum of 2 metres;

PARKING

- h. Despite Section 3 Regulation 2.1.D, off street parking shall be provided and maintained on the lot for each assisted housing unit in an apartment house at a minimum rate of:
 - i. 0.14 for a bachelor dwelling unit up to 45 square metres and 0.5 for each dwelling unit greater than 45 square metres;
 - ii. 0.24 for a one bedroom unit;
 - iii. 0.4 for a two bedroom dwelling unit; and
 - iv. 0.75 for a three or more bedroom dwelling unit.
- i. For the purpose of calculating parking space requirements, a den is not considered a bedroom.
- j. Accessible parking spaces shall be provided and maintained on the lot as follows:
 - i. Of the parking spaces required in (h) above, a minimum of 2 parking spaces must be provided as accessible parking spaces;
 - ii. An accessible parking space shall have the following minimum dimensions:
 - A. 5.6 metres in length;
 - B. 3.4 metres in width; and
 - C. vertical clearance of 2.1 metres.
 - iii. The entire length of an accessible parking space must be adjacent to a 1.5 metre wide accessible barrier free aisle or path.
 - iv. Accessible parking spaces must be located a maximum of 15 metres to a barrier free entrance to a building and passenger elevator that provides access to the first storey of the building.

BICYCLE PARKING

- k. Bicycle parking spaces shall be provided and maintained on the lot in accordance with the following:
 - i. A minimum of 86 long term bicycle parking spaces;
 - ii. A minimum of 9 short term bicycle parking spaces;

- iii. The minimum dimension of a bicycle parking space is:
 - A. Minimum length of 1.8 metres;
 - B. Minimum width of 0.6 metres;
 - C. Minimum vertical clearance from the ground of 1.9 metres;
- iv. The minimum dimension of a bicycle parking space if placed in a vertical position on a wall, structure or mechanical device is:
 - A. Minimum length or vertical clearance of 1.9 metres;
 - B. Minimum width of 0.6 metres;
 - C. Minimum horizontal clearance from the wall of 1.2 metres;
- v. If a stacked bicycle parking space is provided, the minimum vertical clearance is 1.2 metres.
- vi. An area used to provide bicycle parking spaces must have a minimum vertical clearance of:
 - A. 2.4 metres if it is a stacked bicycle parking space; and
 - B. 1.9 metres in all other cases.
- vii. Long term bicycle parking spaces may only be located:
 - A. on the first storey of the building;
 - B. on the second storey of the building; and
 - C. on any levels located below-ground.
- viii. A long term bicycle parking space for a dwelling unit may not be located:
 - A. in a dwelling unit;
 - B. on a balcony;
 - C. in a storage locker; or
 - D. in an area used for commercial space.

LOADING

- l. A minimum of one (1) off-street loading space shall be provided and maintained on the lot in accordance with the following dimensions:
 - i. A minimum length of 13.0 metres; a minimum width of 4.0 metres; and a minimum vertical clearance of 6.1 metres; or
 - ii. A minimum length of 6.0 metres; a minimum width of 3.5 metres; and a minimum vertical clearance of 3.0 metres.

AMENITY

- m. A minimum of 188 square metres of common indoor amenity area shall be provided and maintained.
- n. A minimum of 219 square metres of common outdoor rooftop amenity area shall be provided and maintained.

LANDSCAPING

- o. A minimum of 200.0 square metres must be provided as landscaping and a minimum of 90.0 square metres of landscaping must be provided as soft landscaping.

DEFINITIONS

- p. For the purposes of this By-law, the following definitions shall apply:
 - i. "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;
 - ii. "bicycle parking" means an area used for parking or storing of a bicycle;
 - iii. "long-term bicycle parking spaces" mean bicycle parking spaces for use by occupants or tenants of a building;
 - iv. "short-term bicycle parking spaces" mean bicycle parking spaces for use by visitors to a building.
 - v. "assisted housing" means a dwelling unit operated by a non-profit organization or private sector organization in cooperation with the City of Toronto.
 - vi. "landscaping" means an area used for trees, plants, decorative stonework, retaining walls, walkways, or other landscape or architectural elements.

Driveways and areas for loading, parking or storing of vehicles are not landscaping.

