

**2 Station Road – Zoning By-law Amendment Application – Final Report**

<b>Date:</b>	May 30, 2014
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 6 – Etobicoke-Lakeshore
<b>Reference Number:</b>	13 143167 WET 06 OZ

**SUMMARY**

This application proposes additions to, and the internal conversion of, the existing Wesley Mimico United Church at 2 Station Road to facilitate the redevelopment of this site to a multi-use facility that includes a new worship area, community uses and 30 seniors' apartments.

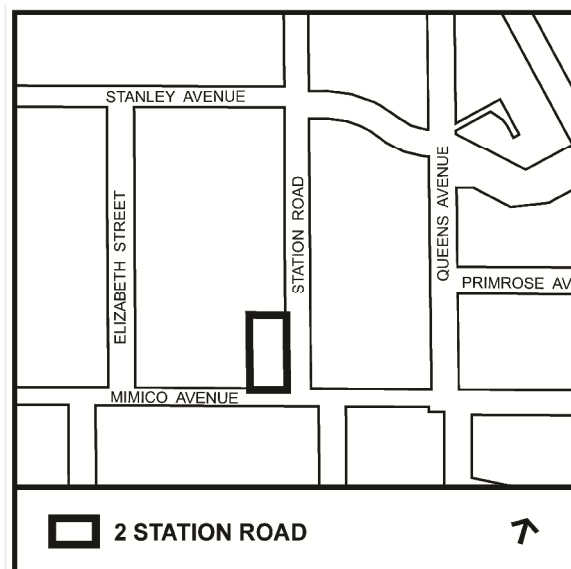
The application represents an adaptive reuse of a heritage building and would provide for seniors' apartments for the neighbourhood at a scale that is appropriate for the area.

This report reviews and recommends approval of the application to amend the Zoning By-law.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend the former City of Etobicoke Zoning Code for the lands at 2 Station Road substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and



technical changes to the Draft Zoning By-law Amendment as may be required.

3. Prior to introducing the necessary Bills to City Council for enactment, City Council require the owner of the lands to:
  - a) Revise and submit the Functional Servicing Report to the Executive Director, Engineering and Construction Services for review and acceptance to determine whether the municipal water, sanitary and storm sewer systems can support the proposed redevelopment and whether upgrades or improvements to the existing municipal infrastructure are required; and
  - b) Enter into a financially secured development agreement for construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to support this development, according to the revised Functional Servicing Report accepted by the Executive Director, Engineering and Construction Services.
  
4. Prior to introducing the necessary Bills to City Council for enactment, City Council require the owner to enter into one or more Agreements pursuant to Section 37 of the *Planning Act* to secure, at the owner's sole expense:
  - a) A Heritage Easement Agreement to be entered into between the owner and the City, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning.
  - b) The following is also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
    - i) The owner shall construct and maintain the development in accordance with the Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009.
  
5. City Council require that the following matters be provided prior to the issuance of Final Site Plan Approval for all or any portion of the site under Section 41(16) of the *Planning Act* and Section 114 of the *City of Toronto Act*:
  - a) A detailed Conservation Plan substantially in accordance with the conservation work described in the Heritage Impact Assessment (HIA) prepared by Martindale Planning Services, dated February 2014, to the satisfaction of the Manager, Heritage Preservation Services;
  - b) An Interpretation Plan that interprets the cultural heritage values of the heritage property on the site, to the satisfaction of the Manager, Heritage Preservation Services; and

- c) A Lighting Plan for the sensitive illumination of the heritage property on the site to enhance the building's heritage character, to the satisfaction of the Manager, Heritage Preservation Services.
6. City Council direct that if, for whatever reason, the development at 2 Station Road does not proceed within 5 years from the passage of the Bills by City Council, the site specific Zoning By-law Amendment shall be null and void and new plans and drawings for the development of the site must be submitted to the City of Toronto for approval.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

A Preliminary Report was considered by Etobicoke York Community Council at its meeting of June 18, 2013 recommending that Planning staff hold a community consultation meeting. The Preliminary Report for this application can be found at: <http://www.toronto.ca/legdocs/mmis/2013/ey/bgrd/backgroundfile-58771.pdf>

The Toronto Preservation Board approved the Intention to Designate the property under Part IV, Section 29 of the *Ontario Heritage Act* on December 16, 2013. The report can be found at: <http://www.toronto.ca/legdocs/mmis/2013/pb/bgrd/backgroundfile-61764.pdf>

A staff report on the Alteration of a Designated Heritage Property – 2 Station Road will be considered by the Toronto Heritage Preservation Board on June 5, 2014. The report can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PB32.3>

### **ISSUE BACKGROUND**

#### **Proposal**

The applicant proposes to construct a 1.5-storey addition to the front of the Wesley Mimico United Church and a 4-storey addition to the rear of the building. As well, third and fourth storey additions are proposed that would have the effect of "squaring off" the existing pitched roof and be flush with the existing east and west side walls of the building. The proposed additions would result in a building height of approximately 11.8 m.

The interior of the existing church would be redesigned so that the ground floor of the church would be at grade providing an "accessible" building. The ground floor of the building would provide a new flexible worship area as well as multi-use space, lounge and meeting space and kitchen facilities for the community programs. The three upper floors would contain up to 30 residential units.

The residential units are proposed to be seniors' and disabled persons' apartment residences on a life-lease basis. An underground parking garage having a total of 25 spaces is

proposed with vehicular access from Station Road. The main pedestrian entrance to the building would be relocated from the Mimico Avenue frontage to the original 1922 bell tower entrance from Station Road, which is proposed to be retained and restored.

The proposed expansion and conversion of the church would result in a development having approximately 3,506 m<sup>2</sup> of gross floor area, and a floor space index of 1.85 times the lot area.

For additional details, please see Attachment 6 (Application Data Sheet).

