

Authority: Etobicoke York Community Council Item
EY7.4, as adopted by City of Toronto Council on October
11 and 12, 2023
City Council voted in favour of this by-law on October 12,
2023
Written approval of this by-law was given by Mayoral
Decision 19-2023 dated October 12, 2023

CITY OF TORONTO

BY-LAW 963-2023

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 56, 58 and 60 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. 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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.1, and applying the following zone label to these lands: CR 2.0 (c2.0; r1.5) SS1 (x897) and OR as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands: PA-2, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height label to these lands: HT 15.0, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map in Article 995.30.1, and applying the following lot coverage label to these lands: 33, as shown on Diagram 5 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1, and applying no value.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 897 so that it reads:

(897) Exception CR 897

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 56, 58 and 60 Fieldway Road, as shown on Diagram 1 of By-law 963-2023, if the requirements of By-law 963-2023 are complied with, a **building** or **structure** may be constructed, used or enlarge, in compliance with (B) to (BB) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the following Canadian Geodetic Datum and the elevation of the highest point of the **building** or **structure**:
 - (i) "Building 1": 121.10 metres; and
 - (ii) "Building 2" and "Building 3": 121.00 metres;
- (C) In addition to the permitted non-residential uses listed in Regulation 40.10.20.10(1)(A), the following additional uses are permitted:
 - (i) **Day Nursery**; and
 - (ii) "Geo-Energy Facility";
- (D) Despite Regulation 40.10.40.1(1), the following are permitted to be located on the same storey as non-residential use portions of the **building**:
 - (i) **Dwelling units** located on the same storey as a **day nursery**;
 - (ii) Residential lobby; and
 - (iii) Residential **amenity space**;
- (E) Despite Clause 40.10.30.40, no maximum **lot coverage** area shall apply to the **lot**;
- (F) The provision of **dwelling units** within each "building" must comply with the following:
 - (i) A minimum percentage of the total number of **dwelling units** that contain two bedrooms must be provided as follows:
 - (a) 30 percent of **dwelling units** in "Building 1";

- (b) 26 percent of **dwelling units** in "Building 2"; and
 - (c) 15 percent of **dwelling units** in "Building 3";
 - (ii) a minimum of 10 percent of the total number of **dwelling units** in each "building" must contain three or more bedrooms;
- (G) Despite Regulation 40.10.40.50(1), a minimum rate of 2.0 square metres of indoor **amenity space** and a minimum of 2.0 square metres for outdoor **amenity spaces** must be provided for each **dwelling unit** on the **lot**, of which:
- (i) Indoor amenity space must be provided in accordance with the following:
 - (a) A minimum rate of 2.2 square metres for each **dwelling unit** in "Building 1";
 - (b) A minimum rate of 1.8 square metres for each **dwelling unit** in "Building 2"; and
 - (c) A minimum rate of 1.9 square metres for each **dwelling unit** in "Building 3";
 - (ii) Outdoor **amenity space** must be provided in accordance with the following:
 - (a) A minimum rate of 3.5 square metres for each **dwelling unit** in "Building 1";
 - (b) A minimum rate of 1.5 square metres for each **dwelling unit** in "Building 2"; and
 - (c) A minimum rate of 2.0 square metres for each **dwelling unit** in "Building 3";
 - (iii) Indoor **amenity space** and outdoor **amenity space** may be shared by residential uses in any **buildings** on the **lot**;
 - (iv) Within each "building", at least 40.0 square metres of outdoor **amenity space** must be in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (v) Within each "building", no more than 25 percent of the outdoor component may be a **green roof**;
- (H) Despite Regulation 40.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 6 of By-law 963-2023, inclusive of equipment used for the functional

operation of the **building**, such as electrical, utility, mechanical and ventilation equipment;

