

Authority: Etobicoke York Community Council Item [-], as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

BY-LAW ###-2023

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 301 Dixon 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 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, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of RAC (f30.0; u225; au116.0) to a zone label of RAC (f30.0; u370; au66.4) (x205) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number 205 so that it reads:

(205) Exception RAC (205)

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 301 Dixon Road, if the requirements of By-law [Clerks to insert By-law ##] are complied with, a **building** or **structure** may be constructed, used, or enlarged in compliance with Regulations (B) to (AA) below:
- (B) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is

the distance between the Canadian Geodetic Datum of 149.075 metres and the elevation of the highest point of the **building or structure**;

- (C) Uses listed in Regulation 15.20.20.20(1) and located in the first **storey** of the “New Building” may occupy 100 percent of the **lot frontage** abutting the **street** and must have a main pedestrian entrance located parallel to the **lot line** abutting the **street**;
- (D) Despite Regulation 15.20.40.10(1), the permitted maximum height of a **building or structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law **[Clerks to insert By-law ##]**;
- (E) The required minimum height of the first **storey** for the “New Building” is 4.5 metres;
- (F) Despite Regulation 15.20.40.10(2), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law **[Clerks to insert By-law ##]**; and
 - (i) for the purpose of this exception, a mechanical penthouse does not constitute a **storey**;
- (G) Despite Regulations 15.5.40.10(3) and (5), and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law **[Clerks to insert By-law ##]**:
 - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 5.5 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, excluding a mechanical penthouse, by a maximum of 5.5 metres;
 - (iii) **building** maintenance units and window washing equipment, by a maximum of 7 metres;
 - (iv) planters, **landscaping** features, guard rails, wind screens, and divider screens on a balcony and/or terrace, by a maximum of 5 metres; and
 - (v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 5 metres;
- (H) Despite Regulation 15.20.40.40(1), the permitted maximum **gross floor**

area of all **buildings** and **structures** on the **lot** is 32,308 square metres, of which:

- (i) the permitted maximum **gross floor area** for residential uses in the “New Building” is 10,375 square metres;
 - (ii) the permitted maximum residential **gross floor area** for the “Existing Building” is 21,933 square metres;
 - (iii) the permitted maximum **gross floor area** for non-residential uses in the “New Building” is 499 square metres;
- (I) A maximum of 145 **dwelling units** are permitted in the “New Building”;
- (J) A maximum of 225 **dwelling units** are permitted in the “Existing Building”;
- (K) **Dwelling units** provided in the “New Building” must comply with the following:
- (i) a minimum of 24 percent of the total number of **dwelling units** must have two or more bedrooms; and
 - (ii) a minimum of 11 percent of the total number of **dwelling units** must have three or more bedrooms;
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (L) **Dwelling units** provided in the “Existing Building” must comply with the following:
- (i) a minimum of 66 percent of the total number of **dwelling units** must have two or more bedrooms; and
 - (ii) the **dwelling units** provided to satisfy (i) above must have an **interior floor area** between 88.9 square metres and 103.8 square metres;
- (M) Despite Regulation 15.20.40.50(1), **amenity space** must be provided at the following minimum rates:
- (i) At least 2.0 square metres of indoor **amenity space** for each **dwelling unit** in the “New Building”;
 - (ii) At least 2.0 square metres of outdoor **amenity space** for each **dwelling unit** in the “New Building” within the location shown on Diagram 4 of By-law [Clerks to supply by-law #];