## **Site and Surrounding Area**

The subject property is approximately 0.19 ha in area and is located on the northwest corner of Station Road and Mimico Avenue. A place of worship, known as the Wesley Mimico United Church, presently occupies the property. The main front entrance to the church is from Mimico Avenue and a secondary entrance is from Station Road. Limited parking for the church is located at the north end of the property.

The surrounding land uses are as follows:

North: 2.5-storey walk-up apartment building and single detached dwellings.

South: single detached dwellings.

East: single detached dwellings, parking lot and mixed use commercial/residential buildings along Mimico Avenue.

West: single detached dwellings and a 3-storey apartment building.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The property is designated *Neighbourhoods* by the Official Plan as identified on Map 15 – Land Use Plan. *Neighbourhoods* are considered physically stable areas primarily made up of low density residential uses including interspersed walk-up apartments that are no higher than four storeys. Low scale local institutions including places of worship and

seniors homes are recognized as an important part of the rhythm of daily life in *Neighbourhoods*.

Policy 4.1.5 of the Official Plan requires new development in established *Neighbourhoods* to respect and reinforce the existing physical character of the neighbourhood, including among other matters: pattern of streets, blocks and lanes; size and configuration of lots; heights, massing, scale and dwelling type of nearby residential properties; street, side and rear yard building setbacks; and landscaped open space. The Plan further states no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

Policy 4.1.9 of the Official Plan states that infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established *Neighbourhoods* will:

- have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;
- provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;
- front onto existing or newly created public streets wherever possible, with no gates limiting public access; and
- locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences.

Policy 3.1.5 of the Official Plan states that significant heritage resources will be preserved by listing and designating the properties and entering into conservation agreements with the owners.

## **Zoning**

The subject property is zoned R3-Third Density Residential zone in the former City of Etobicoke Zoning Code. The R3 zone permits a range of residential uses including apartment buildings up to a maximum gross floor area of 1.0 times the lot area. Places of Worship and associated accessory uses are also permitted in the R3 Zone. There are no building height limit provisions within the R3 Zone.

On May 9, 2013, City Council enacted City-wide Zoning By-law 569-2013 for the City of Toronto. The Transition Protocol of the new Zoning By-law excludes properties that were subject to development applications submitted before the new Zoning By-law was enacted. As this property was subject to a complete application prior to the enactment of By-law 569-2013, it is only subject to the Etobicoke Zoning Code.

## **Site Plan Control**

The development is subject to Site Plan Control. An application has been submitted and is being reviewed concurrently with this application.

## **Heritage Preservation**

The Wesley Mimico United Church is designated on the City of Toronto Inventory of Heritage Properties due to its historical and architectural significance. The applicant submitted a Heritage Impact Assessment and a Stage 1 Archaeological Resource Assessment as part of the application submission.

## **Reasons for Application**

An amendment to the By-law is required to establish site specific development criteria for matters such as building height, gross floor area, landscaped open space and setbacks.

## **Community Consultation**

A Community Consultation Meeting was held on September 12, 2013 attended by approximately 110 people. There was considerable support for the project expressed at the meeting. Concerns raised related to: building setbacks, parking, density and the scale and mass of the building. A further community meeting attended by 5 people was held on December 2, 2013 to discuss the proposal and issues with nearby residents. Issues raised at these meetings are addressed below.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

The proposal is consistent with the 2014 PPS. As a residential infill project it supports the policy objectives of focusing growth in existing settlement areas (intensification). The development promotes efficient land use, reduces land consumption related to residential development, utilizes existing services and infrastructure and conserves a significant built heritage resource.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. Section 2.2.2 of the Plan states that population and employment growth will be accommodated by directing a significant portion of new growth to the built up areas of the community through intensification. As this site is located in a built up area and is intensifying the use of the land for housing, the proposal conforms with the Growth Plan.

### **Land Use**

The site is designated *Neighbourhoods* in the City of Toronto Official Plan. Lands so designated are intended to provide a full range of residential uses within lower scale buildings such as detached houses, semi-detached house, duplexes, triplexes and townhouses as well as interspersed walk up apartments that are four storeys or less. Other uses in the *Neighbourhoods* designation include parks, schools, local institutions and small scale stores.

Policy 4.1.9 of the Official Plan allows for infill development in established *Neighbourhoods* that vary from the local pattern in terms of lot size, configuration and/or orientation. While this area of Mimico has a variety of lot sizes and building types ranging from single detached residential dwellings to 2 and 3 storey apartments, the site the church occupies is comprised of three former lots that were combined to create this site and is therefore a large site in the area. Staff used the criteria of Policy 4.1.9 when reviewing the proposal to ensure its height, massing and scale are compatible with developments permitted by zoning for adjacent and nearby properties; that adequate privacy, sunlight and sky views are provided for residents of new and existing buildings; that the building fronts onto an existing public street; and that service areas are appropriately located and screened. Further, the use of Policy 4.1.9 is appropriate given the heritage designation of the property and the desire to preserve as much of the existing building as possible.

The applicant is proposing a seniors residence containing 30 units in a four storey building. Section 3.2.11 of the City of Toronto Official Plan encourages the provision of a full range of housing in terms of tenure, form and affordability across the city and within neighbourhoods to meet the needs of current and future residents. The *Neighbourhoods* designation permits small scale apartments no higher than four storeys. The proposed use is provided for by the existing *Neighbourhoods* designation on the site.

## **Heritage**

Policy 3.1.5.1 of the Official Plan provides direction for heritage resources. The policy states that significant heritage resources will be conserved by listing properties of architectural and/or heritage interest on the City's Inventory of Heritage Properties, designating them and entering into conservation agreements with owners of designated heritage properties. Heritage Preservation Services staff have worked with the applicant and their heritage consultant to ensure that the alterations to the designated building are appropriate. The proposed alterations including the new worship area, new roof line, and new windows and doors were deemed to be appropriate by Heritage Preservation Services staff.

