

# PUBLIC ATTACHMENT 9

## *Draft Zoning By-law Amendment (March 3, 2023)*

Authority: Etobicoke York Community Council Item EY~~, as adopted by City of Toronto Council on ~~, 2023

### **CITY OF TORONTO BY-LAW No. XXXX-2023**

**To amend City-wide Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 15, 19, 21 & 23 Toryork 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. The lands subject to this By-law, municipally known in the year 2023 as [address], 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, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 for the lands subject to this By-law to the following: OR and CR 2.5(c1.0;r2.5) SS2 (xXXX) as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Exception CR (xXXX) to Chapter 900.11.10 so that it reads:

#### **Exception CR (xXXX)**

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 the lands municipally known as 15, 19, 21 & 23 Toryork Drive, if the requirements of By-law [**Clerks to insert By-law Number**] are complied with, a **building, structure**, addition or enlargement is permitted to be erected on the lands and used in compliance with (B) to (S) below.

- (B) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** on Blocks 1, 2 and 3 is the distance between the Canadian Geodetic Datum elevation specified below and the elevation of the highest point of the **building** or **structure**:
- i. 150.1 metres on Block 1;
  - ii. 151.4 metres on Block 2;
  - iii. 148.75 metres on Block 3;
- (C) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** on the lot is the numerical value, in metres, following the letters HT on Diagram 3 of By-law [**Clerks to insert By-law Number**];
- (D) Despite Clause 40.5.40.10 and (D) above, the following elements of a **building** or **structure** may project above the permitted maximum **building** heights shown on Diagram 3 of By-law [**Clerks to supply By-law Number**]:
- i. parapets, awnings, fences, guard rails, railings and dividers, pergolas, trellises, balustrades, eaves, screens, stairs, roof drainage, window sills, columns, pillars, chimneys, vents, pipes, terraces, balconies, lightning rods, light standards and fixtures, architectural features, architectural flutes, ornamental elements, art and landscaping features, elements of a green roof, planters, seating areas, wheelchair ramps, retaining walls, canopies and awnings, decorative screens, divider screens and unenclosed structures providing safety or wind protection to rooftop amenity space, to a maximum of 2.5 metres; and,
  - ii. equipment used for the functional operation of a building including electrical, utility and ventilation equipment, cooling equipment, enclosed stairwells, roof access, elevator shafts and overruns, elevator machine room, maintenance equipment storage, solar panels and related equipment, antennae and satellite dishes, flight warning lights, garbage chutes, site servicing features, mechanical equipment, cooling equipment, decorative screens and any associated enclosure structures, building maintenance units, window washing equipment and crane structures, to a maximum of 6.0 metres;
- (E) Regulation 40.10.40.1(1), with respect to the location of residential use portions in a **mixed-use building**, does not apply;
- (F) Despite Regulations 40.5.1.10(3) and 40.10.40.40(1), the total permitted maximum **gross floor area** permitted on the lot is 99,000 square metres:

- i. 29,500 square metres of **gross floor area** for residential purposes shall be permitted with Block 1;
  - ii. 44,500 square metres of **gross floor area** for residential purposes shall be permitted with Block 2;
  - iii. 21,000 square metres of **gross floor area** for residential purposes shall be permitted with Block 3;
- (G) Of the total number of **dwelling units** provided on the **lot**, each building must include:
- i. a minimum of 32 percent two-bedroom **dwelling units**; and
  - ii. a minimum of 12 percent three-bedroom **dwelling units**;
- (H) Despite Clause 5.10.40.70, the required minimum **building setbacks** in metres are as shown on Diagram 3 of By-law [**Clerks to supply By-law Number**];
- (I) Despite Regulation 40.5.40.60(1), Clause 40.10.40.60 and Clause (H) above, the following **building** elements and **structures** are permitted to encroach into the required **building setbacks** on the lands as shown on Diagram 5 of By-law [**Clerks to supply By-law Number**]:
- i. roof overhangs, balconies, balustrades, canopies, chimneys, cornices, eaves, guardrails, parapets, landscape and green roof elements, waste storage and loading space enclosures, lighting fixtures, ornamental elements, public art features, railings, window washing equipment, terraces, decorative architectural features, privacy screens, stair enclosures, stairs, trellises, underground garage ramps, vents, wheelchair ramps, wind mitigation features and windowsills, to a maximum of 2.0 metres;
- (J) Regulation 40.10.50.10(2), with respect to **landscaping** does not apply;
- (K) Regulation 200.5.1.10(12)(C), with respect to vehicle access to a building, does not apply;
- (L) Despite Regulations 200.5.10.1(1) and (2) and Table 200.5.10.1, vehicle **parking spaces** shall be provided and maintained in accordance with the following:
- i. Resident requirement for a **dwelling unit** in an **apartment building** or **mixed-use building**:
    - a. a minimum of 0.4 **parking spaces** for each **dwelling unit**;
  - ii. Visitor requirement for a **dwelling unit** in an **apartment building** or

