

Authority: Etobicoke York Community Council Item  
EY15.2, as adopted by City of Toronto Council on July 24  
and 25, 2024  
City Council voted in favour of this by-law on July 25,  
2024  
Written approval of this by-law was given by Mayoral  
Decision 17-2024 dated July 25, 2024

## **CITY OF TORONTO**

### **BY-LAW 870-2024**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 955, 969, 971 and 975 Weston 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, as amended; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)";

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, as amended, 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 990.10, and applying the following zone label to these lands: OR and (H)CR 2.0 (c2.0; r2.0) SS2 (x1013) 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: PA4, as shown on Diagram 4 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 and storey label to these lands: HT 15, as shown on Diagram 3 attached to this By-law.

6. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1013 so that it reads:

(1013) Exception CR 1013

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 lands municipally known as 955, 969, 971 and 975 Weston Road , if the requirements of By-law 870-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (R) below;
- (B) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 120.8 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 5 of By-law 870-2024;
- (D) For the purpose of this exception, the **first floor** shall be the first **storey** above the Canadian Geodetic Datum elevation of 120.8 metres; and
  - (i) For the purpose of this exception, all floors levels below the Canadian Geodetic Datum of 120.8 metres do not constitute a **storey**;
- (E) Despite regulations 40.5.40.10(3) to (8) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 5 of By-law 870-2024:
  - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.0 metres;
  - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 6.0 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**, by a maximum of 4.0 metres;
- (F) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 62,050 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 61,550 square metres;
  - (ii) the required minimum **gross floor area** for non-residential uses is 465 square metres;
- (G) Despite Regulation 40.10.20.100(1)(A), a **recreation use** and **place of assembly** may exceed 400 square metres of **interior floor area**;
- (H) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law 870-2024;
- (I) Despite (H) above, none of the uses listed in regulations 40.10.20.10(1)(B) or 40.10.20.20(1)(B) are permitted within 25.0 metres of the **rear lot line** on the **first floor** as defined in (D) above;
- (J) Despite regulation 40.10.40.80 (2), the required separation of **main walls** are as shown in metres on Diagram 5 of By-law 870-2024;
- (K) Despite Clause 40.10.40.60, and (H) and (J) 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;
  - (ii) canopies and awnings, by a maximum of 3.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.5 metres;
  - (vi) window projections, including bay windows and box windows, by a maximum of 0.8 metres;
  - (vii) eaves, by a maximum of 0.5 metres; and

- (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.8 metres;
- (L) The provision of **dwelling units** is subject to the following:
  - (i) A minimum of 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms; and
  - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (M) Regulation 40.10.50.10(3) regarding a **soft landscaping** strip does not apply;
- (N) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.22 residential occupant **parking spaces** for each **dwelling unit**, but not exceeding the permitted maximum in Table 200.5.10.1 for **dwelling units** in a **Mixed-Use Building** in Parking Zone B;
  - (ii) a minimum of 0.10 residential visitor **parking spaces** for each **dwelling unit**;
  - (iii) a minimum of 4 **parking spaces** for non-residential uses, but not exceeding the permitted maximum in Table 200.5.10.1 for Tier 2 for a **Community Centre** in Parking Zone B; and
    - (a) the **parking spaces** for non-residential uses must be located with the shortest path of travel to a barrier-free entrance providing access to the non-residential use; and
  - (iv) a maximum of 2 "car-share parking spaces" may be provided for which the required minimum residential occupant **parking spaces** in (i) above can be reduced by a rate of four **parking spaces** for each "car share parking space" provided;
- (O) Despite regulation 200.15.10.10(1) and (2), a minimum of 22 of the total required **parking spaces** must be accessible **parking spaces**, of which at least one of the required **parking spaces** for non-residential uses must be an accessible **parking space**;
- (P) Despite Clause 220.5.10.1, the following **loading spaces** must be provided on the lot:
  - (i) a minimum of 1 Type "G" **loading space**; and
  - (ii) a minimum of 2 Type "C" **loading spaces**;

- (Q) Despite regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
- (i) 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**;
  - (ii) 0.1 "short-term **bicycle parking spaces** for each **dwelling unit**; and
  - (iii) **Bicycle parking spaces** are not required for non-residential uses;
- (R) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- (i) "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (ii) "car-share parking space" means a parking space that is reserved and actively used for car-sharing.