As part of the redevelopment of the church, including the residential units, a Heritage Easement Agreement is required to secure the key historical elements of the building. As provided for by the Official Plan, Planning staff are recommending the use of a Section 37 Agreement to address this requirement.

Many of the key architectural treatments of the new building such as materials and colour would be secured through the site plan process. Heritage Preservation Services staff have advised that site plan approval should be in place prior to the issuance of any building permits to ensure that all matters related to this development, both heritage and new construction, are adequately secured. Accordingly, staff are recommending that a Conservation Plan, Interpretation Plan and Lighting Plan must be submitted to the satisfaction of the Manager, Heritage Preservation Services prior to the issuance of Final Site Plan Approval.

Additionally, staff are of the opinion it should be recognized that the review of the proposal is based on material that will continue to be refined. Therefore, staff are recommending that if, for whatever reason, the development does not proceed within the next five years, the site specific Zoning By-law Amendment should be null and void and new plans and drawings for the development must be submitted to the City for approval. Matters and conditions related to the existing heritage building and the development proposal could change during this time and it would be appropriate to revisit the proposed redevelopment after this time frame.

### **Density, Height and Massing**

The R3 zone permits a maximum density of 1 times the lot area. The density of the proposed development is 1.85 times the area of the lot. As this proposal represents a conversion of an existing heritage building, the majority of the density would be occurring within the existing building walls through the creation of residential floors and living spaces. An addition is proposed to the north of the existing building that would contain six of the 30 residential units that are proposed. There would also be a 241 m<sup>2</sup> one storey addition on the south side of the building for a worship area. The proposed density has been reviewed and considered appropriate.

The existing building height is 22.68 m to the top of the existing bell tower. The bell tower is to be retained and restored and used as the main entrance to the residential building. The bell tower currently extends beyond the church roof line and is a neighbourhood focal point. The proposed height of the residential portion of the building is 11.8 m, which would allow the bell tower to continue to be the prominent focus of the site.

There has been much attention to the massing of the building, in particular the addition on the north side of the building. This addition would be new construction and abuts a 2.5 storey residential apartment building. The north building wall has been stepped back in recognition of this and the attached Draft Zoning By-law Amendment includes heights for the building components to ensure compatibility.

### **Shadowing**

Staff requested that a shadow study of the proposed development be undertaken to demonstrate its impact on neighbouring streets and properties. These studies are generally done to evaluate the impact of shadows at various times of the day, throughout the year to ensure the goals of the City's Official Plan are met. These goals speak to adequately limiting any resulting shadow on neighbouring streets, properties and open spaces and minimizing any additional shadowing on neighbouring parks to preserve their utility.

The shadow study for the subject proposal demonstrated there would be minimal impacts to the west and north properties. To the west, there would be a small impact to the northern portion of the property in the morning. Staff are of the opinion that given the constraints of working with the existing heritage building, this would be an acceptable shadow condition. Further, the proposal has been revised to introduce building setbacks to increase separation distance to the 2.5-storey apartment building to the north so that the



western half of this building would be free of shadow by 12:18 pm. As such, these residual shadow impacts are also deemed to be acceptable.

### **Traffic Impact, Access and Parking**

The proposed development provides for 25 parking spaces within an underground garage that is currently the existing church building basement. The proposed development would provide vehicular access to the underground parking from Station Road. A concern raised by the community is overflow parking for church and community events. While the applicant has noted that ample on street parking exists, Transportation Services staff do not support the routine use of on-street parking to augment this site's parking supply. The applicant has advised there is a verbal agreement for the church to utilize the existing parking lot of the Hogle Funeral Home located at 63 Mimico Avenue, just to the east of the site. Transportation Services staff advise that documentation of this parking agreement is required and that this will need to be secured through the site plan approval process.

The applicant will be required to convey a 5.0 m radius corner rounding at the southeast corner of the property for future intersection improvements at the unsignalized intersection of Station Road and Mimico Avenue. This will also be secured through the site plan approval process.

### **Servicing**

Technical Services staff have reviewed the application and will continue to review and evaluate the proposal through the site plan process. Technical Services staff advise that the Functional Servicing Report submitted by the applicant must be revised to determine whether the existing servicing system can support the proposal or whether improvements are required. Given this, staff are recommending that prior to the introduction of the necessary Bills to City Council for enactment, the owner be required to submit the revised Functional Servicing Report to the satisfaction of the Executive Director, Engineering and Construction Services, and if necessary, that the owner be required to enter into a financially secured development agreement for any infrastructure upgrades.

As the proposal for this site is a repurposing of a heritage building, the existing building footprint is small and is not being significantly expanded. It is therefore not possible for solid waste vehicles to enter and exit the building in a forward manner. Technical Services staff advise that Solid Waste Management would provide multi unit residential curbside garbage, recycling and organic collection services to this development. As the non-residential component of this development is currently collected through the City of Toronto yellow bag program, this service will continue.

### **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B/C of the Toronto Official Plan shows local parkland provisions across the City. This application is in an area with 0 to 0.42 ha of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per the Alternative Parkland Dedication Rate By-law 1020-2010.

Parks, Forestry and Recreation staff advise that this development would be subject to 2% cash-in-lieu of parkland dedication payment. The actual amount of cash-in-lieu to be paid would be determined at the time of issuance of the building permit by Facilities and Real Estate staff.

### **Streetscape**

The church has been part of the community, and the Conservation and Interpretation Plans propose to continue the prominence of the church at this location within the community. It is proposed that the historical main entrance to the church from the bell tower off Station Road be restored. The applicant is currently proposing to maintain the large tree fronting Mimico Avenue. The details of the landscaping and street trees would be secured through the site plan approval process.

### **Toronto Green Standard**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS, which is proposed to be secured in the Section 37 Agreement as a legal convenience.