**mixed-use building:**

- a. a minimum of 0.01 **parking spaces** plus two for each **dwelling unit**;
  - b. a maximum of 1.0 **parking space** per **dwelling unit** for the first five **dwelling units**; and
  - c. a maximum of 0.1 **parking spaces** per **dwelling unit** for the sixth and subsequent **dwelling units**;
- (M) Despite Regulation 200.5.1.10(10) and 200.10.1(1) and (2), the parking spaces for residential visitors to a dwelling unit required by K(ii) above and the parking spaces for non-residential gross floor area, may be shared on a non-exclusive basis;
- (N) Despite Regulation 200.5.1.10(2)(A) and (D), Electric Vehicle Infrastructure, including electrical vehicle supply equipment, does not constitute an obstruction to a **parking space**;
- (O) Despite Regulations 200.15.1(1) and 200.15.10(1), a minimum of 0.009 accessible **parking spaces** per dwelling unit will be provided on the lands of By-law [**Clerks to supply By-law #**], and will comply with the following minimum dimensions:
- i. Length of 5.6 metres;
  - ii. Width of 3.4 metres;
  - iii. Vertical clearance of 2.1 metres; and,
  - iv. The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle of path;
- (P) Regulations 200.15.1(4) and 200.15.1.5(1), with respect to the location of accessible **parking spaces**, does not apply;
- (Q) Despite Clause 220.5.10.1(1), loading spaces must be provided and maintained on the lot as shown on Diagram 3 in accordance with the following:
- i. a minimum of one (1) Type G **loading space** for Block 1;
  - ii. a minimum of two (2) Type G **loading spaces** for Block 2; and,
  - iii. a minimum of one (1) Type G **loading space** for Block 3;
- (R) Despite Regulation 230.5.1.10(9), long-term **bicycle parking spaces** are permitted to be located on all levels of the **building** and **parking garage** both above and below **average grade**;
- (S) Despite Clause 230.5.1.10, **bicycle parking spaces** may be provided in any combination of vertical, horizontal or stacked positions, may be located in a secured room or in a locker;

- (T) Despite Regulation 230.5.1.10(10), short-term **bicycle parking spaces** may be located in a stacked bicycle parking space;
- (U) None of the provisions of this Exception or By-law 569-2013 will apply to prevent the erection or use of a temporary a **sales office** or temporary construction office on the **lot**;

Prevailing By-laws and Prevailing Sections: (None apply).

