

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

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 3350 Weston 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*, as amended; 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, as amended, 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 990.1 respecting the lands outlined by heavy black lines from a zone label of RD (f21.0; a975) (x70) to a zone label of RD (f21.0; a975) (xX), RA (xX) and ON as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number xX so that it reads:

(XXX) Exception RD (xX)

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 portion of lands municipally known as 3350 Weston Road that are subject to this Exception, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be

constructed, used or enlarged in compliance with Regulations (B) to (F) below;

- (B) Despite Clause 10.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (C) Despite Regulations 10.5.80.10(1), 200.5.10.1(1) and 200.5.10.11, and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
 - (i) a maximum of 82 **parking spaces** for a **place of worship**; and
 - (ii) a maximum of the 41 **parking spaces** in (i) above may be located on adjacent lands;
- (D) Despite Regulation 200.15.10.10 (1), a minimum of 3 accessible **parking spaces** must be provided on the lands subject to this Exception;
- (E) Despite Regulation 10.5.80.30(1), surface **parking spaces** must be located at least 2.7 metres from the **main wall** of the **apartment building** on adjacent lands;
- (F) Despite Clause 150.50.50.10, the lands must comply with the following:
 - (i) a **landscaping** strip and a fence are not required along a **side lot line** or **rear lot line** that abuts a **lot** in the Residential Apartment Zone Category or the Open Space – Natural (ON) zone;
 - (ii) the area of the **front yard** that is not used for **vehicle** access, or for **lawfully existing parking spaces** as of the date of passing of By-law [Clerks to insert By-law number], must be **landscaping** of which a minimum of 75% must be **soft landscaping**; and
 - (iii) may have a **driveway** which crosses a required **landscaping area**, provided that the **driveway** is no greater than 6.0 metres in width.

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

5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number xX so that it reads:

(XXX) Exception RA xX

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 portion of lands municipally known as 3350 Weston Road that are subject to this Exception, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (V) 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 133.75 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 15.10.40.10(2), the permitted maximum number of **storeys** in a **building** is 15;
- (D) Despite Regulation 15.10.40.10(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 number];
- (E) Despite Regulations 15.5.40.10(2),(3),(4),(5) and (6), and (D) 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 number]:
 - (i) architectural features, parapets, and elements and **structures** associated with a **green roof**, to a maximum of 3.0 metres;
 - (ii) **building** maintenance units and window washing equipment, to a maximum of 3.0 metres;
 - (iii) planters, **landscaping** features, guard rails, and divider screens on a balcony or terrace, to a maximum of 3.0 metres;
 - (iv) antennae, flagpoles and satellite dishes, to a maximum of 3.0 metres; and
 - (v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, to a maximum of 3.0 metres;
- (F) Despite Regulation 15.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 15,268 square metres;
- (G) The provision of **dwelling units** on the lands is subject to the following:

- (i) The permitted maximum number of **dwelling units** is 190 **dwelling units**;
 - (ii) A minimum of 49 **dwelling units** must have two or more bedrooms;
 - (iii) A minimum of 20 **dwelling units** must have three or more bedrooms;
 - (iv) any **dwelling units** with three or more bedrooms provided to satisfy (iii) above are not included in the provision required by (ii) above; and
 - (v) if the calculation of the number of required **dwelling units** in (ii) or (iii) above results in a number with fraction, the number is rounded up to the nearest whole number;
- (H) Despite Regulation 15.10.40.50(1), **amenity space** must be provided in accordance with the following:
 - (i) at least 483 square metres of indoor **amenity space**;
 - (ii) at least 427 square metres of outdoor **amenity space** of which at least 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (iii) no more than 25% percent of the outdoor component may be a **green roof**;
- (I) Despite Clause 15.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (J) Despite Regulation 15.10.40.80(3), the required **building** separation of an **apartment building** from a **lot** in an RD or RS zone is as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (K) Despite Regulation 15.5.40.50(2), Clause 15.5.40.60, and (I) and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) decks porches, and balconies, to a maximum of 2.0 metres;
 - (ii) canopies and awnings, to a maximum of 2.0 metres;
 - (iii) exterior stairs and access ramps, to a maximum of 2.0 metres;

- (iv) cladding added to the exterior surface of the **main wall** of a **building**, to a maximum of 0.15 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice or chimney breast, to a maximum of 0.5 metres;
 - (vi) eaves, to a maximum of 1.0 metres; and
 - (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;
- (L) Despite Regulation 15.5.50.10(2), a **landscaping** strip is not required along a **side lot line** abutting a **lot** in the Residential Zone category;
- (M) Despite Regulation 15.5.50.10(1), a minimum of 11% of the lands must be **landscaping**, of which a minimum of 50% of the required **landscaping** must be **soft landscaping**;
- (N) Regulation 15.10.30.40(1) regarding **lot coverage** does not apply;
- (O) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
 - (i) a maximum of 100 residential **parking spaces**;
 - (ii) a maximum of 12 residential visitor **parking spaces**; and
 - (iii) a maximum of 41 **parking spaces** for the **place of worship** use located on adjacent lands;
- (P) Despite Regulations 200.15.10.10, accessible **parking spaces** must be provided in accordance with the following:
 - (i) a minimum of 3 of the required residential **parking spaces** must be accessible **parking spaces**; and
 - (ii) a minimum of 2 of the residential visitor **parking spaces** must be accessible **parking spaces**;
- (Q) Despite Regulation 200.5.1.10(2)(A)(iv), no additional setback will be required where a 2.6 metre wide **parking space** is obstructed by any part of a fixed object such as a wall, column, bollard, fence or pipe;
- (R) Despite Regulation 230.5.1.10(4)(B)(iii), a **bicycle parking space** placed

