

Authority: Etobicoke York Community Council Item EY9.4, as adopted by City of Toronto Council on December 13, 14 and 15, 2023
City Council voted in favour of this by-law on December 15, 2023
Written approval of this by-law was given by Mayoral Decision 30-2023 dated December 15, 2023

CITY OF TORONTO

BY-LAW 1270-2023

To amend Chapter 330 of the former City of Etobicoke Zoning Code, as amended, with respect to the lands municipally known in the year 2022 as 301 Dixon Road.

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 hereby enacts as follows:

1. The lands subject to this By-law are outlined by heavy black lines on Schedule A attached to this By-law.
2. The Zoning Map referred to in Section 330-2 Article II of the former City of Etobicoke Zoning Code, originally attached to By-law 13,585 and 1984-1073, as amended, is hereby amended by changing the classification of the lands as described in Schedule B provided that the following additional provisions apply to the development of these lands.
3. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
4. Definitions

The provisions of Section 304-3 Definitions of the Etobicoke Zoning Code shall apply unless inconsistent with the provisions of this By-law. For the purposes of this By-law the following definitions shall apply:

- (a) "Accessible Parking Space" means an area used for the parking or storing of a vehicle 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.
- (b) "Amenity Space" means indoor or outdoor space on a lot that is communal and available for use by the occupants of a building on the lot for recreational or social activities.
- (c) "Bicycle Parking Space" means an area used for parking or storing a bicycle.

- (d) "Courtyard" means any area on a lot that is bounded on two or more sides by one or more buildings on the same lot, as shown on Schedule D.
 - (e) "Enhanced Landscaped Area" means a space on the lot situated at ground level that is accessible to the public 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, as shown on Schedule D.
 - (f) "Existing Building" means the apartment building lawfully existing on the lands in the year 2022 as shown on Schedule C of By-law 1270-2023.
 - (g) "Green Roof" means an extension to a building's roof that allows vegetation to grow in a growing medium and which is designed, constructed, and maintained in compliance with the Toronto Green Roof Construction Standard set out in Chapter 492 of the City of Toronto Municipal Code.
 - (h) "New Building" means the proposed building on the lot as shown on Schedule C of By-law 1270-2023.
 - (i) "Pedestrian Walkway" means an enclosed pedestrian mid-block connection wholly contained within the New Building providing full and unencumbered access, as shown on Schedule D.
5. Notwithstanding the provisions of the Etobicoke Zoning Code, as amended, the following shall be permitted on the lands outlined by heavy black lines on Schedule A attached to this By-law:
- (a) A maximum of 370 Dwelling Units shall be permitted, including:
 - i. A maximum of 145 Dwelling Units are permitted in the New Building;
and
 - ii. A maximum of 225 Dwelling Units are permitted in the Existing Building.
 - (b) A minimum of 2.0 square metres of indoor Amenity Space per Dwelling Unit shall be provided for the New Building.
 - (c) A minimum of 2.0 square metres of outdoor Amenity Space per Dwelling Unit shall be provided for the New Building in accordance with the following:
 - i. At least 40.0 square metres is outdoor Amenity Space in a location adjoining or directly accessible to the indoor Amenity Space; and
 - ii. No more than 25 percent of the outdoor component may be a Green Roof.
 - (d) At least 27 square metres of indoor Amenity Space shall be provided for the Existing Building.