The Draft Zoning By-law Amendment would secure performance measures for the following Tier 1 development features: Automobile Infrastructure and Cycling Infrastructure. Other applicable TGS performance measures would be secured through the site plan approval process

### **Tenure**

The applicant proposes a "life lease" tenure for the units. Life lease or "right to occupy" is a tenure that provides an alternate to rental and ownership. The units are held by a non-profit corporation and a person purchases the right to occupy/lease space. When that individual leaves the space, the ownership remains with the non-profit corporation and it is then resold to another person as a right to occupy/lease the space.

### **Conclusion**

The proposed development would result in the repurposing of the existing Wesley Mimico United Church for a mixed use development containing 30 residential units, worship area and community space. The development represents an infill proposal at an appropriate level of intensification that is consistent with the policies of the Official Plan. The proposed redevelopment of this site would provide a sensitive treatment of the heritage building with new construction and would result in a building height and massing that is appropriate for the surrounding context. Staff are therefore recommending that the application to amend the Zoning By-law be approved by City Council.

## **CONTACT**

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## **SIGNATURE**

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Neil Cresswell, MCIP, RPP  
Director of Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Elevations – South and East

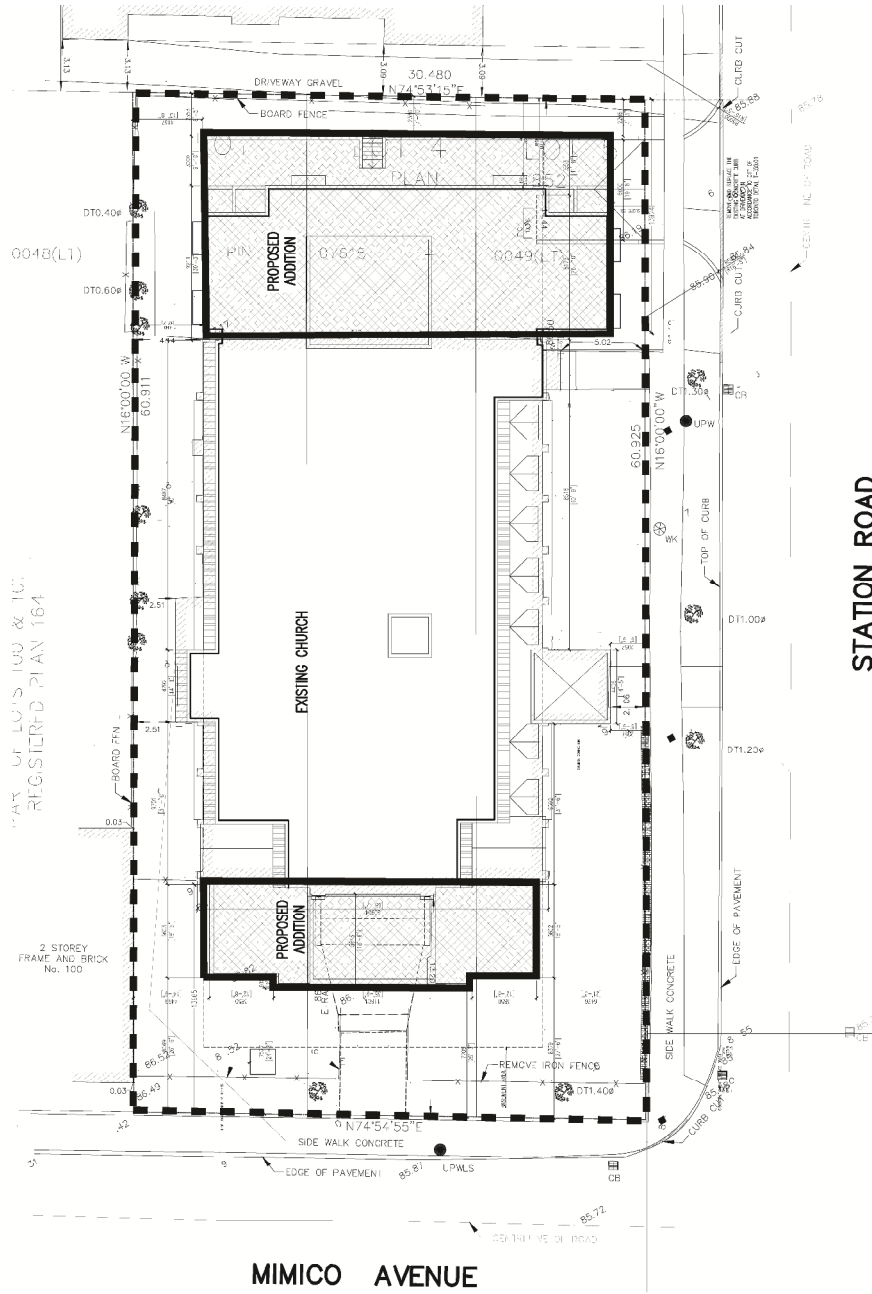
Attachment 3: Elevations – North and West

