

APPENDIX A

Authority: MM____, by Councillor Di Ciano, seconded by _____, as adopted by City of Toronto Council on January 31, 2018, and MM27.64, by Councillor Justin J. Di Ciano, seconded by Councillor Mark Grimes, as adopted by City of Toronto Council on March 28 and 29, 2017 and Etobicoke York Community Council Item EY20.4, adopted as amended, by City of Toronto Council on March 9, 2017

Bill No. CITY OF TORONTO

BY-LAW No. -2018

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2016 as 2 Gibbs Road.

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;

Whereas City Council has delegated to the City Solicitor, in consultation with the City Clerk, by Section 169-26B of City of Toronto Municipal Code, Chapter 169, Officials, City, the authority to submit bills directly to Council to correct technical errors;

Whereas City Planning has determined that a technical amendment must be made to correct the text in By-law No. 320-2017 to provide greater clarity on the regulation of setbacks and parking provisions; and

Whereas City Planning has determined that a technical amendment must be made to correct the text in By-law No. 320-2017 which identifies the responsibility of the owner to pay for and install certain transportation measures as a Section 37 benefit as previously approved by Council; and

Whereas City Planning has determined that a technical amendment must be made to delete an irrelevant dimension in Diagram '3' to By-law 320-2017 as approved by Council;

Whereas no changes have been made to the plans made available at the public meeting and considered by Council;

The Council of the City of Toronto enacts:

1. Section (K) of By-law No. 320-2017 relating to the word "interior" in the standard (i) – (iv) is hereby deleted and replaced with the word "exterior" as per below:

(K) Any **buildings** subject to a Stepback Area, as indicated on Diagram 4 of By-law 320-2017, require a stepback be provided as follows:

- (i) in Stepback Area 1, at a height of 10 metres, the main wall of a **building** must be setback at a minimum distance of 1.5 metres from the exterior face of the main wall below;

- (ii) in Stepback Area 2, at a height of 10 metres, the main wall of a **building** must be setback at a minimum distance of 2 metres from the exterior face of the main wall below;
- (iii) in Stepback Area 3, at a height of 10 metres, the main wall of a **building** must be setback at a minimum distance of 3 metres from the exterior face of the main wall below; and
- (iv) in Stepback Area 4, the portion of a **building** above 26 metres must be setback at a minimum distance of 2 metres from the exterior face of the main wall below.

2. Section (O) of By-law 320-2017 relating to the sharing of parking spaces is hereby deleted and replaced with below:

- (O) Parking spaces for the purpose of residential visitor parking may also be provided for non-residential uses on a shared basis, provided that the number of shared parking spaces meets the combined minimum parking requirement of non-residential use and residential visitors.

3. Section 4 (I) b), d), e), f), g) and h) of By-law No. 320-2017 in Schedule A (Section 37 Provisions) relating to sentence "Prior to the issuance of any above grade Building Permit, pay for all costs associated with..." is hereby deleted and replaced with the following:

- b) Prior to the earlier of condominium registration or first residential or retail use on the site, pay for and install the proposed traffic control signal at Gibbs Road and The East Mall, as per the approved drawings and documentation required under Condition I(a) above;
- d) Prior to the earlier of condominium registration or first residential or retail use on the site, pay for and implement the proposed modifications to Gibbs Road, west of The East Mall, as per the approved pavement marking and signing plan required under Condition I(c) above;
- e) Prior to the earlier of condominium registration or first residential or retail use on the site, pay for and increase the traffic signal cycle length at Valhalla Inn Road and The East Mall to 110 and 105 seconds during the AM and PM Peak Periods, respectively;
- f) Prior to the earlier of condominium registration or first residential or retail use on the site, pay for and implement a southbound left-turn advance phase, and increasing the eastbound left-turn advance phase during the AM Peak Period at Bloor Street West and The East Mall intersection;
- g) Prior to the earlier of condominium registration or first residential or retail use on the site, pay for and extend the east-west signal through phase during the PM Peak Period at the Bloor Street West and The East Mall; and
- h) Prior to the earlier of condominium registration or first residential or retail use on the

site, pay for and increase the northbound advance left-turn phase during the PM Peak Period at Burnhamthorpe Road and The East Mall intersection;