- (iii) No more than 25% of the outdoor component may be a **green roof**;
 - (iv) At least 27 square metres of indoor **amenity space** for the “Existing Building”;
 - (v) At least 80 square metres of outdoor **amenity space** for the “Existing Building”;
 - (vi) In addition to (i) above, the use of ground-floor indoor **amenity space** in the “New Building” must be provided to residents of the “Existing Building”;
- (N) A **courtyard** must be provided between the “Existing Building” and “New Building” in the location shown on Diagram 4 of By-law [Clerks to insert By-law number], and must comply with the following:
- (i) the **courtyard** must have an area of at least 629 square metres;
 - (ii) the **courtyard** is excluded from the calculation of outdoor **amenity space** for the “New Building”; and
 - (iii) the use of the **courtyard** must be provided to residents of the “Existing Building” and “New Building”;
- (O) A "Pedestrian Walkway" between Dixon Road and the outdoor **amenity space** must be provided on the ground-floor within the "New Building" in the location shown on Diagram 4 of By-law [Clerks to insert By-law number], and must comply with the following:
- (i) the "Pedestrian Walkway" must have a minimum area of 97 square metres and a minimum width of 4.3 metres;
- (P) An “Enhanced Landscaped Area” will be provided as shown on Diagram 4 of By-law [Clerks to insert By-law number], and must comply with the following:
- (i) the “Enhanced Landscape Area” must have a minimum area of 80 square metres;
- (Q) Despite Clause 15.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law ##];
- (R) Despite Regulation 15.20.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law ##];

- (S) Despite Clause 15.5.40.60, and (Q) 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 1.5 metres;
 - (ii) canopies and awnings, by a maximum of 1.5 metres;
 - (iii) window projections, including bay windows and box windows, by a maximum of 1 metres; and
 - (iv) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1 metres;
 - (v) cladding added to the original exterior surface of the main wall of the “Existing Building,” by a maximum of 0.15 metres.
- (T) Despite Regulation 200.5.10.1(1), Table 200.5.10.1 and Regulation 15.5.80.10(2), **parking spaces** for the “New Building” must be provided in accordance with the following:
- (i) a minimum of 63 residential occupant **parking spaces** for all **dwelling units**;
 - (ii) a maximum of 0.8 residential occupant **parking spaces** for each bachelor **dwelling unit**;
 - (iii) a maximum of 0.8 residential occupant **parking spaces** for each one bedroom **dwelling unit**;
 - (iv) a maximum of 0.9 residential occupant **parking spaces** for each two bedroom **dwelling unit**;
 - (v) a maximum of 1.1 residential occupant **parking spaces** for each three bedroom and greater **dwelling unit**;
 - (vi) a minimum of 9 residential visitor **parking spaces**, but not exceeding a maximum of 1.0 residential visitor **parking spaces** for the first five **dwelling units**, and 0.1 residential visitor **parking spaces** for any additional **dwelling units**; and
 - (vii) no **parking spaces** are required for non-residential **gross floor area**;
- (U) Despite Regulation 15.5.80.10(2), a maximum of 24 **parking spaces** for the “Existing Building” may be located in an existing surface parking area;

- (V) Despite Regulation 15.5.80.20(1), a **parking space** that is not in a **building** or **structure** must be set back at least 1.25 metres from a **lot line**;
- (W) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (X) 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) 0.07 "long-term" **bicycle parking spaces** for each **dwelling unit** in the "New Building";
 - (ii) 0.68 "short-term **bicycle parking spaces** for each **dwelling unit** in the "New Building";
 - (iii) 0.08 "long-term" **bicycle parking spaces** for each **dwelling unit** in the "Existing Building";
 - (iv) 0.07 "short-term **bicycle parking spaces** for each **dwelling unit** in the "Existing Building";
 - (v) 0.13 **bicycle parking spaces** for each 100 square metres of **interior floor area** for all non-residential uses on the **lot**;
- (Y) Despite Regulations 200.5.1(3), 200.5.1.10(2) and 15.5.100.1(1), **parking spaces, vehicle ramps** to below-ground parking areas, parking structures, and **drive aisles** associated with the "Existing Building" are permitted within their existing dimensions as of the date of passing of this By-law, unless stated otherwise on Diagram 3 or 4 of By-law No. [Clerks to supply By-law###];
- (Z) Despite Regulation 220.5.10.1(2), 1 Type "G" **loading space** is required on the **lot**;
- (AA) 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) "New Building" means the proposed **building** on the **lot** as shown on Diagram 3 of By-law [Clerks to supply by-law #];
 - (ii) "Existing Building" means the **apartment building lawfully existing** on the lands in the year 2022 as shown on Diagram 3 of By-law No. [Clerks to supply By-law###];