- (e) At least 80 square metres of outdoor Amenity Space shall be provided for the Existing Building in the location shown on Schedule D.
- (f) A Courtyard must be provided between the Existing Building and the New Building in the location shown on Schedule D.
 - i. the Courtyard must have an area of at least 629 square metres;
 - ii. the Courtyard is excluded from the calculation of outdoor amenity space for the New Building; and
 - iii. the use of the Courtyard must be provided to residents of the Existing Building and New Building.
- (g) A Pedestrian Walkway between Dixon Road and the outdoor amenity space must be provided on the ground-floor within the New Building in the location shown on Schedule D and shall be a minimum of 97 square metres and a minimum width of 4.3 metres.
- (h) An Enhanced Landscaped Area will be provided as shown Schedule D and shall have an area of 80 square metres.
- (i) Notwithstanding Section 330-9B of the Zoning Code Parking Spaces shall be provided in accordance with the following:
 - i. a minimum of 63 residential occupant Parking Spaces for all Dwelling Units;
 - ii. a maximum of 0.8 residential occupant Parking Spaces for each bachelor Dwelling Unit;
 - iii. a maximum of 0.8 residential occupant Parking Spaces for each one bedroom Dwelling Unit;
 - iv. a maximum of 0.9 residential occupant Parking Spaces for each two bedroom Dwelling Unit;
 - v. a maximum of 1.1 residential occupant Parking Spaces for each three bedroom and greater Dwelling Unit;
 - vi. a minimum of 9 residential visitor Parking Spaces, but not exceeding a maximum of 1.0 residential visitor Parking Spaces for the first five Dwelling Units, and 0.1 residential visitor Parking Spaces for any additional Dwelling Units; and
 - vii. no Parking Spaces are required for non-residential Gross Floor Area.

- (j) A maximum of 24 Parking Spaces for the Existing Building may be located in an existing surface parking area.
- (k) A Parking Space that is not in a Building or Structure must be set back at least 1.25 metres from a Lot Line.
- (l) Existing Parking Spaces and drive aisles that are not proposed to be modified or reconfigured are permitted within their existing dimensions as of the date of passing of this By-law unless stated otherwise on Schedule C or Schedule D.
- (m) Accessible Parking Spaces shall be provided as part of the parking supply and will be provided in accordance with the following:
 - i. Accessible Parking Spaces shall have a length of 5.6 metres;
 - ii. Accessible Parking Spaces shall have a width of 3.9 metres; and
 - iii. Accessible Parking Spaces shall have a vertical clearance of 2.1 metres.
- (n) Accessible Parking Spaces must be the Parking Spaces closest to a barrier free:
 - i. entrance to a building;
 - ii. passenger elevator that provides access to the first storey of the building; and
 - iii. shortest route from the required entrances in (A) and (B).
- (o) If the calculation of the maximum number of Parking Spaces required by By-law 1270-2023 results in a number with a fraction, the number is rounded down to the nearest whole number, but there may not be less than one parking space.
- (p) Existing Parking Spaces and drive aisles that are not proposed to be modified or reconfigured are permitted within their existing dimensions as of the date of passing of this By-law unless stated otherwise on Schedule C or Schedule D.
- (q) Bicycle Parking Spaces shall be provided in accordance with the following:
 - i. 0.68 Bicycle Parking Spaces for each Dwelling Unit in the New Building for long-term use;
 - ii. 0.07 Bicycle Parking Spaces for each Dwelling Unit in the New Building for short-term use;
 - iii. 0.08 Bicycle Parking Spaces for each Dwelling Unit in the Existing Building for long-term use;

- iv. 0.07 Bicycle Parking Spaces for each Dwelling Unit in the Existing Building for short-term use;
 - v. 0.13 Bicycle Parking Spaces for each 100 square metres of interior floor area for all non-residential uses on the Lot; and
 - vi. No Bicycle Parking Spaces are required for the Existing Building.
- (r) A minimum of 1 Loading Space shall be provided within a minimum dimension of 13.0 metres by 4.0 metres with an unencumbered vertical dimension of 6.1 metres.
6. Notwithstanding any severance, partition or division of the lands outlined by heavy black lines on Schedule A of this By-law, the regulations of this By-law shall continue to apply to the whole of the lands as if no severance, partition, or division had occurred.
7. Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this by-law by adding the following to Section 321-1, Table of Site Specific By-laws:

BY-LAW NUMBER AND ENACTMENT DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
1270-2023 December 15, 2023	Lands known municipally as 301 Dixon Road	To rezone the lands to permit an eight-storey apartment building and retain the existing 16-storey apartment building.