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

8. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division had occurred.
9. Holding Symbol Provisions
- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
- (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
- (i) the owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system and watermain and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
  - (ii) if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (a) above require any new municipal infrastructure

or upgrades to existing municipal infrastructure to support the development, then either:

- (a) the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; or,
- (b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (a) above are constructed and operational, all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services; and
- (iii) all necessary approvals or permits arising from (9)(B)(i) or (9)(B)(ii) above are obtained, where required all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services.

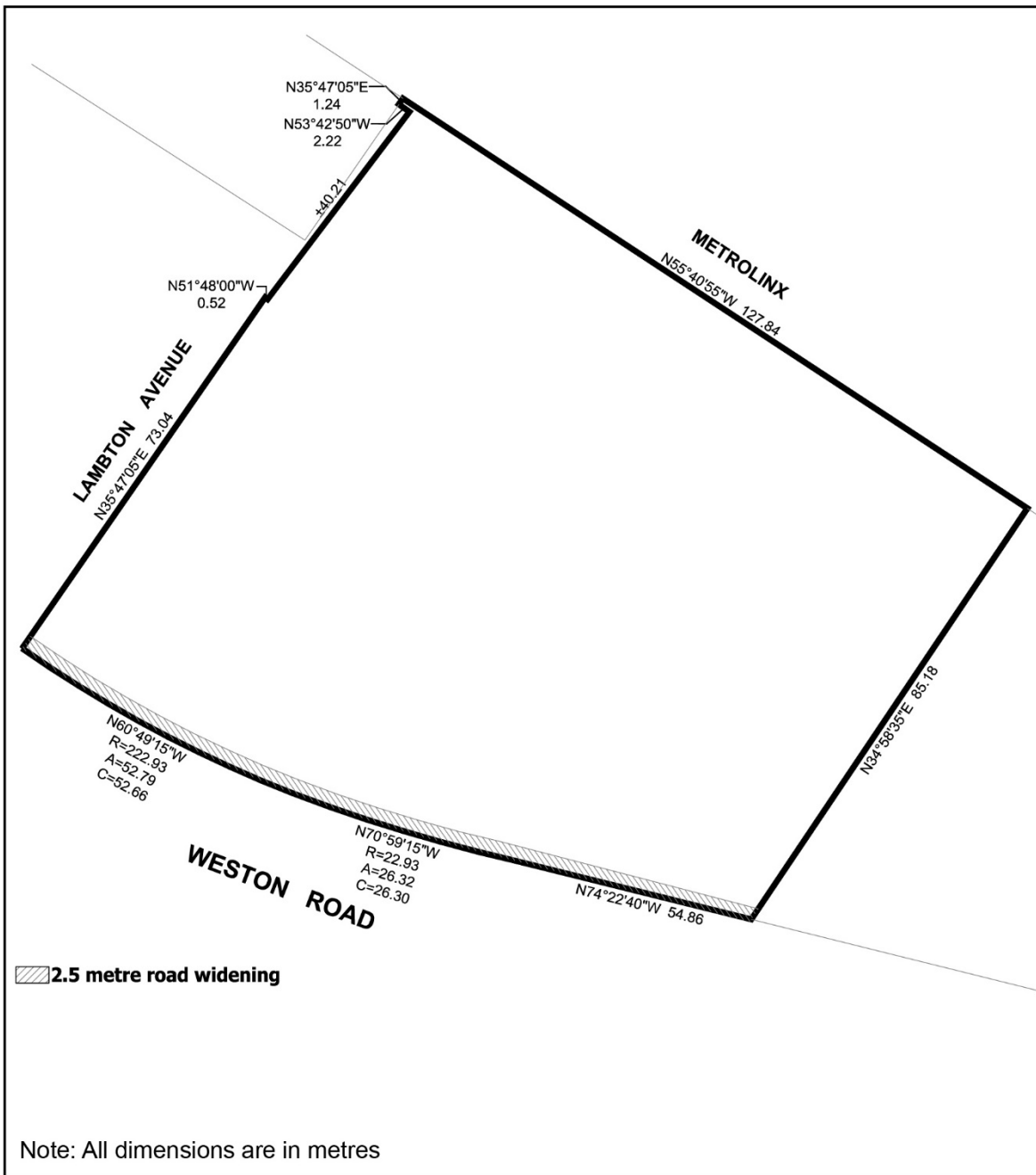
Enacted and passed on July 25, 2024.