- (iii) “Enhanced Landscaped Area” means a space on the lot situated at ground level that is accessible to the public and may include pedestrian walkways, seating areas, landscaped plazas, and ornamental structures and is used principally for the purpose of sitting, standing and other recreational uses, as shown on Diagram 4 of By-law [Clerks to supply by-law #];
- (iv) "Pedestrian Walkway" means an enclosed pedestrian mid-block connection wholly contained within the “New Building” providing full and unencumbered access, as shown on Diagram 4 of By-law [Clerks to supply by-law #];

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

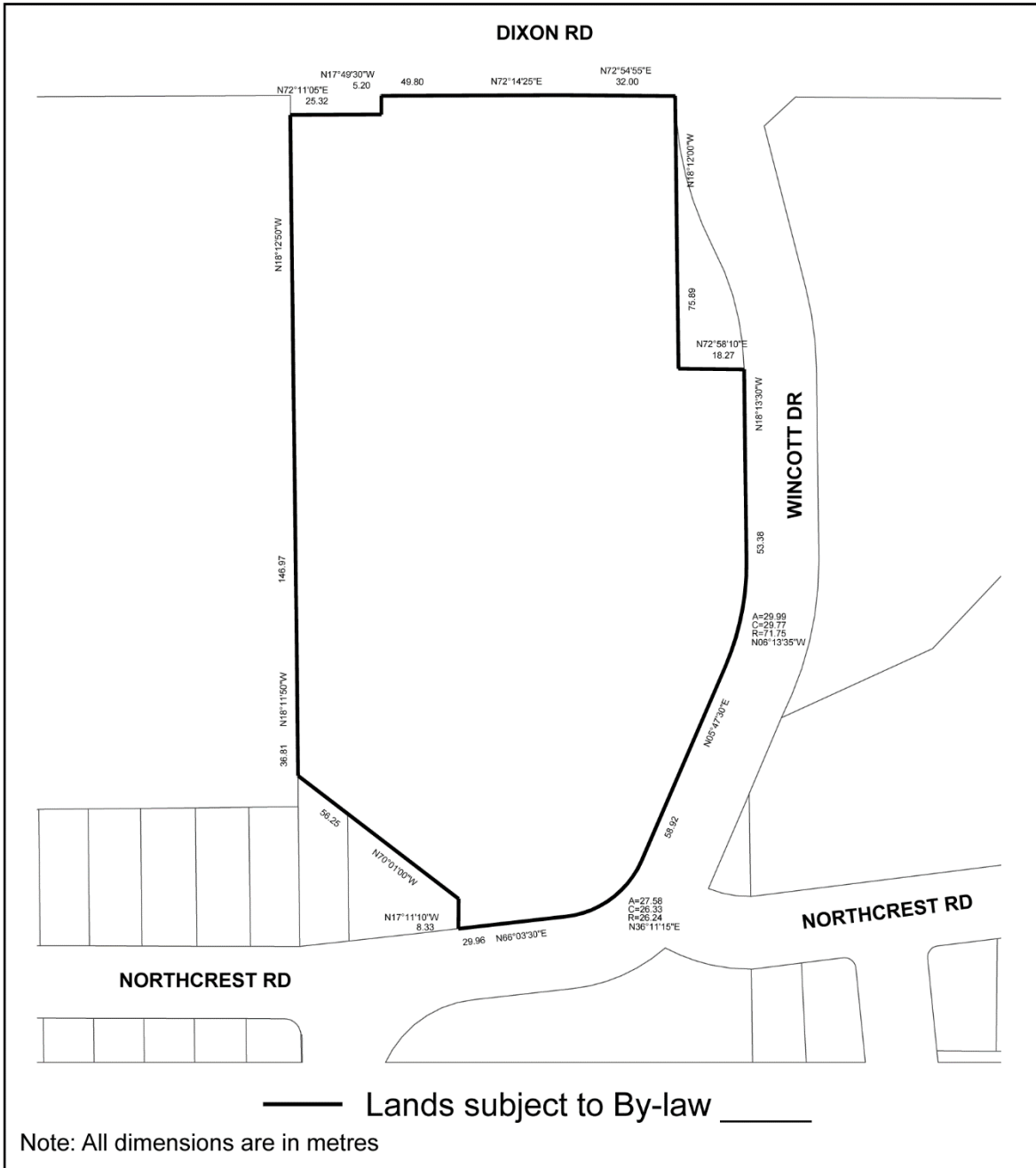
5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition, or division occurred.