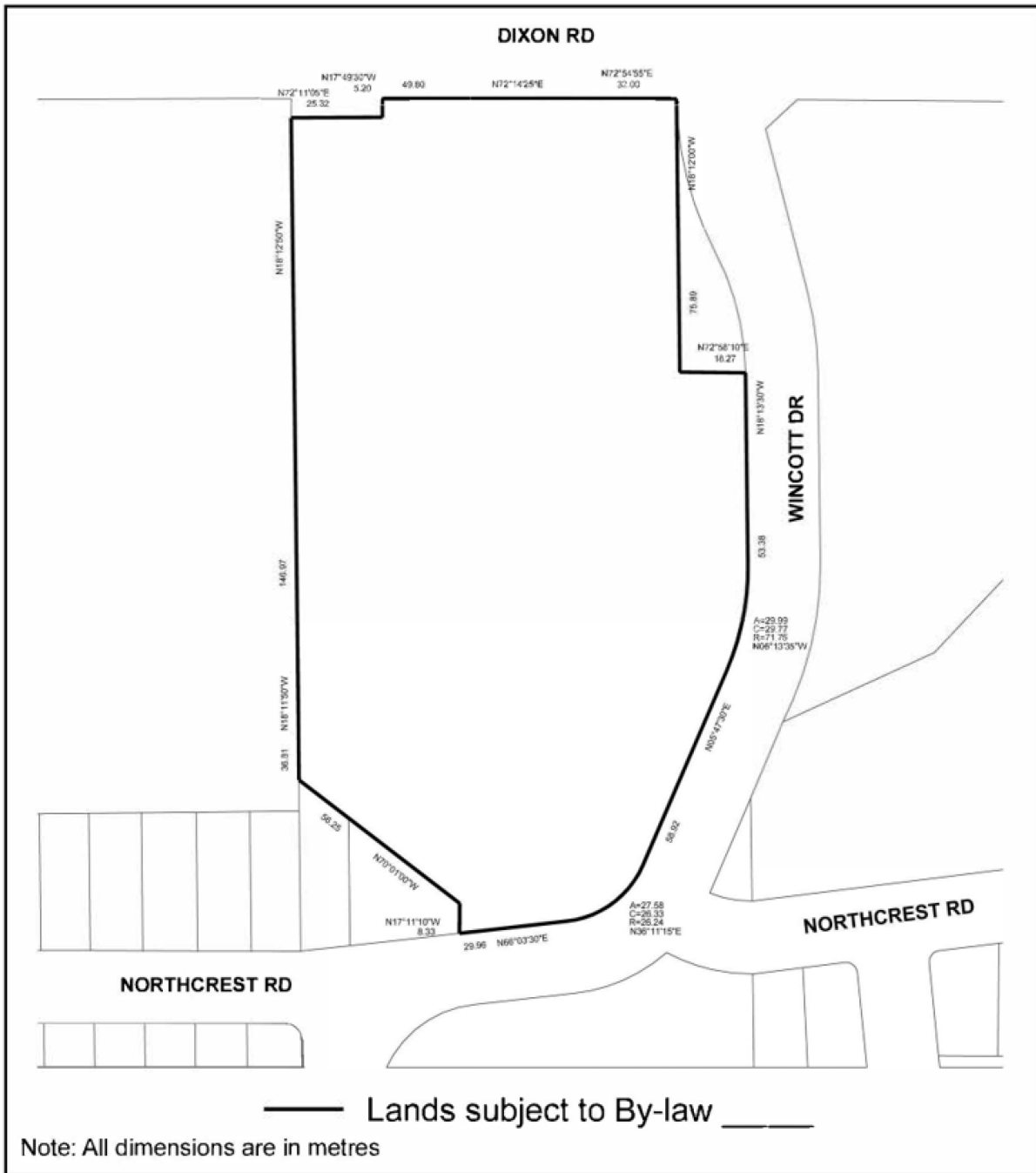
Enacted and passed on December 15, 2023.