Frances Nunziata,  
Speaker

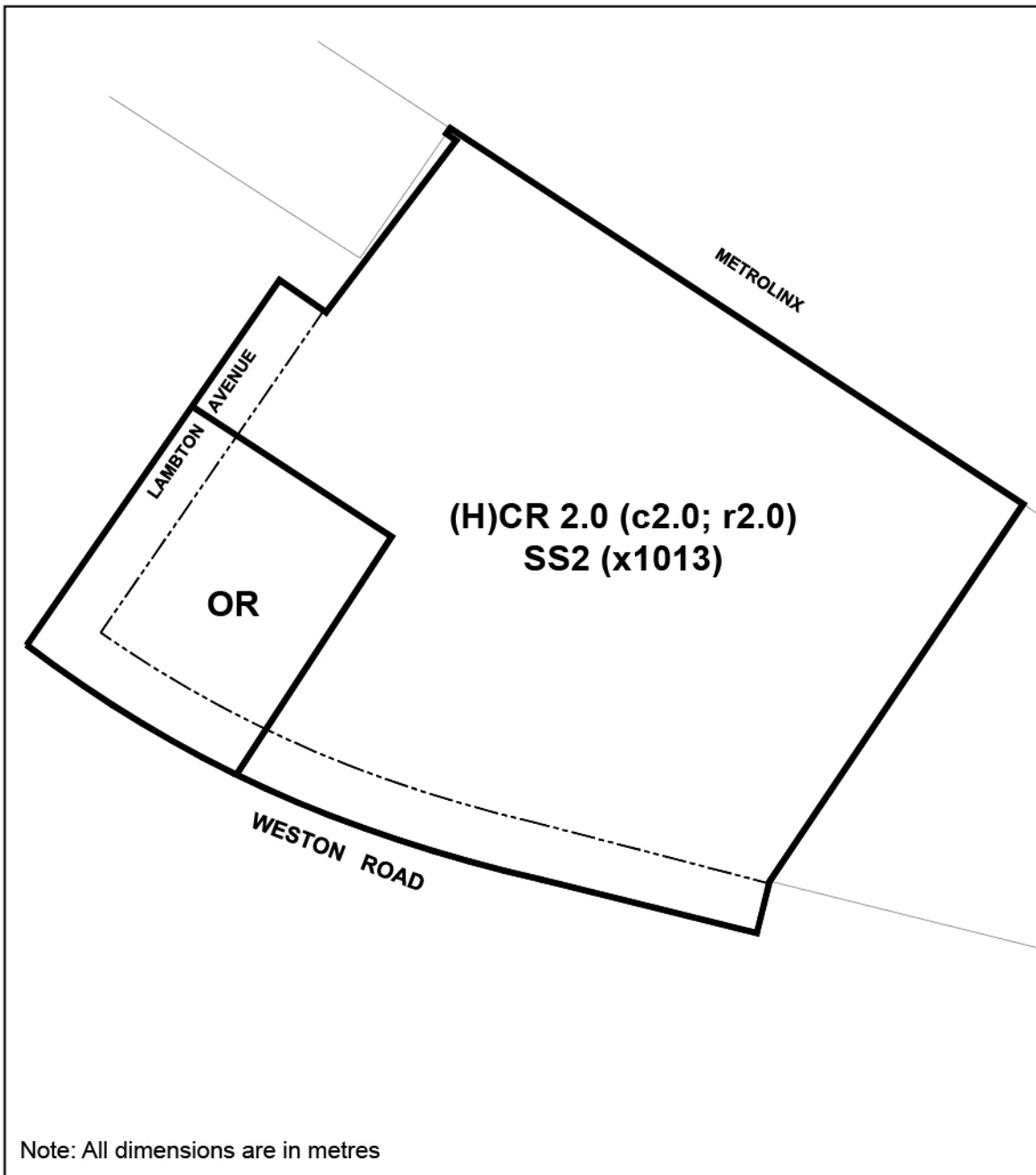
John D. Elvidge,  
City Clerk

(Seal of the City)