Attachment 4: Zoning

Attachment 5: Draft Zoning By-law Amendment

Attachment 6: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

Not to Scale

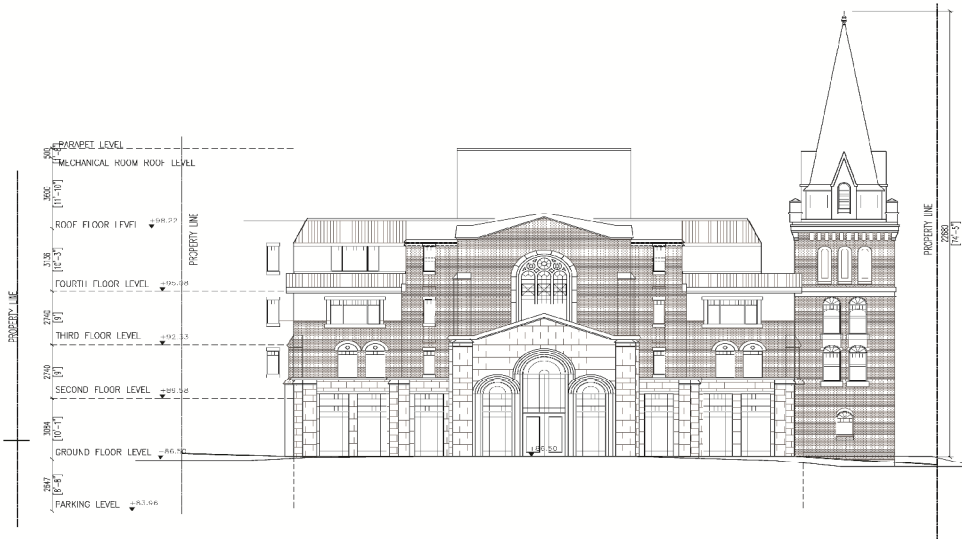
03/24/2014



2 Station Road

File # 13 143167 WET 06 0Z

## Attachment 2: Elevations – South and East



South Elevation



East Elevation

### Elevations

Applicant's Submitted Drawing

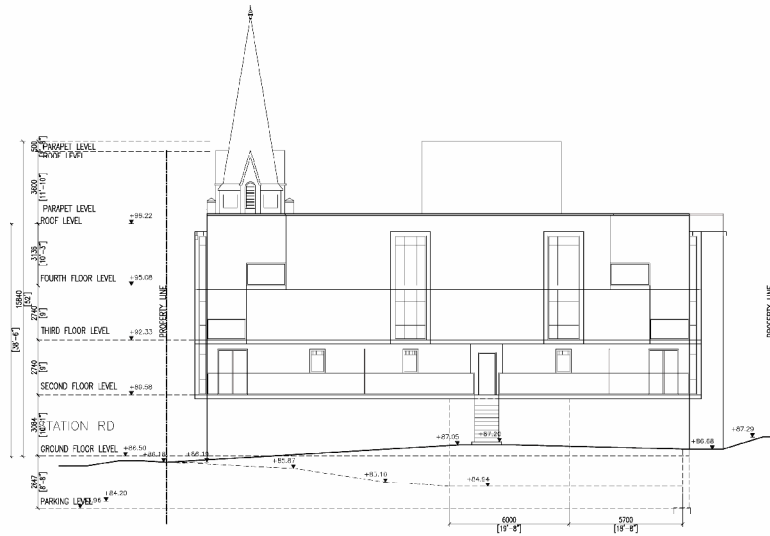
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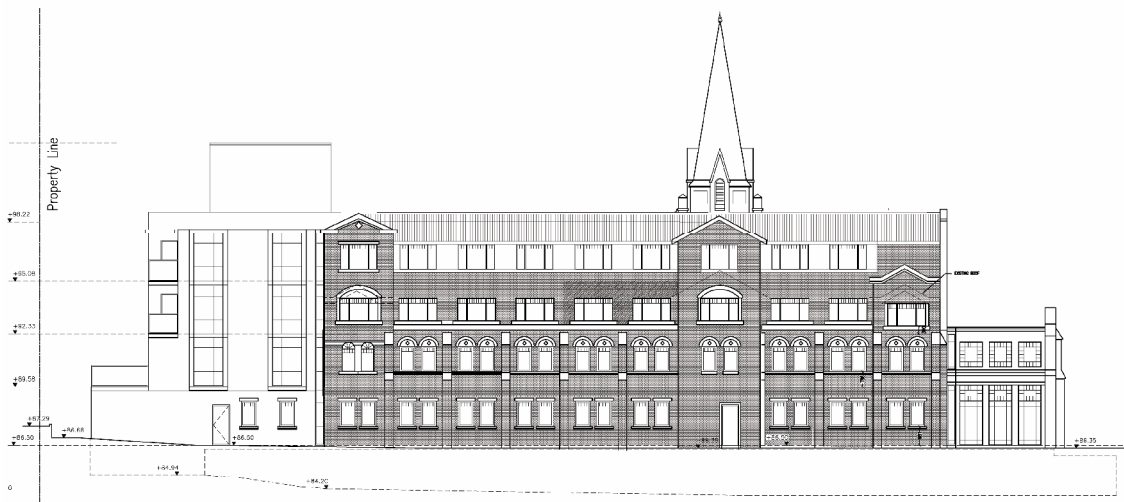
2 Station Road