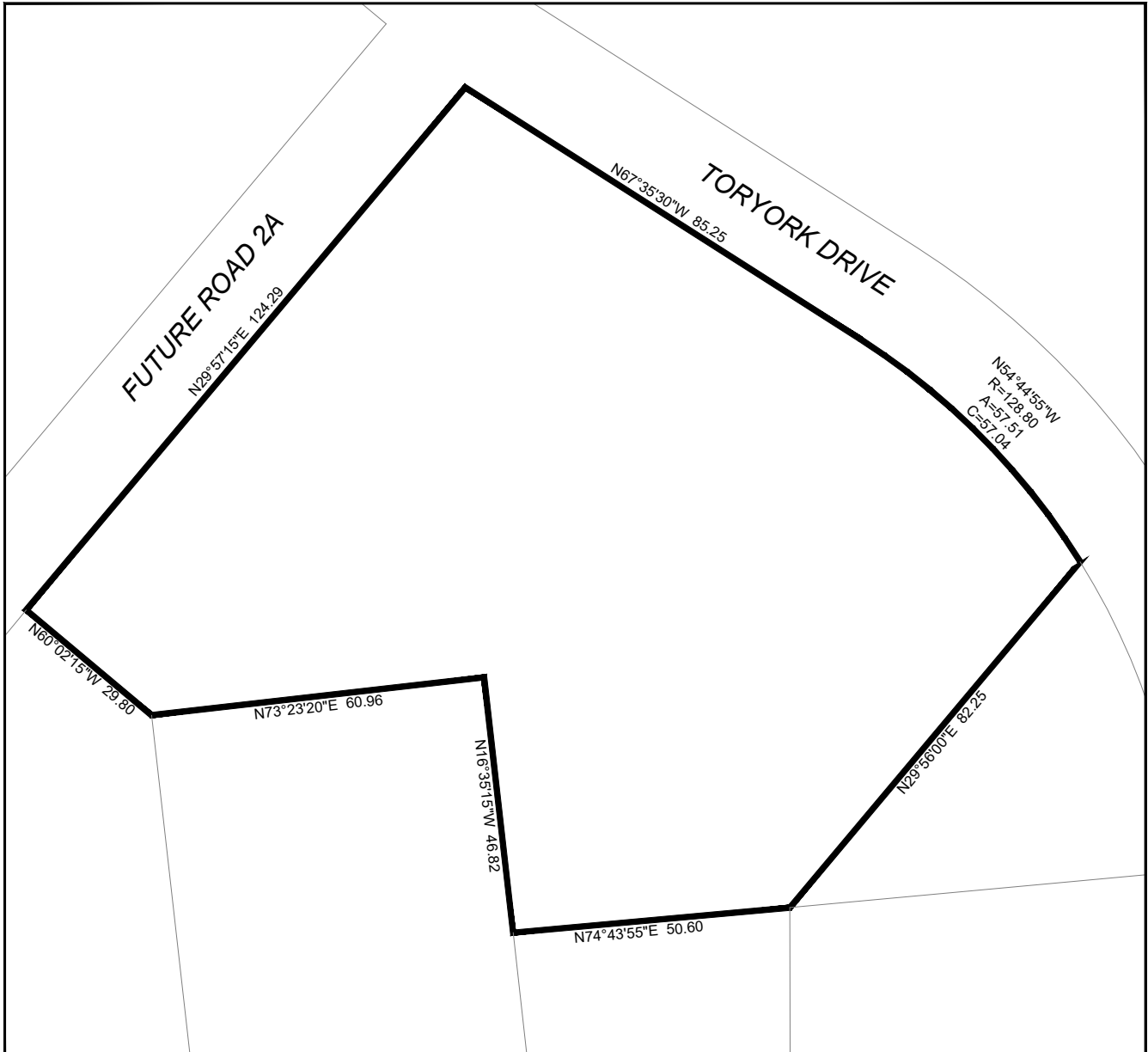
5. Despite any existing or future consent, severance, partition or division of the lands as shown on Diagram 1 of By-law [Clerks to supply by-law #], the provisions of this Exception and By-law 569-2013 shall apply to the whole of the lands as one **lot**, as if no consent, severance, partition or division occurred.

ENACTED AND PASSED this\_\_ day of \_\_\_\_\_, 2023.

JOHN TORY,  
Mayor

JOHN ELVIDGE  
City Clerk

(Corporate Seal)



15-23 Toryork Drive, Toronto

Diagram 1

File #21 211444 WET 07 OZ



Not to Scale