- vii. "soft landscaping" means landscaping excluding hard-surfaced areas such as decorative stonework, retaining walls, walkways, or other hard-surfaced landscape-architectural elements.

OTHER PROVISIONS

- q. A garbage chute shall be provided for waste management purposes vertically through the building with access to the chute provided on each storey containing a dwelling unit.
- r. Despite any existing or future severance, partition, or division of the land shown on Schedule A of By-law 1675-2019, the provisions of this subsection shall apply to the whole of the lands as if no severance, partition or division had occurred.
4. Within the lands shown on Schedule A attached to By-law 1675-2019, 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.

5. REPEAL OF BY-LAW 3682-80 AND 3741-80

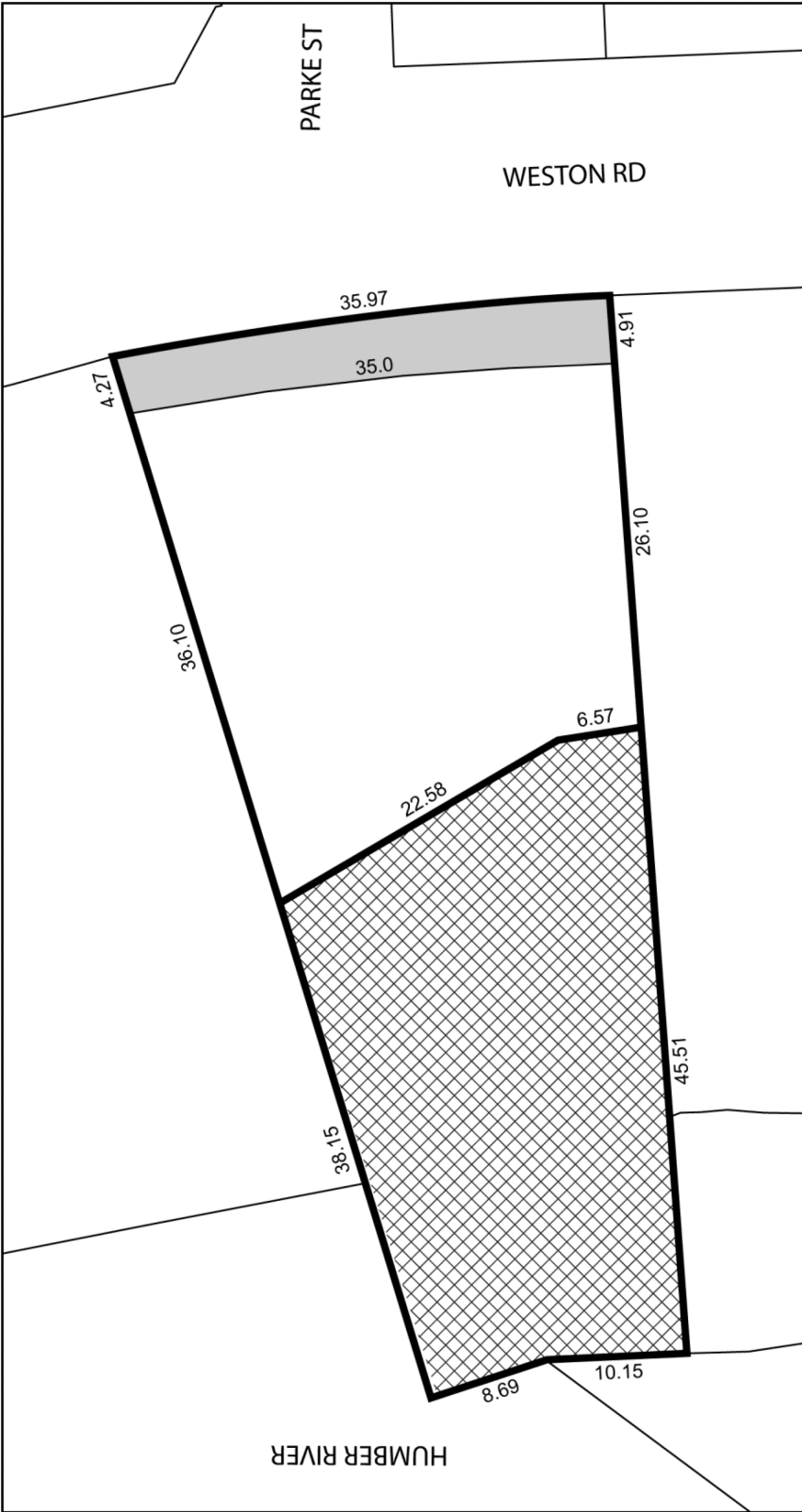
By-law 3682-80 and By-law 3741-80 of the former Borough of York are repealed.