File # 13 143167 WET 06 0Z

### Attachment 3: Elevations – North and West



North Elevation



West Elevation

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## Elevations

Applicant's Submitted Drawing

Not to Scale

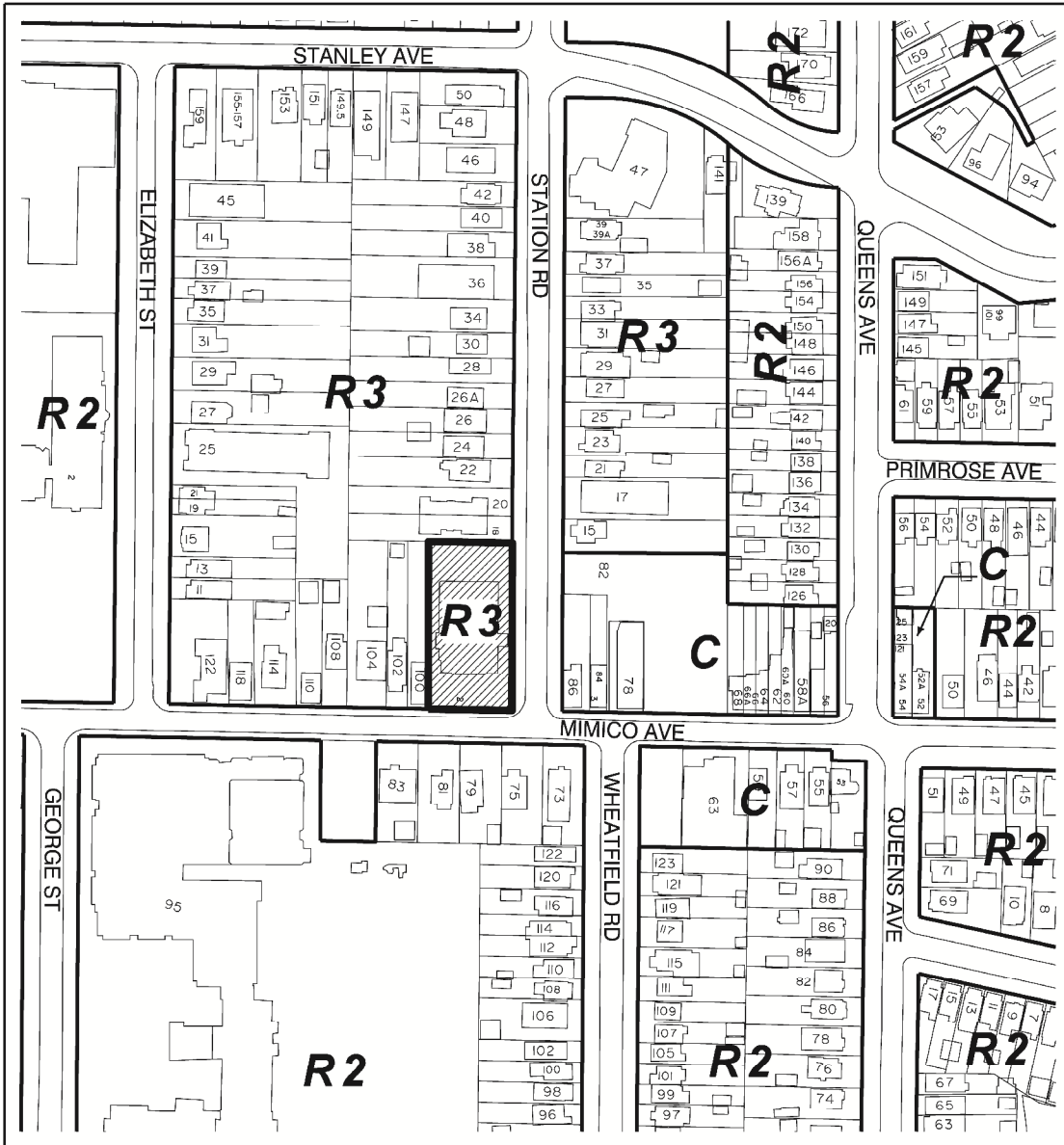
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2 Station Road

File # 13 143167 WET 06 0Z

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# Attachment 4: Zoning



2 Station Road  
File # 13 143167 WET 06 0Z

- R2 Residential Second Density
- R3 Residential Third Density
- C Commercial



Not to Scale  
Former Mimico By-law 1930  
Extracted 03/21/2014

**Attachment 5:**

**DRAFT ZONING BY-LAW AMENDMENT**

Authority: Etobicoke York Community Council Item – as adopted by City of Toronto Council on ~, 2014.

Enacted by Council: ~, 2014.

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. – ~ -2013**

**To amend the Etobicoke Zoning Code, as amended, with respect to the lands municipally known as 2 Station 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*; and,

The Council of the City of Toronto Hereby Enacts as follows:

1. Notwithstanding Section 340–28 of the Etobicoke Zoning Code a senior's *apartment building* which includes the use of a place of worship and community centre combined in one building on the lands municipally known as 2 Station Road (hereafter referred to as the “*lot*”), as more particularly identified on Schedule A of this By-law, provided:
  - (a) The *lot* is comprised of at least those lands delineated by heavy lines on Schedule A attached to and forming part of this By-law.
2. Notwithstanding Sections, 340-29, 340-30 and 340-31(2), the following development standards shall be applicable to the Third Density Residential (R3) lands described in Schedule "A" attached:
  - (a) The maximum number of *dwelling units* shall be thirty (30);
  - (b) The total combined *gross floor area* shall not exceed 3,520 square metres, of which:
    - (i) the maximum *residential gross floor area* shall not exceed 2620 square metres;
    - (ii) the maximum *non-residential gross floor area* shall not exceed 900 square metres;