Enacted and passed on [month day, year].

[full name],
Speaker

[full name],
City Clerk

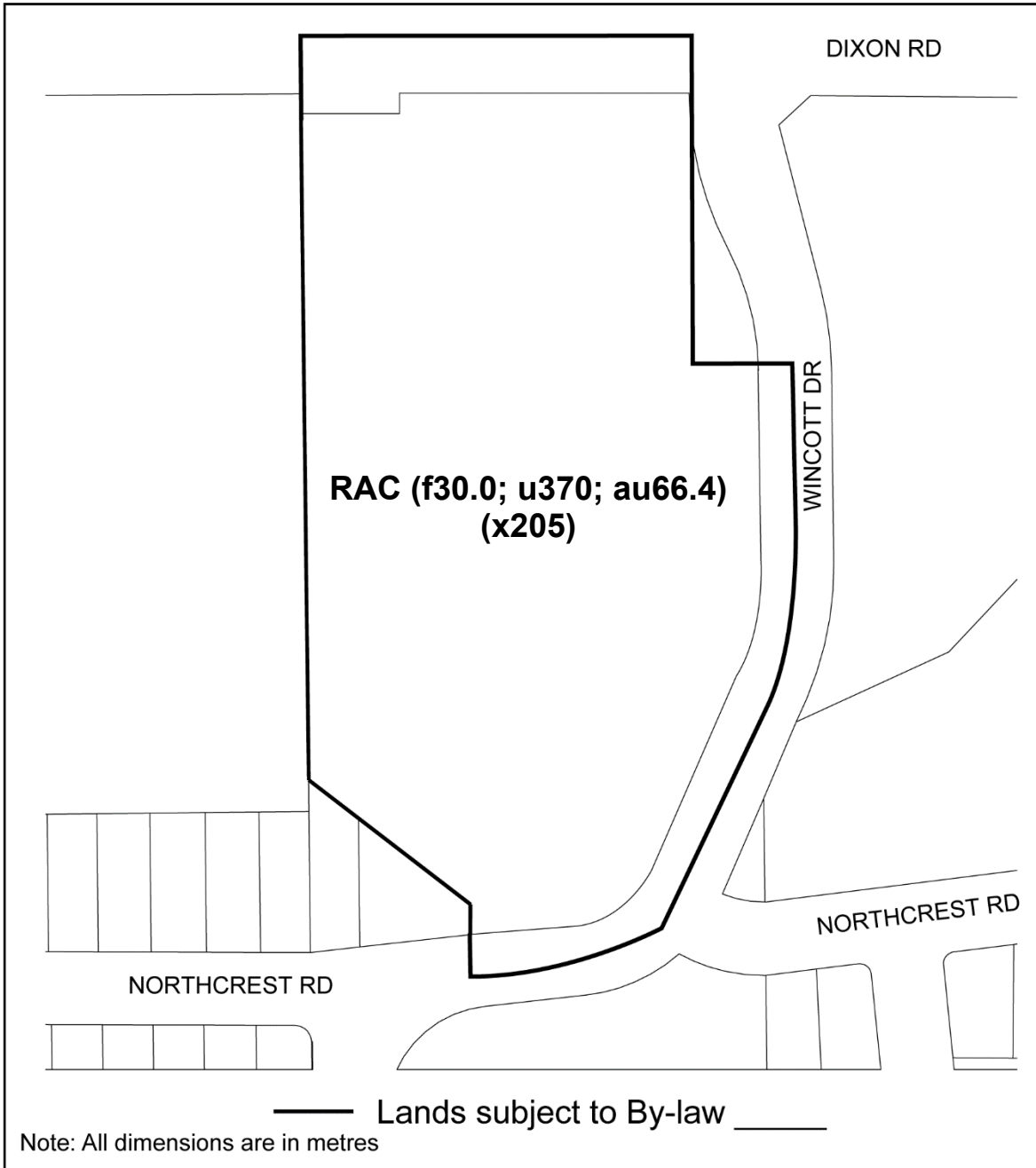