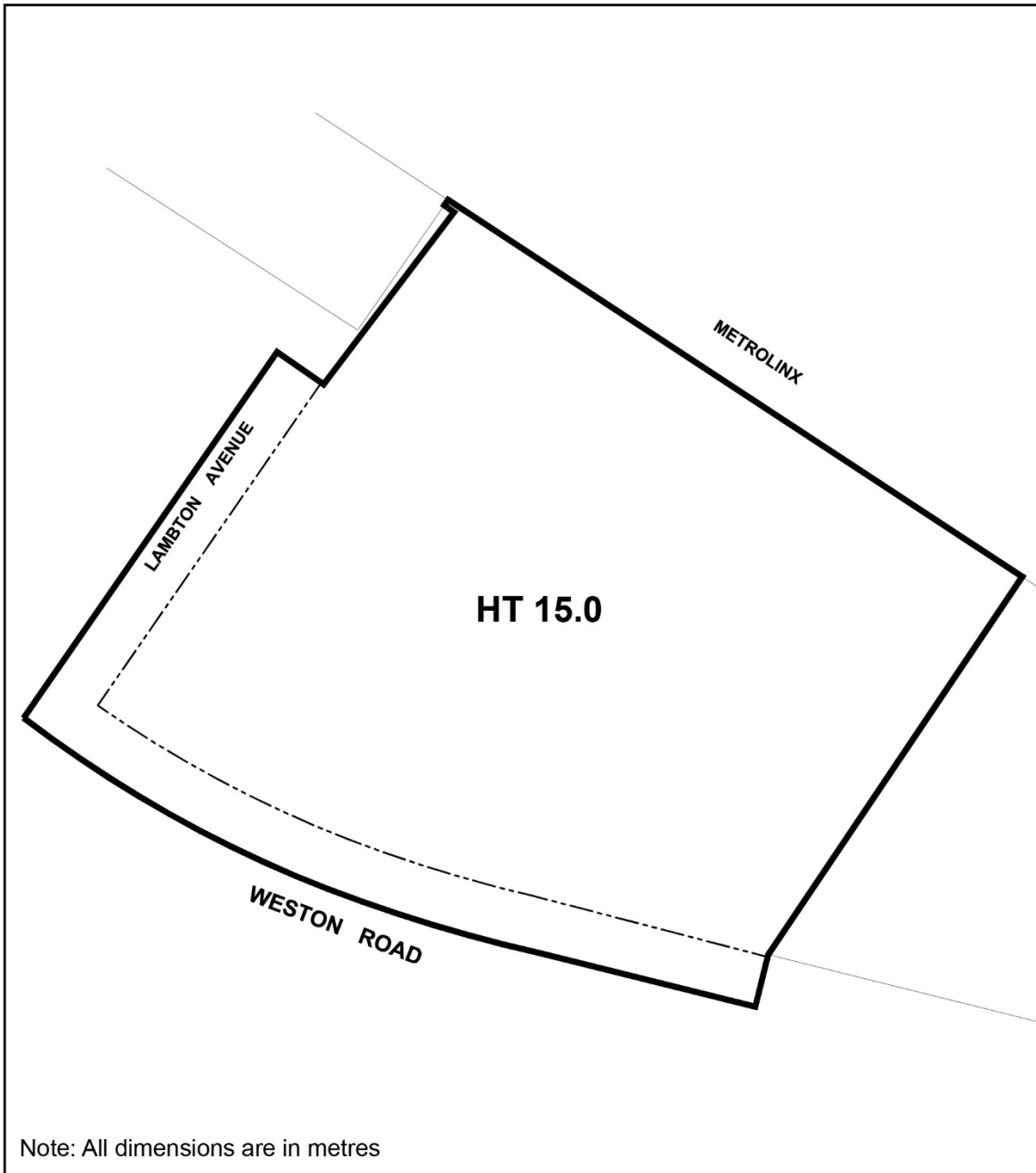
Diagram 1



**Diagram 2**





**Diagram 3**

**Diagram 4**