Enacted and passed on November 27, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



Toronto
Map 1

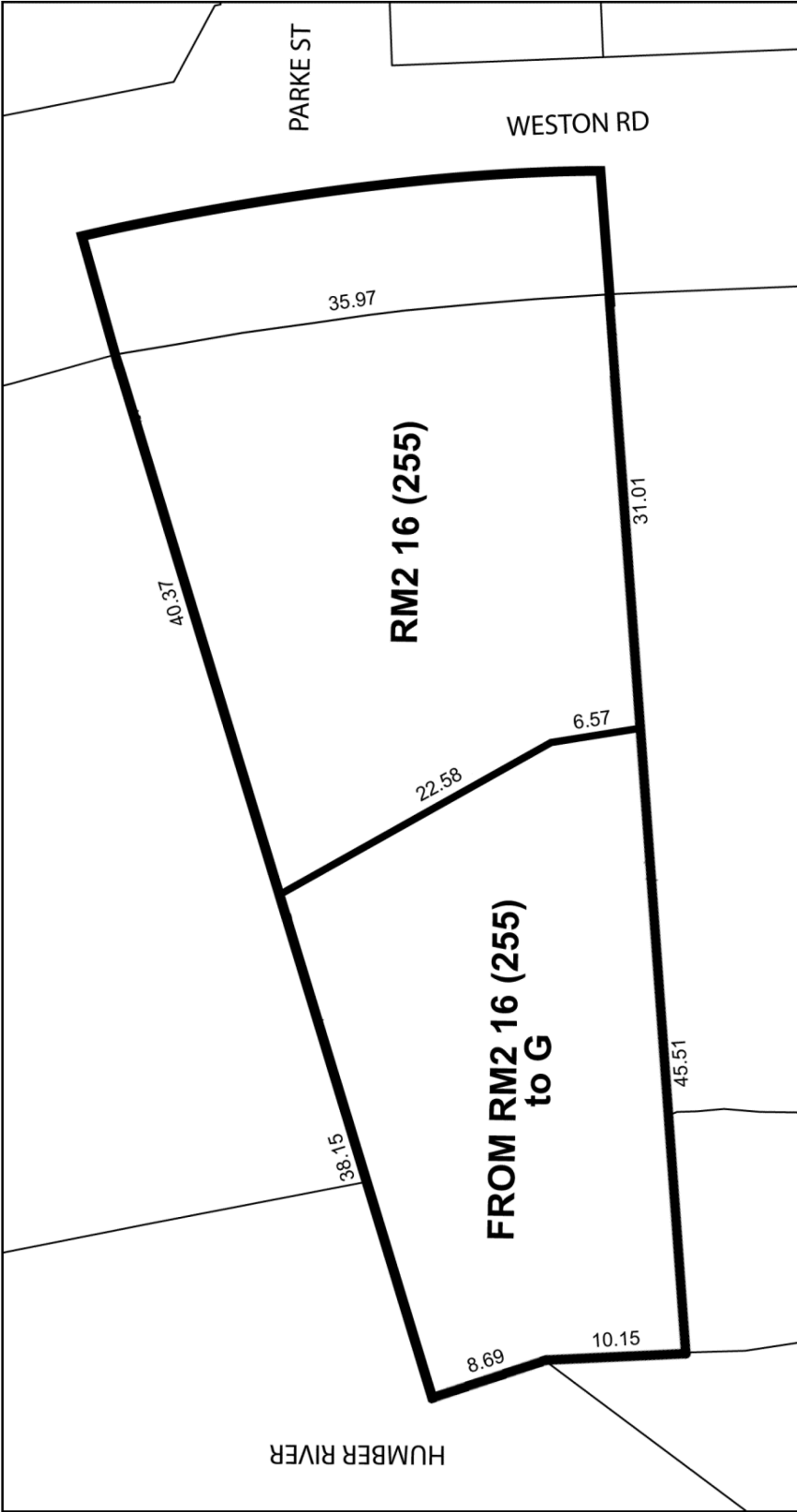
2346 and 2352 Weston Road

File # 18 120119 WET 11 0Z