- (I) Despite Regulations 40.5.40.10 (4), (5), (6), (7) and (8) and (H) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 6 of By-law 963-2023:
- (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, **renewable energy** equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 2.0 metres above the "Base Buildings";
 - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, by a maximum of 2.0 metres;
 - (iii) architectural features, parapets, and elements and structures associated with a **green roof** by a maximum of 3.0 metres;
 - (iv) **building** maintenance units and window washing equipment by a maximum of 3.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace by a maximum of 3.0 metres; and
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may project above the height limits to a maximum of 3.0 metres;
- (J) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 94,500 square metres, of which:
- (i) The required minimum **gross floor area** for non-residential uses is 1,465 square metres, of which:
 - (a) 950 square metres must be provided in "Building 1";
 - (b) 245 square metres must be provided in "Building 2"; and
 - (c) 270 square metres must be provided in "Building 3";
 - (ii) The permitted maximum **gross floor area** for residential use is 92,510 square metres, of which:
 - (a) 29,000 square metres is permitted in "Building 1";
 - (b) 28,100 square metres is permitted in "Building 2"; and

- (c) 36,400 square metres is permitted in "Building 3";
- (K) The permitted maximum "tower floor plate" for each "Tower" is as follows:
 - (a) 620 square metres for "Tower 1A";
 - (b) 825 square metres for "Tower 1B";
 - (c) 815 square metres for "Tower 2"; and
 - (d) 815 square metres for "Tower 3";
- (L) Despite Regulation 40.10.40.50(2), no **amenity space** is required for non-residential **gross floor area**;
- (M) Despite Regulation 40.10.40.70(1), the required minimum **building setbacks** are as shown in metres on Diagram 6 of By-law 963-2023;
- (N) Despite Regulation 40.10.40.80(1), the required separation of **main walls** are as shown in metres on Diagram 6 of By-law 963-2023;
- (O) Despite Regulations 40.10.40.60(1)(B), (2), (5), (6), (7), (8) and (9) and (M) and (N) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) decks, porches, and balconies, by a maximum of 3.0 metres;
 - (a) Despite (i) above, where a "Tower" **main wall** is located less than 3.0 metres from a **main wall** of a "Base Building", balconies may not encroach into the required minimum **building setbacks** and **main wall** separation distances;
 - (ii) canopies and awnings, by a maximum of 2.0 metres; and
 - (iii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
- (P) A "privately-owned publicly-accessible open space" with a minimum area of 1,500 square metres must be provided in the areas shown on Diagram 6 attached to By-law 963-2023;
- (Q) Despite Regulation 40.10.100.10(1)(C), two **vehicle** accesses are permitted;
- (R) Article 200.25.15 related to **parking space** regulation transition does not apply;
- (S) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided at a maximum rate of 3.5 for each 100 square metres of **gross floor area** used for a **day nursery**;

- (T) Despite regulation 200.5.1.10(2)(A)(iv), a maximum of 10 percent of the required **parking spaces** may be obstructed as described in regulation 200.5.1.10(2)(D) on one side only without being required to provide an additional 0.3 metres of width;
- (U) Despite Regulation 200.15.1(4), accessible **parking space** must be located within 50 metres to a barrier free entrance to a building and a passenger elevator that provides access to the first **storey** of the **building**;
- (V) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (W) Despite Regulation 230.5.1.10(4)(A)(ii), the required minimum width of a **stacked bicycle parking space** is 0.45 metres;
- (X) Despite Regulations 230.5.1.10(9)(B) and (10) and 230.40.1.20(1), "long-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space** arrangement, in any combination of vertical, horizontal or stacked positions, and may be located in a secured room or area on the first **storey** or mezzanine of a **building** above ground or any level below ground;
- (Y) Despite Regulation 230.5.1.10(12), two **bicycle maintenance facilities** are required on the **lot**, of which, at least one is located in "Building 1";
- (Z) Despite Regulation 230.40.1.20(2), "short-term" **bicycle parking spaces** may be located in a secured room and may be located no more than 50 metres from a pedestrian entrance;
- (AA) Despite Regulations 220.5.10.1(2), a **building** with more than 400 dwelling units and less than 575 **dwelling units** must provide 1 Type 'G' **loading space**; and
- (BB) For the purpose of this exception, each word or expression that is in bold font in this exception will have the same meaning as each word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
 - (i) "Geo-energy facility" means **premises** containing devices to generate **geo-energy** for the exclusive use of the **building**;
 - (ii) "Base Building 1", "Base Building 2" and "Base Building 3", or collectively referred to as "Base Buildings" mean the portions of a **building** delineated on Diagram 6 of By-law 963-2023, not including any "Tower" portions of the **building**;
 - (iii) "Building 1", "Building 2", and "Building 3", or collectively referred to as "Buildings", mean **buildings** as shown on Diagram 6 of By-law 963-2023, inclusive of the "Base Building" and "Towers", of which:

- (a) "Building 1" means the entire **building**, collectively made up of "Base Building 1", "Tower 1A", and "Tower 1B";
- (b) "Building 2" means the entire **building**, collectively made up of "Base Building 2" and "Tower 2"; and
- (c) "Building 3" means the entire **building**, collectively made up of "Base Building 3" and "Tower 3";
- (iv) "Privately-owned publicly-accessible open space" means a space on the lands situated at ground level generally within the shaded areas shown on Diagram 6 of By-law 963-2023, that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, landscaped plazas, and ornamental structures and is used principally for the purpose of sitting, standing and other recreational uses;
- (v) "Tower 1A", "Tower 1B", "Tower 2", and "Tower 3", or collectively referred to as "Towers", mean, the portion of a **building** as shown on Diagram 6 of By-law 963-2023, which collectively enclose the entirety of a **storey** with a height greater than:
 - (a) 21.0 metres for "Tower 1A";
 - (b) 21.0 metres for "Tower 1B";
 - (c) 22.0 metres for "Tower 2; and
 - (d) 22.0 metres for "Tower 3".
- (vi) "Tower Floor Plate" means the area of **storey** of a **building** measured from the **main walls**, excluding inset and projecting balconies.

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

9. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on October 12, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

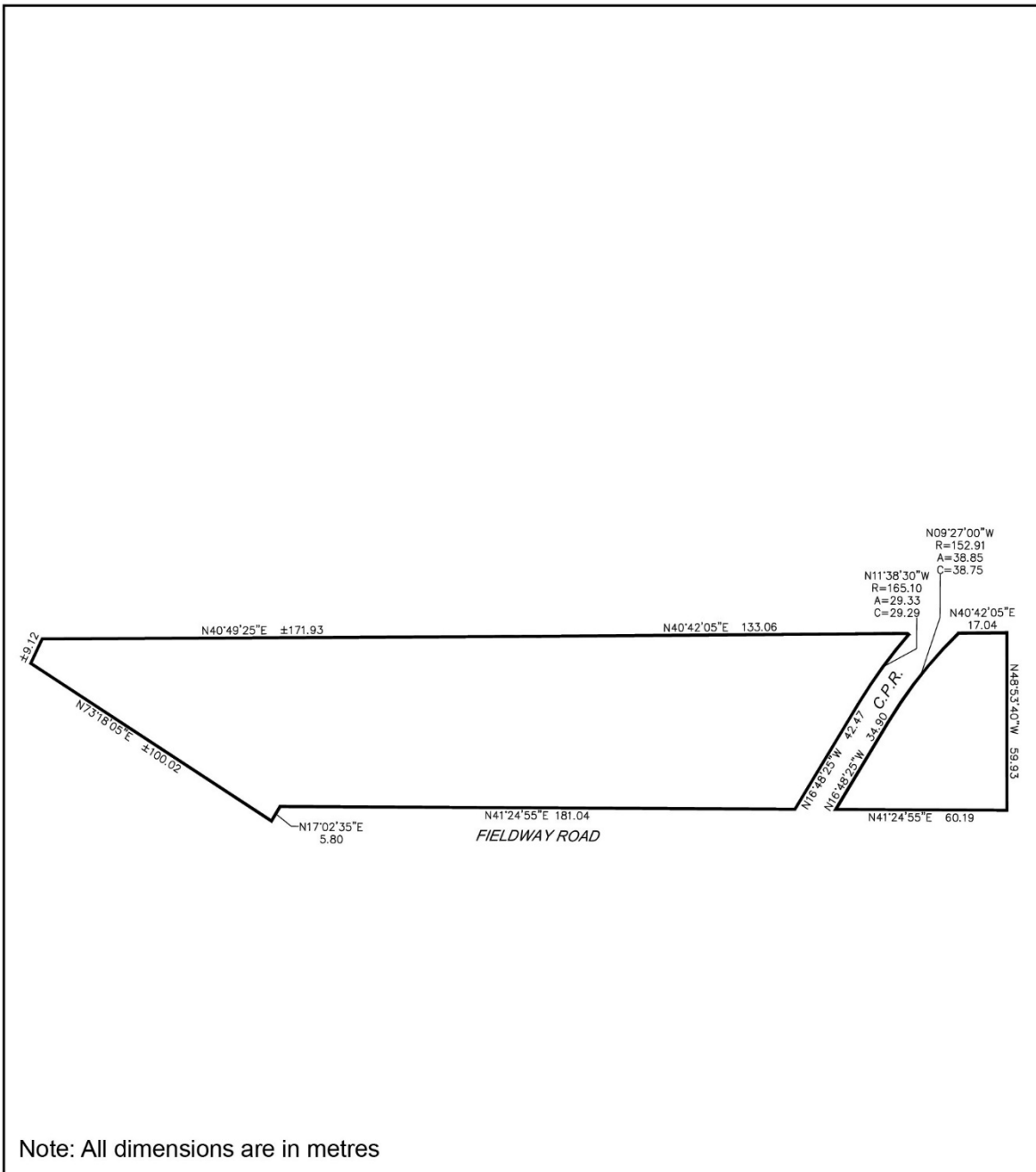


Diagram 2

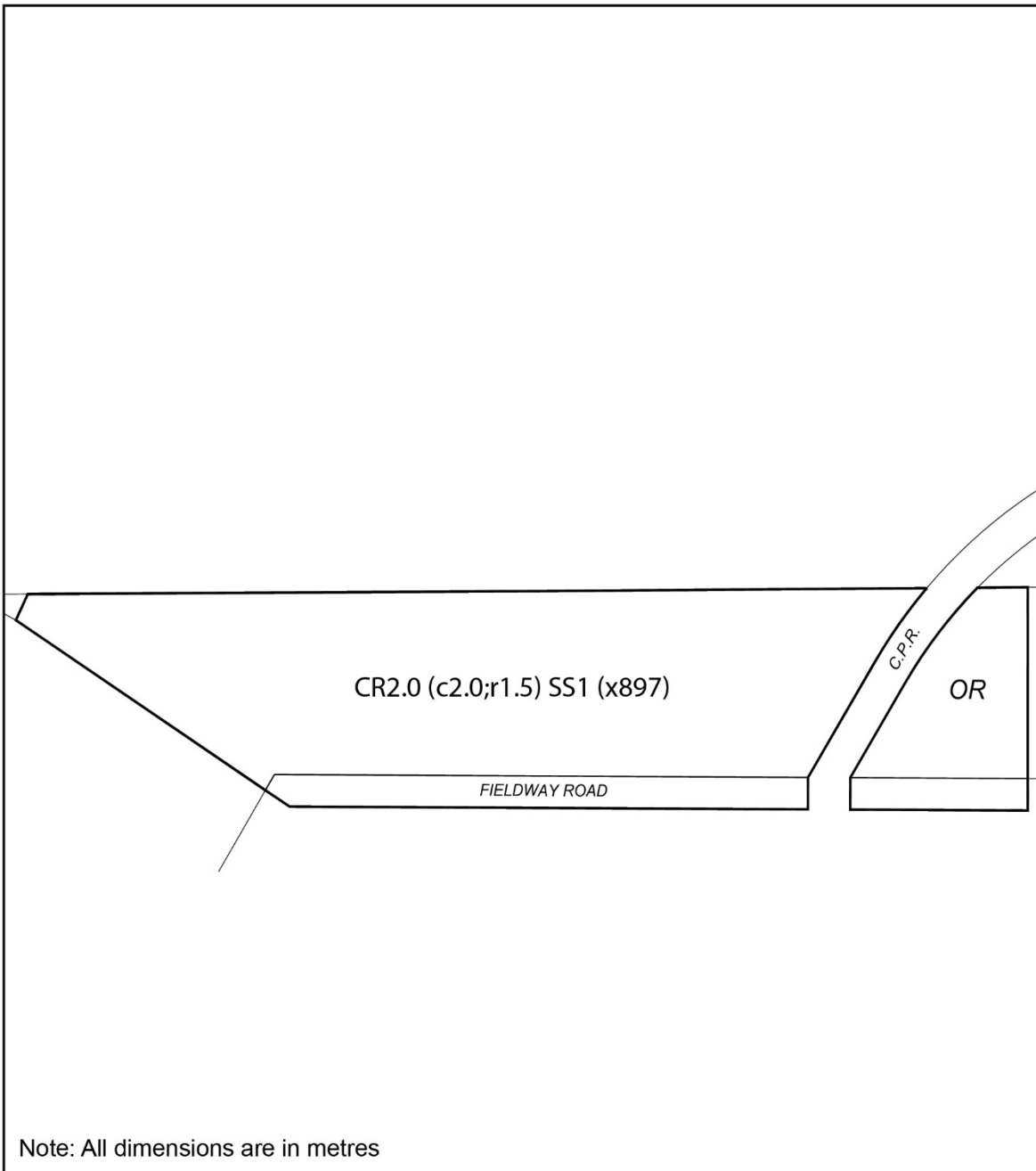


Diagram 3

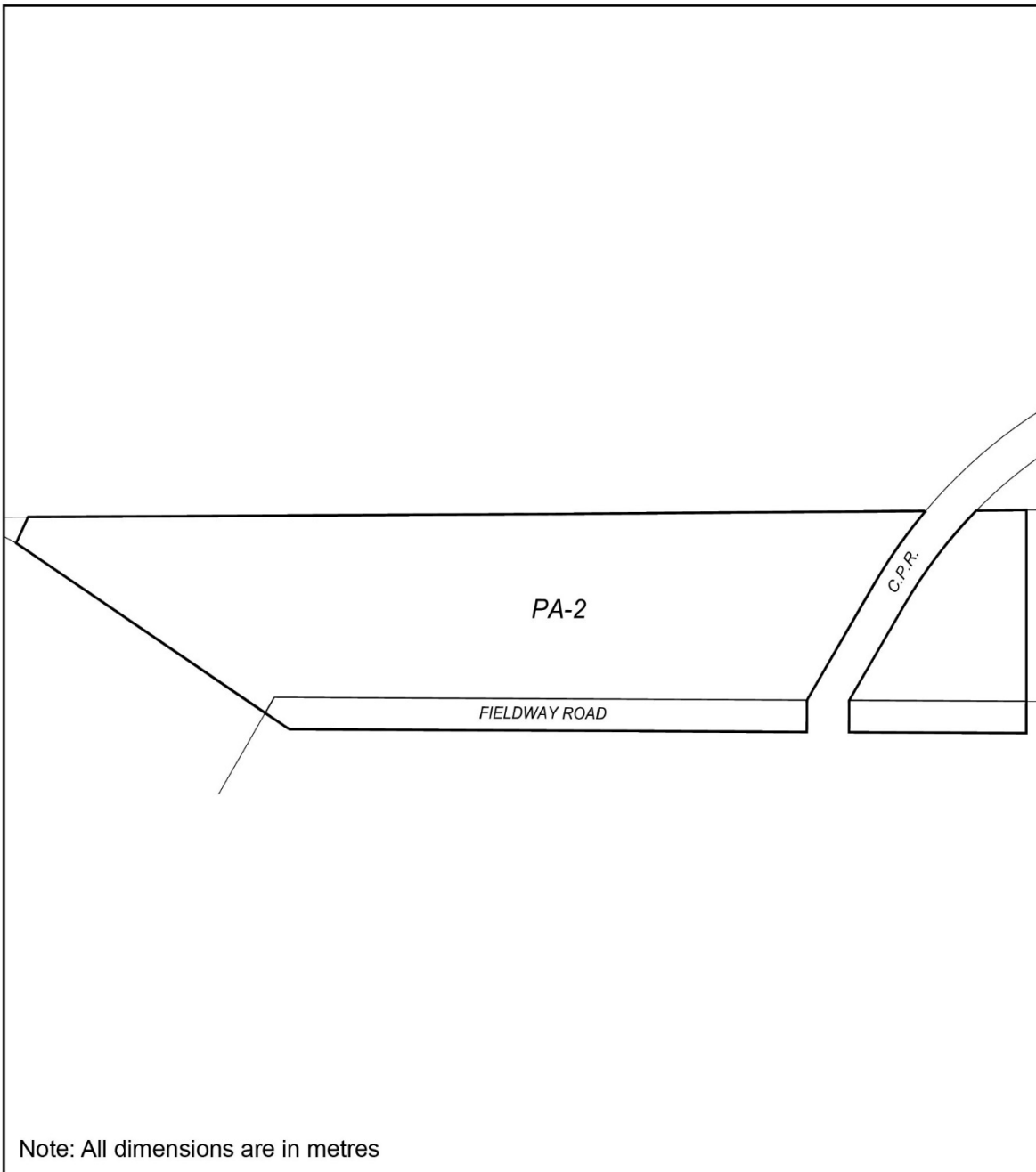


Diagram 4

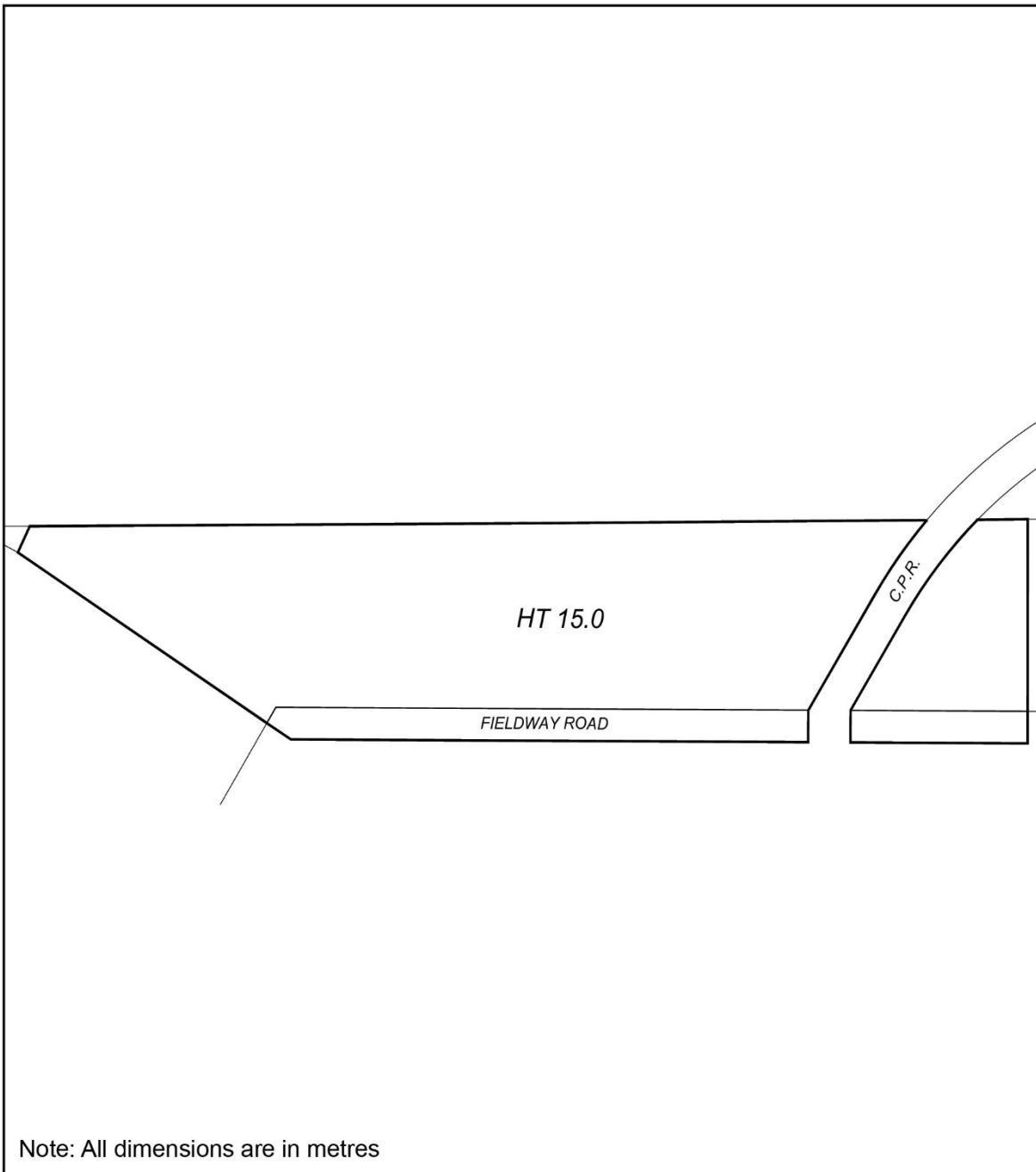
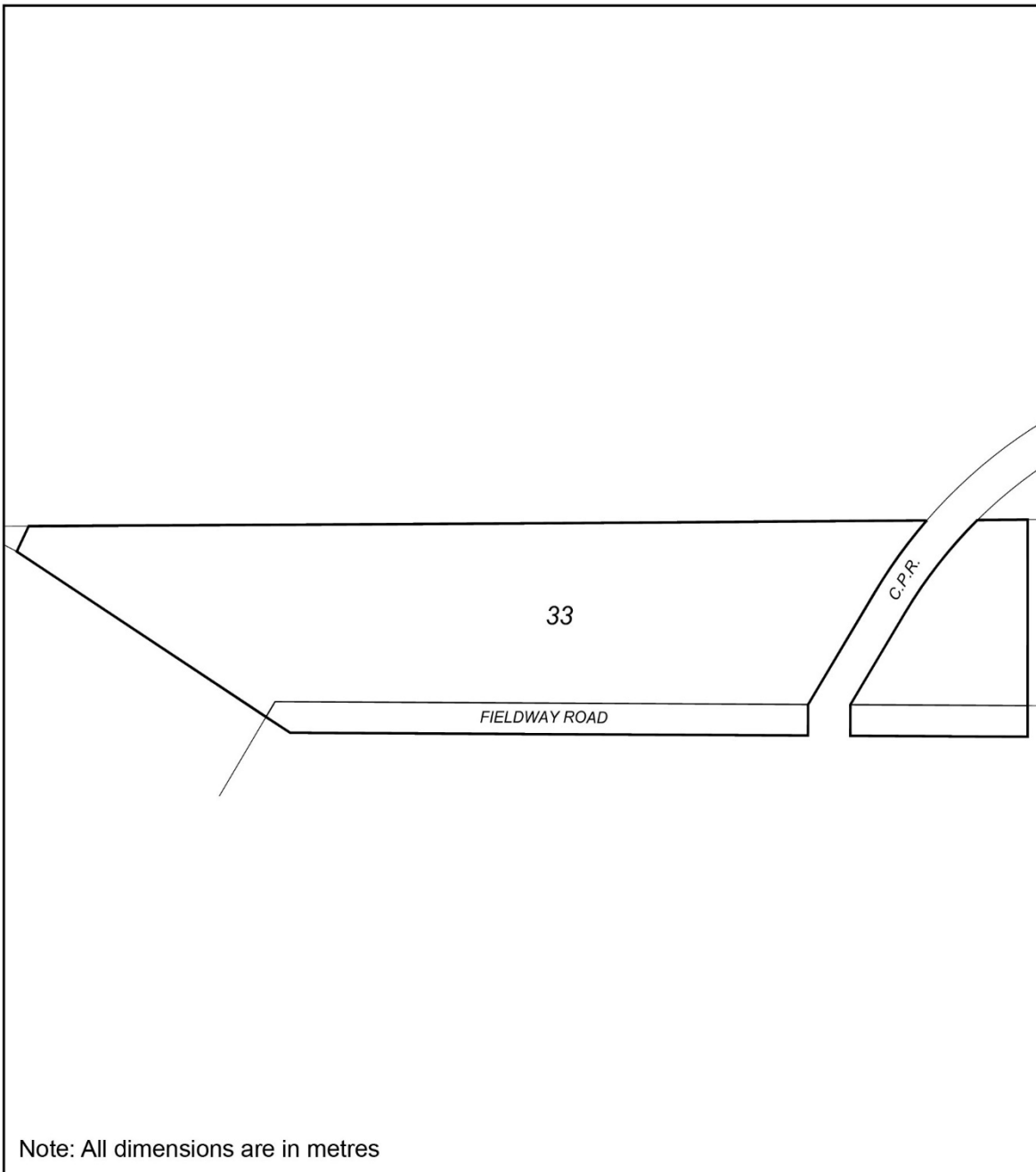


Diagram 5



56-60 Fieldway Rd

Diagram 6

Note: All dimensions are in metres



City of Toronto By-law 569-2013
Not to Scale
09/07/2023