in a vertical position on a wall, **structure** or mechanical device must provide minimum horizontal clearance from the wall of 1.1 metres;

- (S) Despite Regulations 230.5.1.10(4)(C) and 230.5.1.10(5)(A), the required minimum vertical clearance for **stacked bicycle parking spaces** are as follows:
 - (i) the minimum vertical clearance for each **bicycle parking space** is 1.1 metres; and
 - (ii) the minimum vertical clearance for an area used to provide **stacked bicycle parking spaces** is 2.3 metres;
- (T) Despite Regulations 230.5.10.1(4) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following:
 - (i) a minimum of 131 "long-term" **bicycle parking spaces**; and
 - (ii) a minimum of 14 "short-term **bicycle parking spaces**;
- (U) Despite Regulation 15.5.80.20(1), surface **parking spaces** located on the west side or north side of the **building** may be located without a **building setback** from a **lot line** that abuts a **lot** in the Residential Zone Category or the Open Space – Natural (ON) zone;
- (V) Despite Regulation 15.5.80.30(1), surface **parking spaces** may be located without a setback from the **main wall** of the **apartment building**, provided no residential **dwelling units** on that **storey** abut the same **main wall**.

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

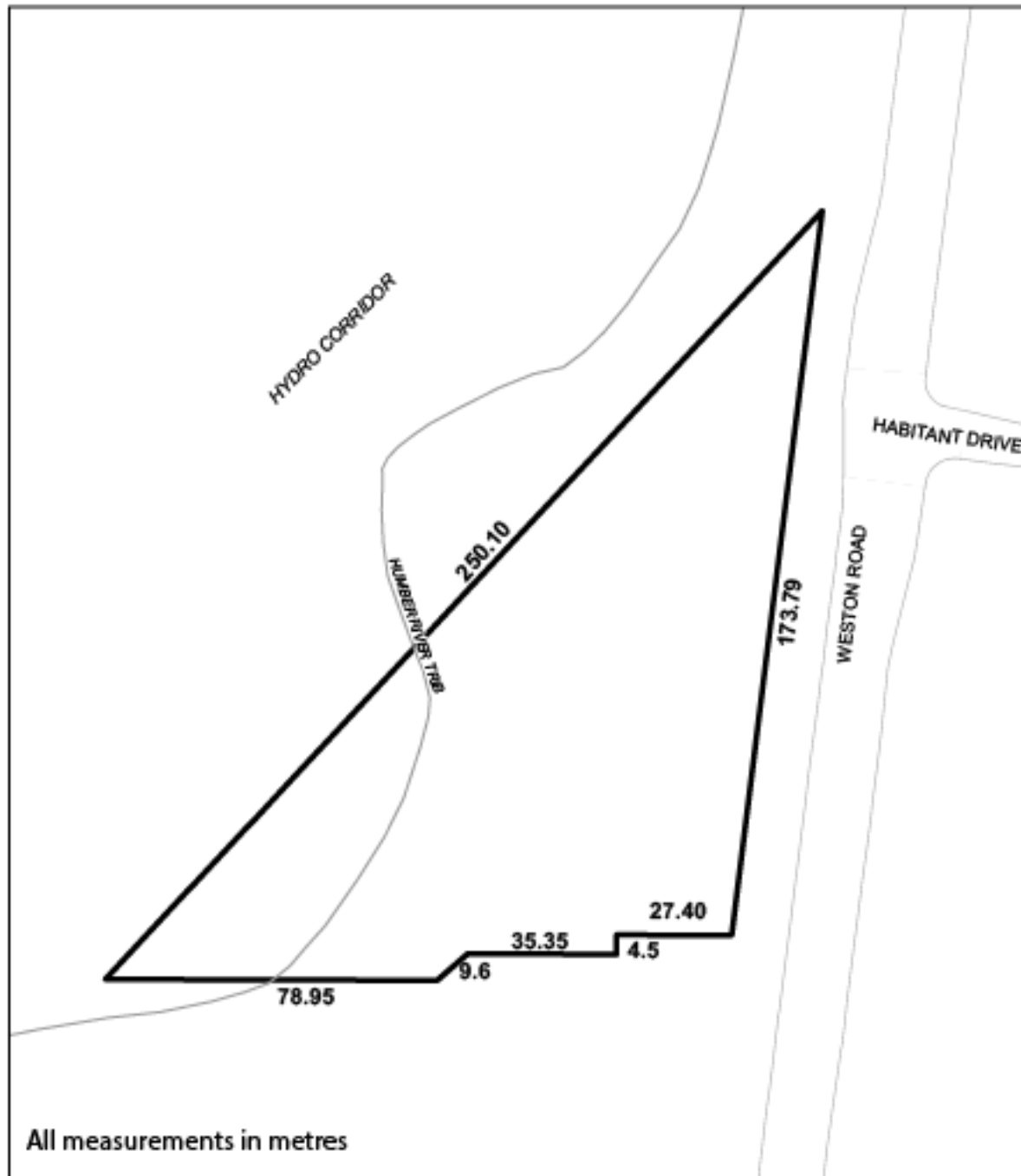
- 6. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