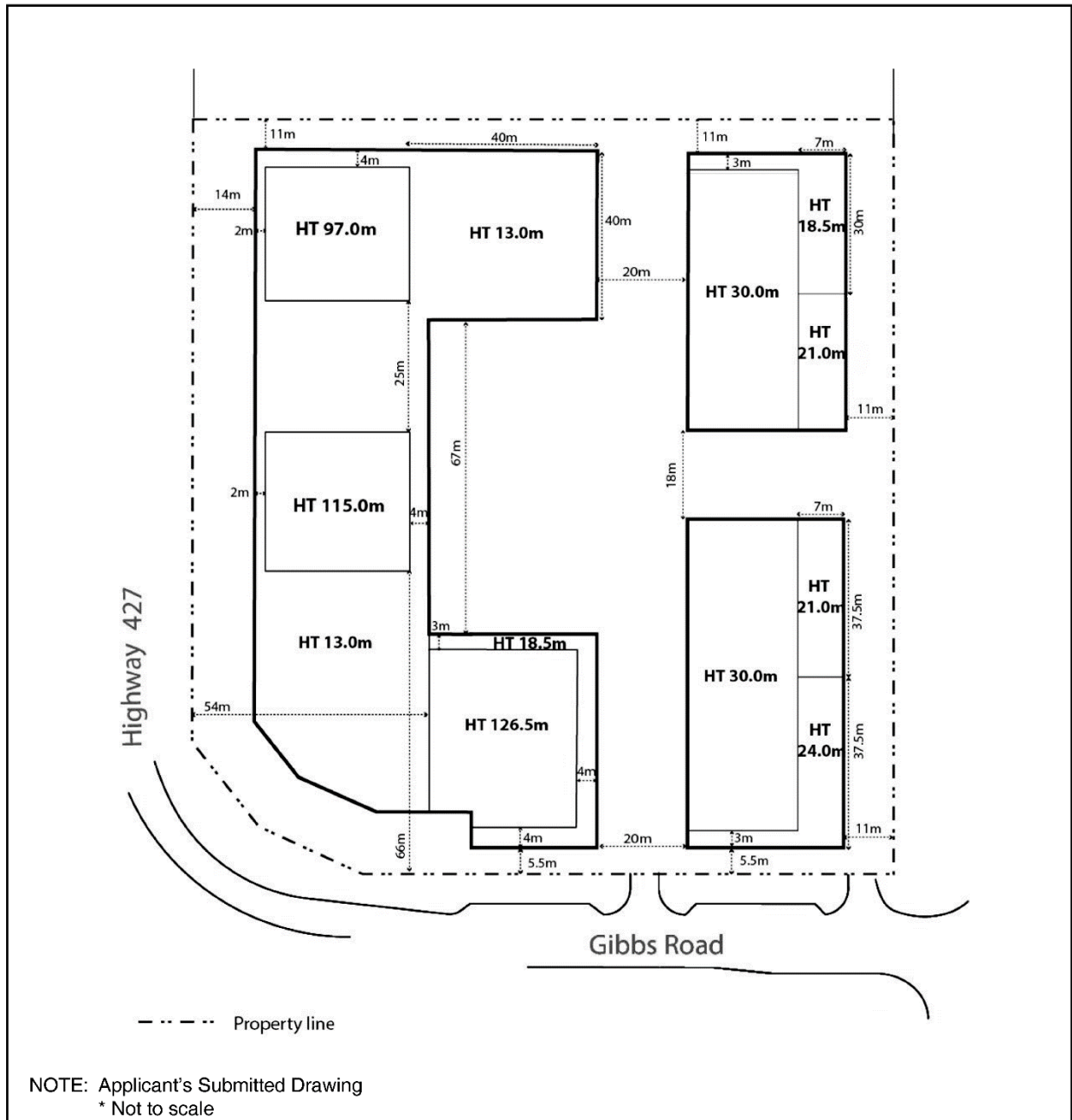
4. Diagram '3' to By-law 320-2017 is replaced with Diagram '3' attached to this by-law.

