

Attachment 8: Draft Zoning By-law Amendment

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on
~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend Zoning By-law No. 1-83 of the former City of York, as amended,
With respect to the lands municipally known as
464-468 Winona Drive**

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 HEREBY ENACTS as follows:

1. Section 16 of By-law No. 1-83 is amended by adding the following subsection:

16(448) LANDS - 464 - 468 WINONA DRIVE

1. Except as otherwise provided herein, the provisions of By-law No. 1-83, as amended, shall continue to apply to the lot.
2. Notwithstanding the provisions of Subsection 3.2.1 OFF-STREET PARKING, 3.3.1 YARDS SHALL BE OPEN, 3.4.7 PORCHES, VERANDAHS, DECKS AND BALCONIES AND Section 9, the lands municipally known as 464 – 468 Winona Drive, as shown on Schedule 1 to this By-law and to this Subsection may be used for the purpose of erecting sixteen (16) townhouse dwelling units, subject to the following conditions:
 - a. The maximum gross floor area erected on the lot shall not exceed 2,750 square metres;
 - b. The maximum number of townhouse dwelling units permitted on site shall be sixteen (16);
 - c. The aggregate floor area of the sixteen (16) townhouse dwelling units shall not exceed a floor space index of 1.36;
 - d. No person shall erect or use a building or structure above established grade on the lot having a greater height of building in metres than the height of building in metres specified by the numbers following the symbol H on the attached Schedule "B" subject to the following:

- i. Parapets, timber vision screens, terrace guards and dividers, planters, railings, decorative screens, green roof features, stairs, stair enclosures, vents, ornamental architecture features and landscape features which may extend beyond the height limit shown on the attached Schedule "B" to a maximum of 1.8 metres;
- e. The minimum building setbacks shall be as shown in metres on Schedule "B";

Every part of a required yard shall be open from its lowest point to the sky unobstructed except for:

- i. Any permitted accessory buildings or structures, raised platforms to a height as shown on the attached Schedule "B" and the ordinary projections of 0.6 metres or less of sills, masonry course, chimneys, ornaments, cornices and other architectural features; and
 - ii. Timber vision screens, guardrails, concrete planters, retaining walls, unenclosed stairs, landscaping, walkways and canopies may project into all required yards;
- f. A total of 19 parking spaces shall be provided and maintained on the lot in accordance with the following:
 - i. Resident Parking: a minimum of 1 parking space per unit;
 - ii. Residential Visitor Parking: a minimum of 3 parking spaces;
- g. The minimum dimensions of a parking spaces accessed by a drive aisle having a width of 6.0 metres measured at the entrance of the parking space, shall be:
 - i. Length 5.6 metres;
 - ii. Height 2.0 metres; and width 2.6 metres;

Except that the minimum required width of a parking space shall be increased by 0.3 metres for each side of the parking space that is obstructed;

- h. Amenity space shall be provided on the site as follows:
 - i. A minimum of 8 square metres per dwelling unit of outdoor amenity space shall be provided and maintained on the lot within the building and located on individual balconies and terraces;
- i. Bicycle parking spaces shall be provided and maintained on the lot for use

without charge by the residents and visitors to the development in accordance with the following standards:

- i. A minimum of 1 bicycle space – occupant per unit; and
- ii. A minimum of 0.25 bicycle parking spaces – visitor per unit;
- j. Where a lot abuts an R2 zone, a green landscape open space strip of no less than 5.5 metres wide from the lot line, and running the full length of the lot line abutting the R2 zone shall be provided;
- k. Where a lot abuts a R2 zone, a 1.8 metre high sight-obscuring fence that runs the full length of the lot line abutting the R2 zone shall be provided;
- l. Where a lot abuts a R3 zone, a 1.8 metre high sight-obscuring fence that runs the full length of the lot line abutting the R3 zone shall be provided;

3. Definitions:

- a. **Bicycle Parking Space – Occupant** – means an area for the purposes of parking and securing bicycles for residents;
 - b. **Bicycle Parking Space – Visitor** – means an area that is equipped with a bicycle rack for the purpose of parking and securing bicycles and may be located outdoors or indoors but not within a secured room, enclosure or bicycle locker;
 - c. **Established Grade** – shall mean 166.30 metres Canadian Geodetic Datum;
 - d. **Height of Building** – shall mean the vertical height of the building measured from established grade to the top of the roof structure;
2. Within the lands shown on Schedule "A" attached to this By-law, 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:
1. all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 2. all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
3. Despite any existing or future severance, partition or division of the lot, the provisions of this By-law shall continue to apply to the whole of the lot as if no severance, partition or

division had occurred, including but not limited to the future road widening on Winona Drive.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