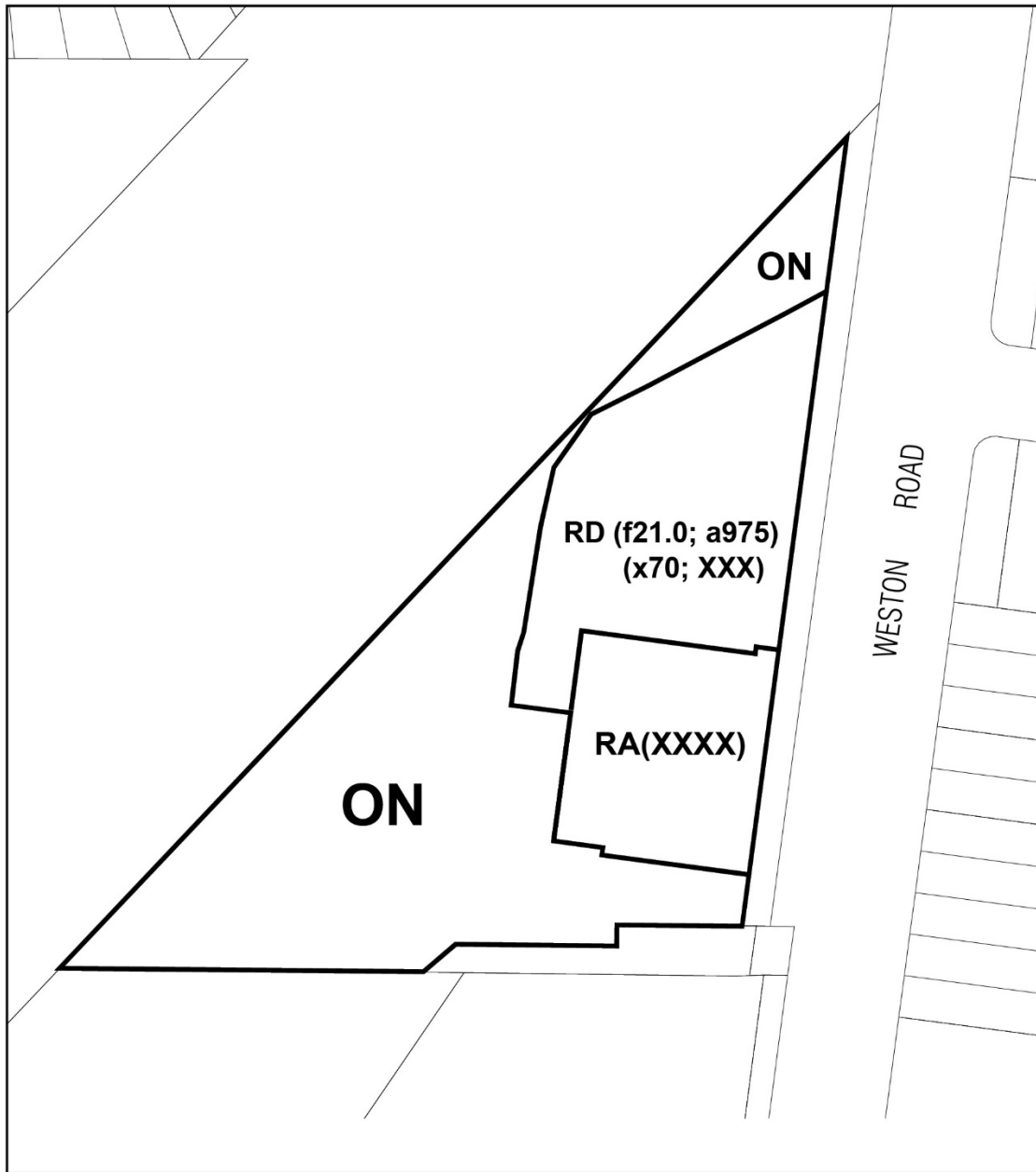
(Seal of the City)



Toronto
Diagram 1

3350 Weston Road

File # 22 138879 WET 07 SA



 **TORONTO**
Diagram 2

3350 Weston Road

File # 22 138879 WET 07 02


City of Toronto By-law 569-2013
Not to Scale
12/6//2023



3350 Weston Road

File # 22 138879 WET 07 0Z