Enacted and passed on (**clerk to insert the date**), 2018.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



APPENDIX B

Authority: MM____, by Councillor Di Ciano, seconded by _____, as adopted by City of Toronto Council on January 31, 2018, and MM27.64, by Councillor Justin J. Di Ciano, seconded by Councillor Mark Grimes, as adopted by City of Toronto Council on March 28 and 29, 2017 and Etobicoke York Community Council Item EY20.4, adopted as amended, by City of Toronto Council on March 9, 2017

Bill No. CITY OF TORONTO

BY-LAW No. -2018

To amend Chapter 324 of the former City of Etobicoke Zoning Code with respect to the lands municipally known as 2 Gibbs Road.

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;

Whereas City Council has delegated to the City Solicitor, in consultation with the City Clerk, by Section 169-26B of City of Toronto Municipal Code, Chapter 169, Officials, City, the authority to submit bills directly to Council to correct technical errors;

Whereas City Planning has determined that a technical amendment must be made to correct the text in By-law No. 321-2017 to provide greater clarity on the regulation of setbacks; and

Whereas City Planning has determined that a technical amendment must be made to correct the text in By-law No. 321-2017 which identifies the responsibility of the owner to pay for and install certain transportation measures as a Section 37 benefit as previously approved by Council; and

Whereas City Planning has determined that a technical amendment must be made to delete an irrelevant dimension in Schedule 'C' to By-law 321-2017 as approved by Council;

Whereas no changes have been made to the plans made available at the public meeting and considered by Council;

The Council of the City of Toronto enacts:

1. Section 17 of By-law No. 321-2017 relating to the word "interior" in the standard A - D is hereby deleted and replaced with the word "exterior" as per below:

17. **Buildings** subject to a Stepback Area, as indicated on Schedule D, require a stepback be provided as follows:

- (A) in Stepback Area 1, at a height of 10 metres, the main wall of a **building** must be setback at a minimum distance of 1.5 metres from the exterior face of the main wall below;

- (B) in Stepback Area 2, at a height of 10 metres, the main wall of a **building** must be setback at a minimum distance of 2 metres from the exterior face of the main wall below;
- (C) in Stepback Area 3, at a height of 10 metres, the main wall of a **building** must be setback at a minimum distance of 3 metres from the exterior face of the main wall below; and
- (D) in Stepback Area 4, the portion of a **building** above 26 metres must be setback at a minimum distance of 2 metres from the exterior face of the main wall below.

2. Section 4 (I) b), d), e), f), g) and h) of By-law No. 321-2017 in Schedule A (Section 37 Provisions) relating to sentence "Prior to the issuance of any above grade Building Permit, pay for all costs associated with..." is hereby deleted and replaced with the following:

- b) Prior to the earlier of condominium registration or first residential or retail use on the site, pay for and install the proposed traffic control signal at Gibbs Road and The East Mall, as per the approved drawings and documentation required under Condition I(a) above;
- d) Prior to the earlier of condominium registration or first residential or retail use on the site, pay for and implement the proposed modifications to Gibbs Road, west of The East Mall, as per the approved pavement marking and signing plan required under Condition I(c) above;
- e) Prior to the earlier of condominium registration or first residential or retail use on the site, pay for and increase the traffic signal cycle length at Valhalla Inn Road and The East Mall to 110 and 105 seconds during the AM and PM Peak Periods, respectively;
- f) Prior to the earlier of condominium registration or first residential or retail use on the site, pay for and implement a southbound left-turn advance phase, and increasing the eastbound left-turn advance phase during the AM Peak Period at Bloor Street West and The East Mall intersection;
- g) Prior to the earlier of condominium registration or first residential or retail use on the site, pay for and extend the east-west signal through phase during the PM Peak Period at the Bloor Street West and The East Mall; and
- h) Prior to the earlier of condominium registration or first residential or retail use on the site, pay for and increase the northbound advance left-turn phase during the PM Peak Period at Burnhamthorpe Road and The East Mall intersection;

3. Schedule 'C' to By-law 321-2017 is replaced with Schedule 'C' attached to this by-law.

Enacted and passed on **(clerk to insert the date)**, 2018.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