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



Former City of York By-law No. 1-83
Not to Scale
10/31/2019



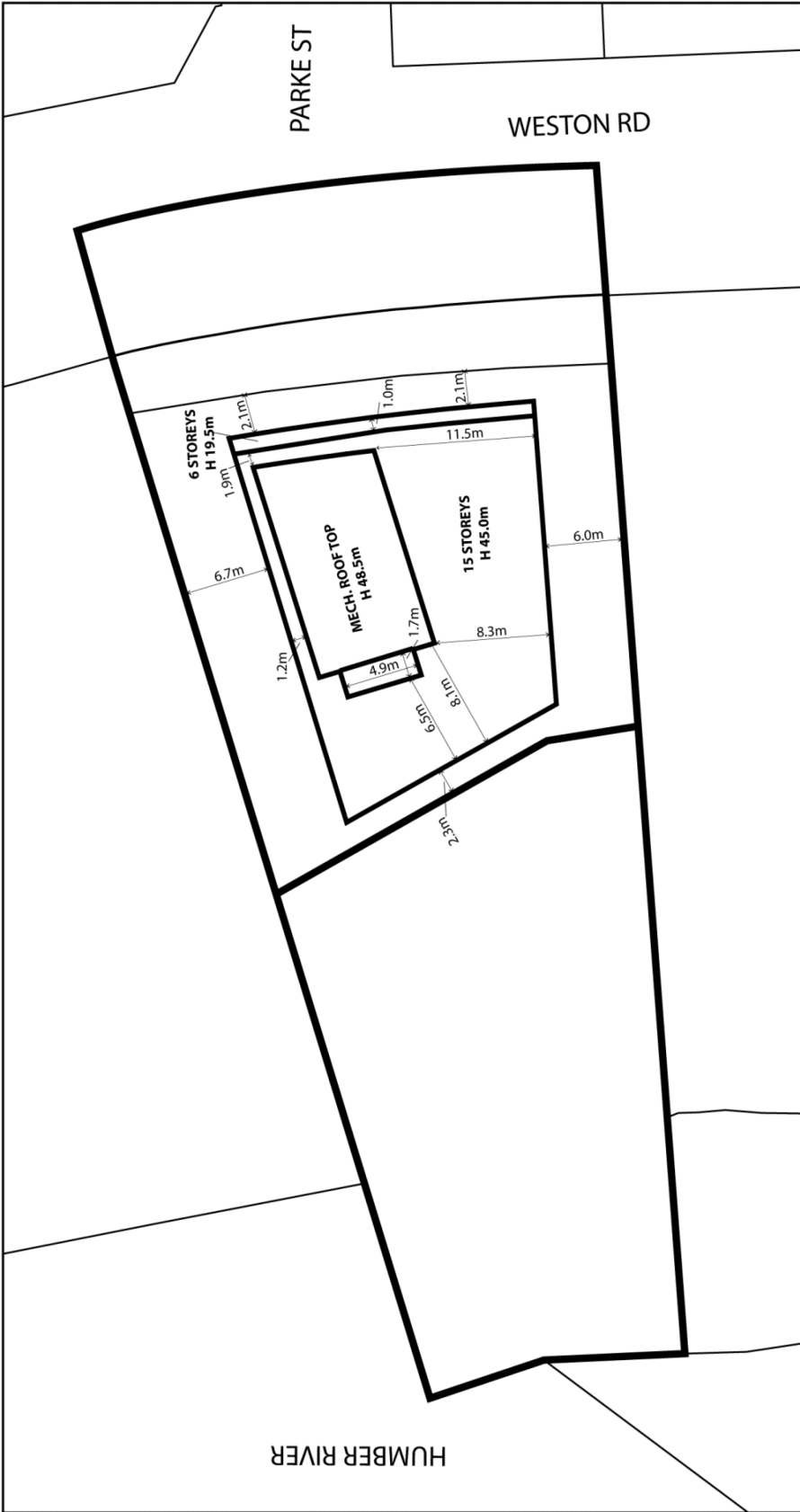
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