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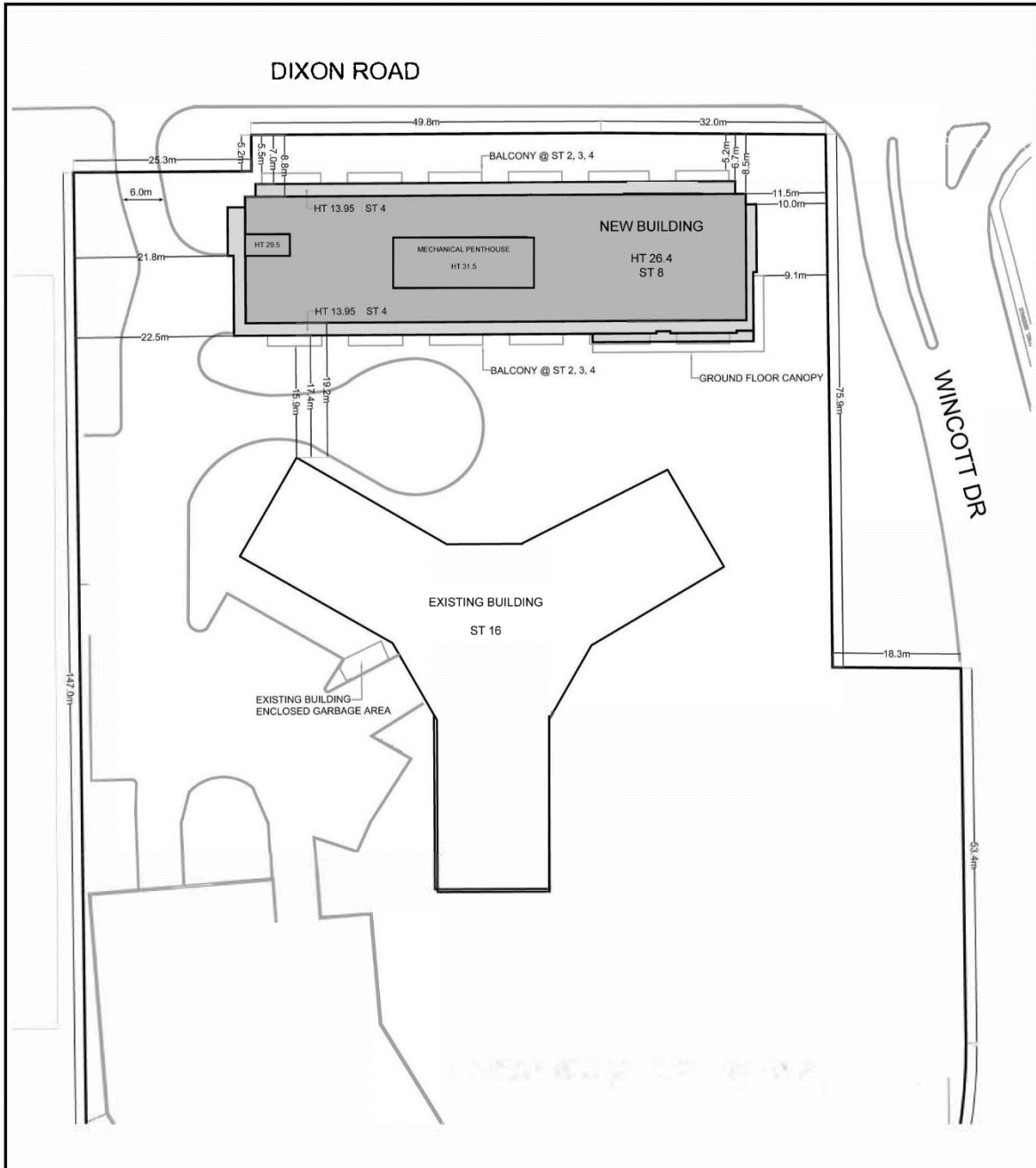