Frances Nunziata,
Speaker

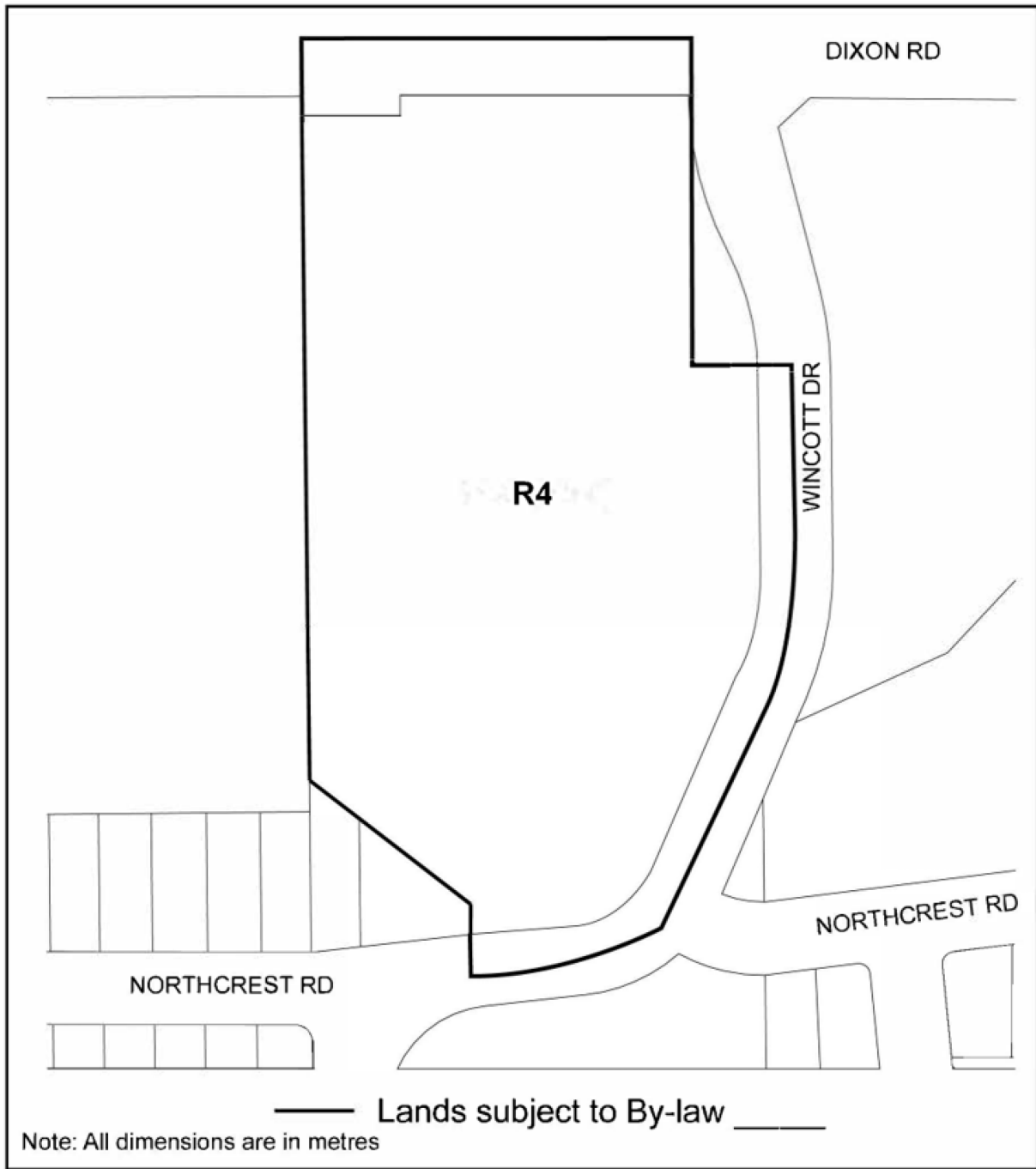
John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A