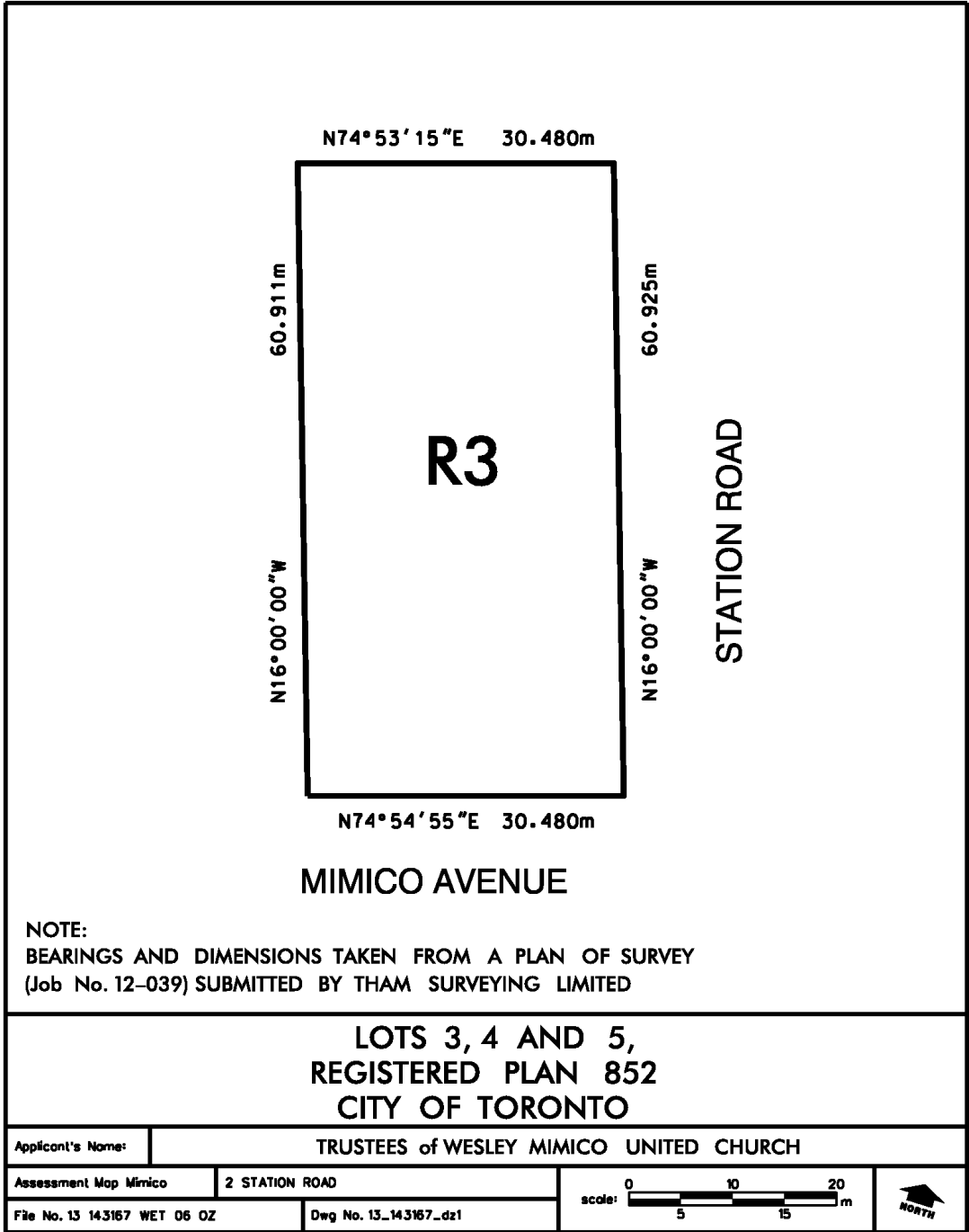


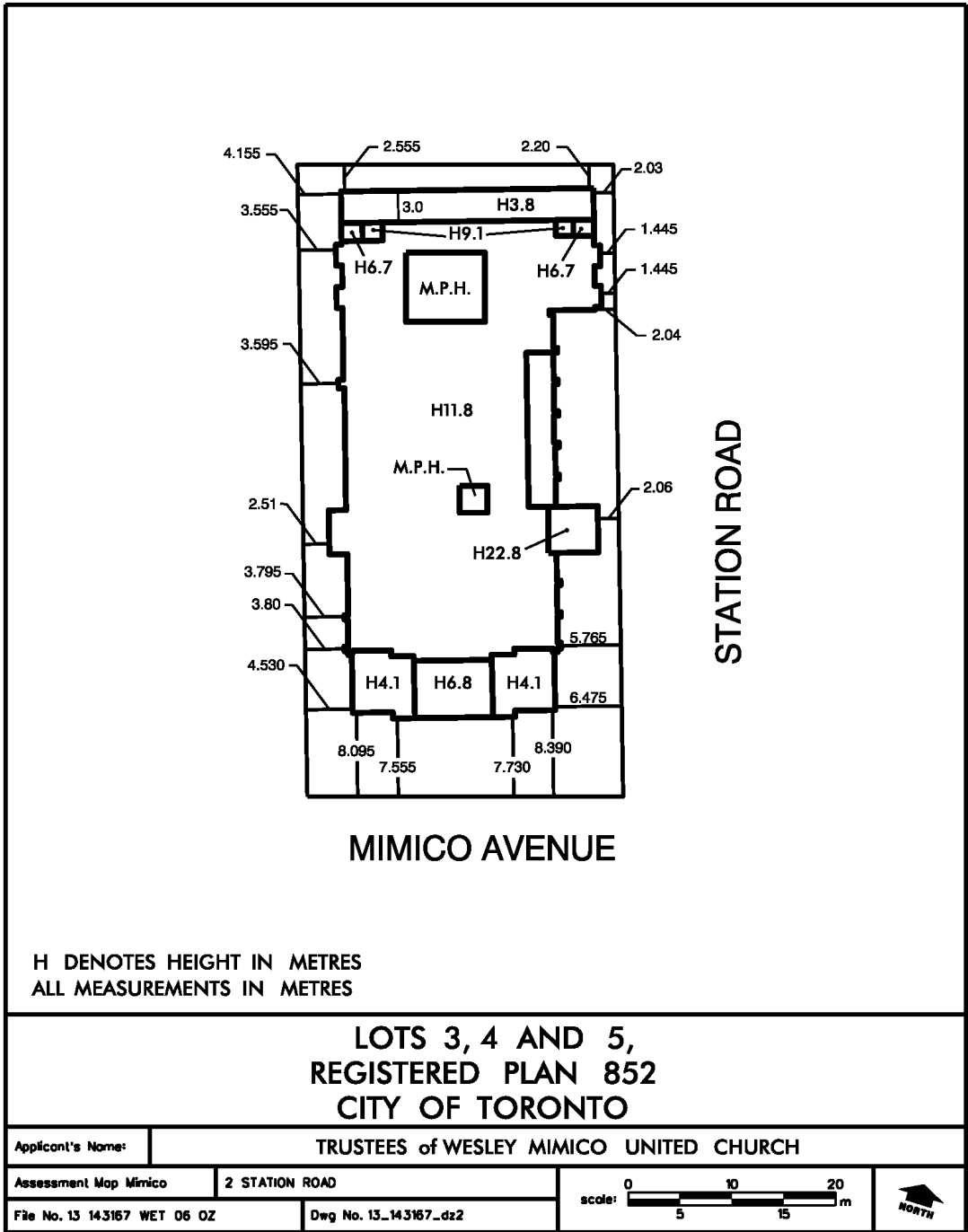
- (iii) the maximum *gross floor area* for the place of worship shall be 241 square metres
  - (c) The minimum *lot area* shall be 1856 square metres;
  - (d) The minimum building setbacks shall not be less than the setback measurements shown on Schedule "B" attached, and shall be measured from the exterior main walls, except for the following projections;
    - (i) canopies, eaves, awnings, building cornices, balconies, lighting fixtures, ornamental or architectural elements, parapets, landings and associated railings, trellises, window sills, bay windows, guardrails, balustrades, mullions, railings, stairs, stair enclosures, wheelchair ramps, underground garage ramps, landscape and any public art features;
    - (ii) the existing bell tower shall have a maximum height of 22.8 metres.
  - (f) Parking Spaces:
    - (i) A maximum of 25 parking spaces shall be provided on the lot.
    - (ii) Parking shall be provided in accordance with the following minimum ratios:
      - 30 residential units @ .25 spaces per unit = 8 stalls
      - 30 visitor parking @ .1 space per unit = 3 stalls
      - 45 seat place of worship @ 1 stall per 5 capacity = 9 stalls
    - (iii) a minimum of 2 required handicap spaces shall be provided on the P1 level closest to the elevator entrance.
  - (g) A minimum of 20 *bicycle parking spaces* shall be provided.
  - (h) The maximum *height* of any building or structure, or portion thereof, shall not exceed 11.8 metres, excluding mechanical penthouses which shall have a maximum height of 4 metres as indicated on the attached Schedule 'B' from *Geodetic*.
  - (i) For the purposes of this By-law a minimum of 40% of the lot area shall be landscaped area and a minimum of 20% shall be soft landscaped.
3. In addition to the uses permitted under this By-law, a temporary sales centre/trailer is permitted on the lands:
4. For the purposes of this By-law:

- (a) “*Senior citizens apartment building*” shall mean an apartment building or a defined portion of a building designed and intended for the accommodation of persons 55 years of age or over, which is owned and managed by a public housing authority or an incorporated non-profit organization or a charitable institution, and may include persons having medically-documented physical challenges.
  - (b) “*Grade*” shall mean 86.46 Canadian Geodetic Datum.
  - (c) “*Height*” shall mean the distance measured from the average natural, unaltered grade at the intersection of the side yard lot lines and the minimum front yard setback to the highest point of the roof or soffit of the eaves, and shall exclude mechanical equipment, mechanical penthouses, stairs, stair enclosures, parapets, bell towers, elevator shafts, chimney stacks, window washing equipment, rooftop balcony guards and landscape features located on the roof of the building.
  - (d) “*Residential gross floor area*” means the aggregate of all the areas of each floor and the space occupied by walls and stairs, above *grade*, of a residential building or the residential portion of a mixed use building, measured between the exterior faces of the exterior walls of the building or structure. The following areas shall be excluded: Mechanical Area and Common or Amenity Area.
  - (e) *Non-residential gross floor area* means the aggregate of the areas of each floor and the spaces occupied by walls and stairs, above or below *grade*, of a non-residential building or the non-residential portion of a mixed use building, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor.
  - (f) *Temporary Sales Office* means a building, structure, facility or trailer on the *lot* used for the purpose of the sale of dwelling units to be erected on the *lot*.
  - (g) *Recreational Amenity Area* means a common area or areas which are provided for the exclusive use of residents of the building for recreational or social purposes.
  - (h) *Bicycle parking spaces* means an *reserved solely for the use of bicycle parking*.
  - (i) Each word or expression that is *italicized* in the By-law herein shall have the same meaning as each word or expression as defined.
5. Where the provisions of this By-law conflict with the provisions of the former City of Etobicoke Zoning Code, the provisions of this By-law shall apply.

6. Chapter 342, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this by-law by adding the following to Section 342-1, Table of Site Specific By-laws.

<b>BY-LAW NUMBER AND ADOPTION DATE</b>	<b>DESCRIPTION OF PROPERTY</b>	<b>PURPOSE OF THE BY-LAW</b>
_____ - 2014	Lands located on the northwest corner of Mimico Avenue and Station Road and municipally known as 2 Station Road	To permit the re-purposing of Wesley Mimico United Church including the addition of 30 senior citizens' apartments, worship space and community space





## Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	13 143167 WET 06 OZ
Details	Rezoning, Standard	Application Date:	April 2, 2013

Municipal Address: 2 STATION ROAD  
 Location Description: \*\*GRID W0607  
 Project Description: Proposed conversion of the Wesley Mimico United Church to a multi-use facility incorporating a new worship area, community uses and 30 seniors' apartments.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
TRUSTEES OF WESLEY MIMICO UNITED CHURCH	ROBERT REIMERS ARCHITECT DEIRDRE GIBSON		TRUSTEES OF WESLEY MIMICO UNITED CHURCH

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R3 –Third Density Residential	Historical Status:	Designated
Height Limit (m):	none	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	1856	Height:	Storeys:	4	
Frontage (m):	30.5		Metres:	11.8	
Depth (m):	60.9				
Total Ground Floor Area (sq. m):	882				<b>Total</b>
Total Residential GFA (sq. m):	2688		Parking Spaces:	25	
Total Non-Residential GFA (sq. m):	818		Loading Docks	0	
Total GFA (sq. m):	3506				
Lot Coverage Ratio (%):	47				
Floor Space Index:	1.85				

### DWELLING UNITS

Tenure Type:	Life-lease
Rooms:	
Bachelor:	0
1 Bedroom:	15
2 Bedroom:	11
3 + Bedroom:	4
Total Units:	30

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	2600	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	905	0

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