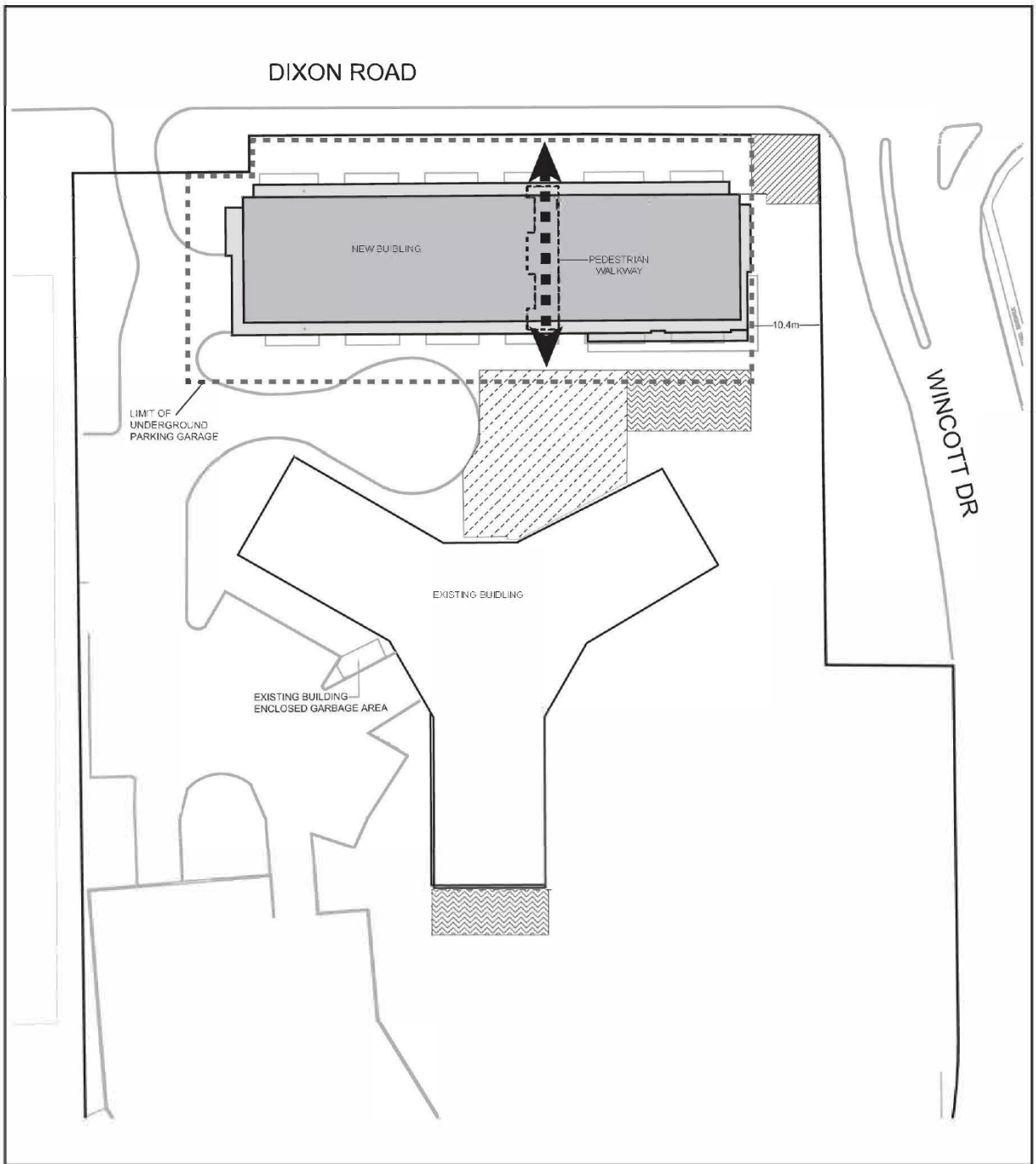
301 Dixon Road

File # 22 117779 WET 02 0Z


 City of Toronto By-law 569-2013
 Not to Scale
 09/15/2023











Toronto
 Diagram 4

301 Dixon Road

File # 22 11779 WET 02 0Z

-  Location of Enhanced Landscape Area
-  Location of Courtyard
-  Location of Outdoor Amenity Space
-  Pedestrian Walkway


 City of Toronto By-law 569-2013
 Not to Scale
 10/03/2023