Schedule B



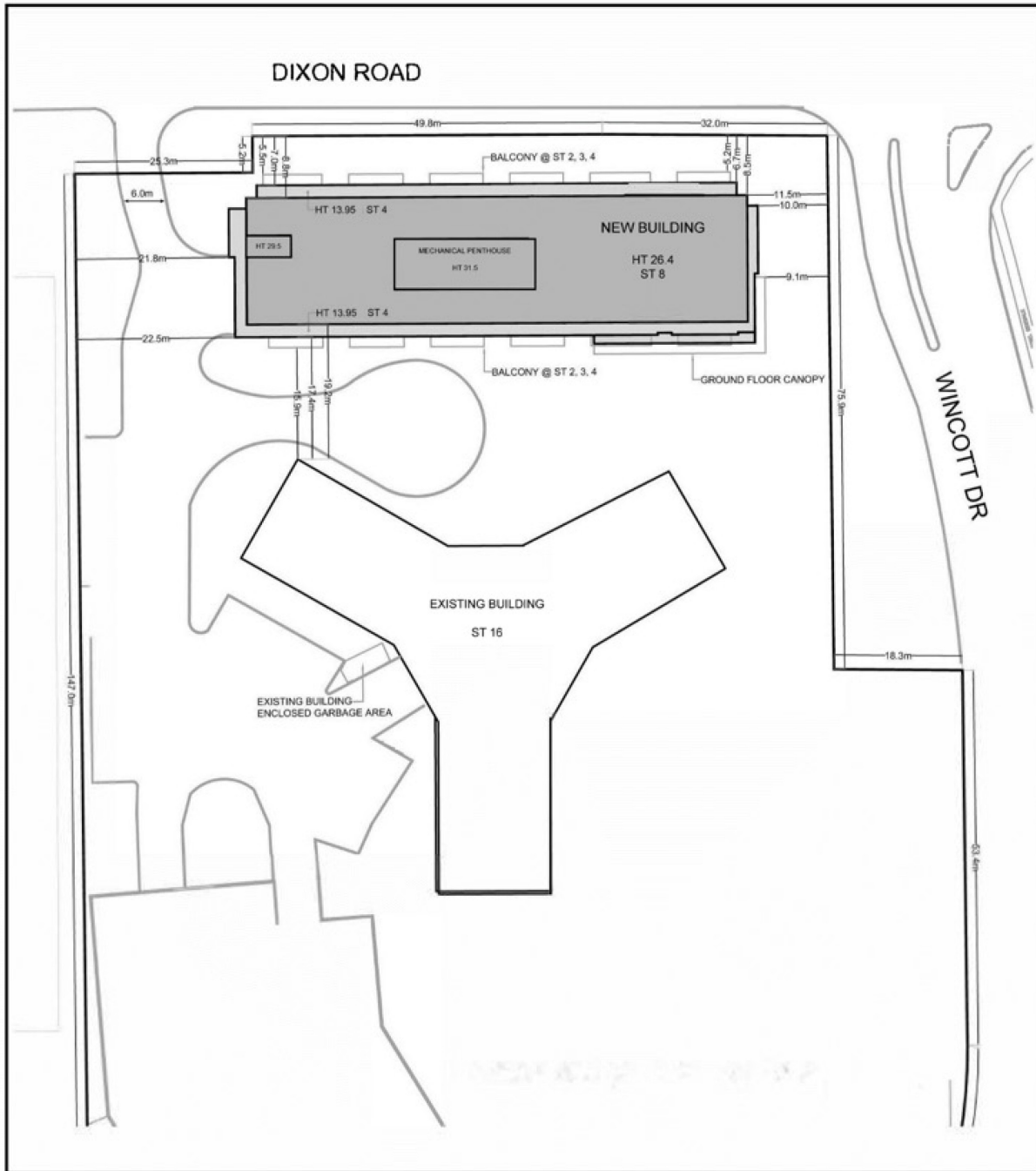
 **TORONTO**
Schedule B

301 Dixon Road

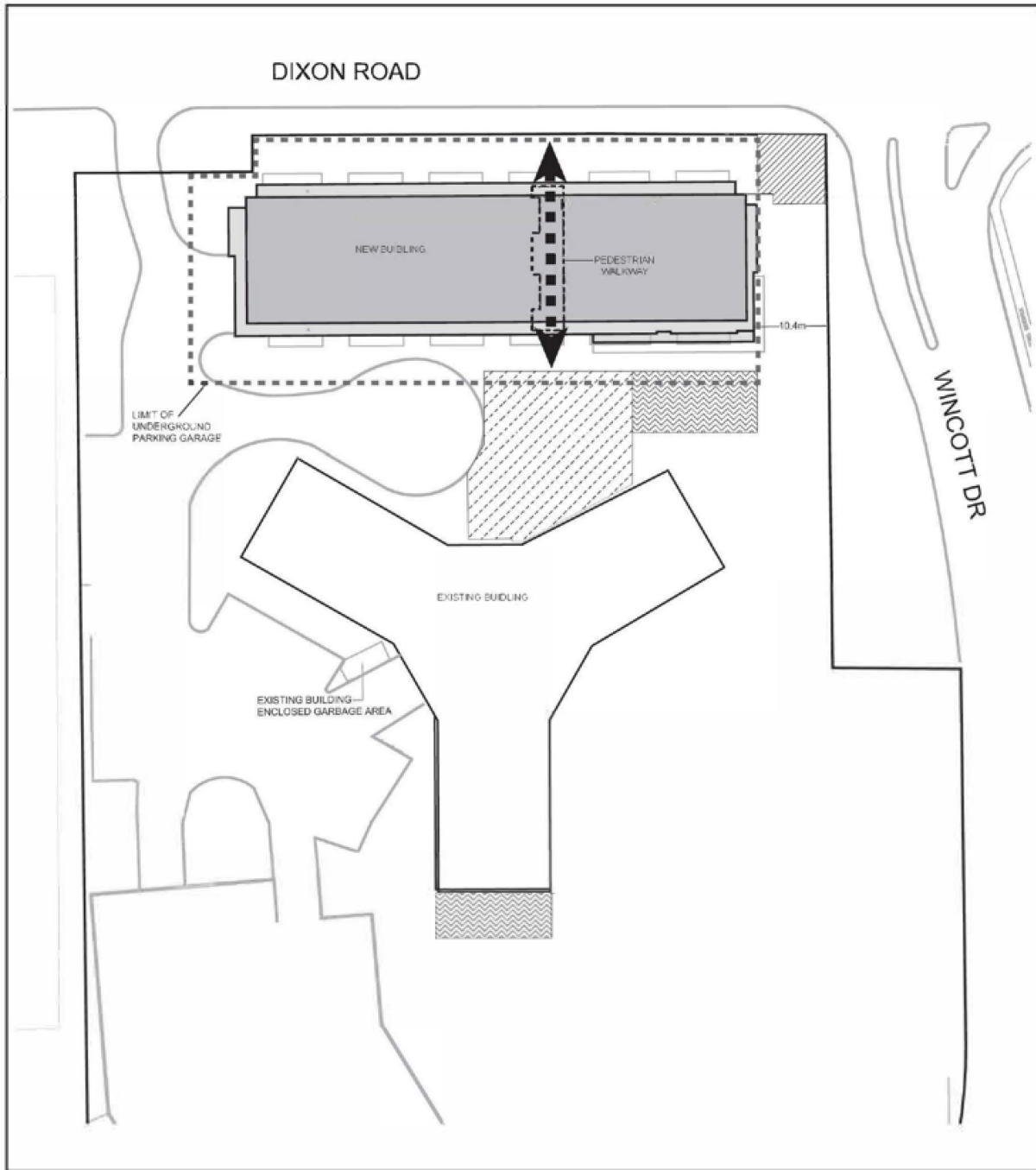
File # 22 117779 WET 02 0Z


 Former City of Etobicoke By-law 11, 737
 Not to Scale
 09/15/2023

Schedule C






Schedule D




Schedule D

301 Dixon Road

File # 22 117779 WET 02 02

-  Location of Enhanced Landscape Area
-  Location of Courtyard
-  Location of Outdoor Amenity Space




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 Not to Scale
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