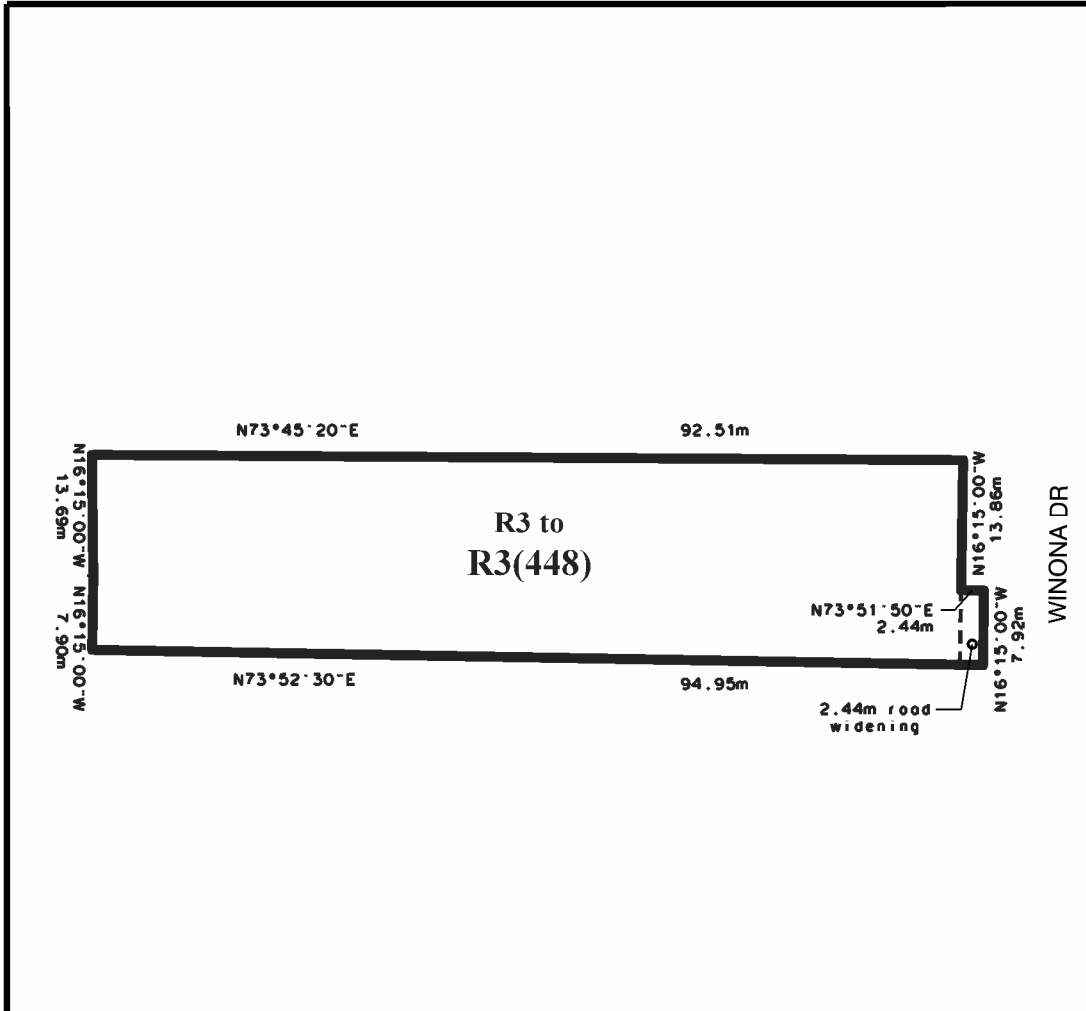
ULLI S. WATKISS,
City Clerk

(Corporate Seal)



Schedule 'A' BY-LAW Number 16(448) of Zoning BY-LAW 1-83

and to



NOTE:

BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY
SUBMITTED BY H. PILLER CORPORATION LTD. SURVEYORS

PART OF LOT 20
REGISTERED PLAN 115
CITY OF TORONTO

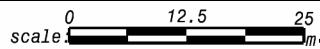
Applicant's Name:

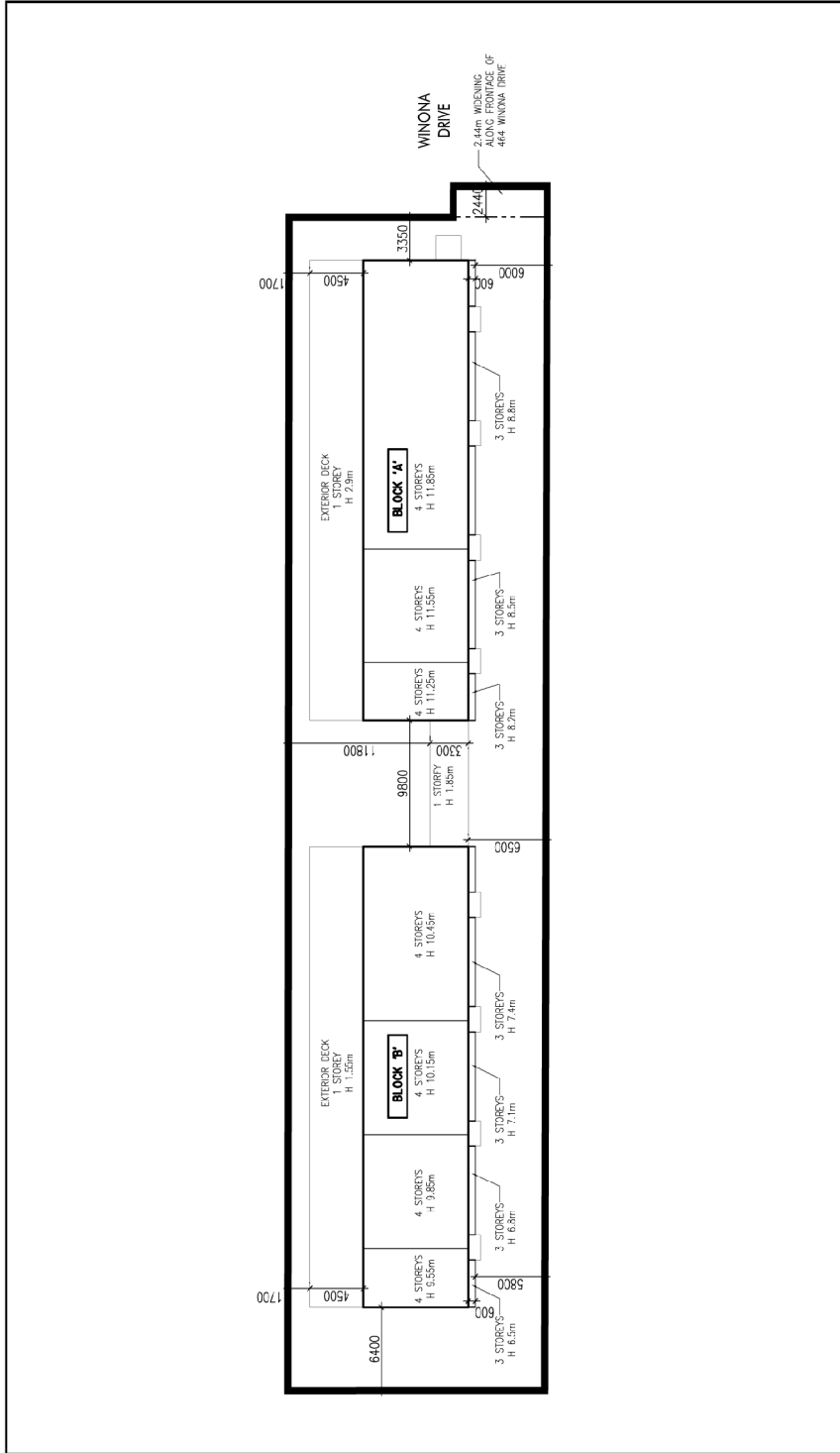
GOLDBERG GROUP

Address: 464 - 468 Winona Drive

File # 11 271603 NNY OZ

Dwg No. 11-271603-R3(448)_sch1.dgn





Schedule B

File # 11 271603 MNY OZ



Not to Scale



Applicant's Submitted Drawing

Date: 05/21/2014

Approved by: Cathie Ferguson