

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

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 2024 as 210 Markland Drive.

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;

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 lands subject to this Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of RA (f24.0) (x67) to zone labels of RA (x262) and OR as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 262 so that it reads:

(262) Exception RA 262

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 lands municipally known as 210 Markland Drive, 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 (O) below;

- (B) For the purpose of this exception, the **lot** refers to those lands delineated by a heavy black line on Diagram 1 of [Clerks to insert By-law number]; Despite regulations 15.5.40.10(1) and 15.10.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of (i) to (iii), and the highest point of the **building** or **structure**;
- (i) 129.50 metres for “Building A”;
 - (ii) 129.45 metres for “Building B”; and
 - (iii) 128.70 metres for “Building C”;
- (C) 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 [Clerks to insert By-law number];
- (D) Despite regulation 15.10.40.10(1), and (C) above, the permitted maximum height of the “existing building” is the height of the **building** as it existed on the date that Zoning By-law [Clerks to insert By-law number] comes into effect;
- (E) The required minimum height of the first **storey** of “Building A”, “Building B”, and “Building C”, as measured between the floor of the first **storey** and the floor of the second **storey** within each **building**, is 4.5 metres;
- (F) Despite Regulation 15.10.40.10(2), the permitted maximum number of **storeys** in “Building A”, “Building B”, and “Building C” is the numerical value following the letters “ST” on Diagram 3 of By-law [Clerks to insert By-law number]; and
- (i) for the purpose of the exception, a mechanical penthouse does not constitute a **storey**;
- (G) Despite Regulation 15.10.40.40(1) and 15.10.20.100(13)(F), the permitted maximum **gross floor area** of all **buildings** and **structures** is as follows:
- (i) 7,150 square metres for “Building A”;
 - (ii) 10,250 square metres for “Building B”, of which:
 - (a) the required minimum **interior floor area** for **retail store** uses is 90 square metres;
 - (iii) 22,000 square metres for “Building C”, of which:
 - (a) the required minimum **interior floor area** for **retail store** uses is 225 square metres; and

- (iv) for the “existing building”, the **gross floor area** of the **building** as it existed on the date that Zoning By-law [Clerks to insert By-law number] comes into effect;
- (H) Despite Regulation 15.10.40.71, the required minimum **building setbacks** for “Building A”, “Building B”, and “Building C” are as shown in metres on Diagram 3 of [Clerks to insert By-law number];
- (I) Despite Regulation 15.10.40.80(2), the required minimum above-ground separation of **main walls** are as shown in metres on Diagram 3 of [Clerks to insert By-law number];
- (J) Despite Regulation 15.5.1.10(3)(D), the provision of **dwelling units** is subject to the following:
 - (i) the permitted maximum number of **dwelling units** in “Building A” is 92 **dwelling units**;
 - (ii) the permitted maximum number of **dwelling units** in “Building B” is 140 **dwelling units**;
 - (iii) the permitted maximum number of **dwelling units** in “Building C” is 252 **dwelling units**;
 - (iv) an overall minimum of 30 percent of **dwelling units** in “Building A”, “Building B”, and “Building C” must have two or more bedrooms;
 - (v) an overall minimum of 10 percent of **dwelling units** in “Building A”, “Building B”, and “Building C” must have three or more bedrooms; and
 - (vi) any **dwelling units** with three or more bedrooms provided to satisfy (iv) above are not included in the provision required by (v) above;
- (K) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
 - (i) a minimum of 0.60 residential occupant **parking spaces** for each **dwelling unit** of “Building A”, “Building B”, “Building C” and the “existing building”;
 - (ii) a minimum of 0.065 residential visitor **parking spaces** for each **dwelling unit** of “Building A”, “Building B”, “Building C” and the “existing building”;
 - (iii) a minimum of 168 **parking spaces** provided to satisfy (i) and (ii)

above must be available for use by residential occupants or visitors of the “existing building”.

- (L) Despite Regulation 220.5.10.1(2), a minimum of 3 Type “G” and one Type “C” **loading space** must be provided on the **lot** as follows;
 - (i) one Type “G” **loading space** for “Building A”;
 - (ii) one Type “G” **loading space** for “Building B”;
 - (iii) one Type “G” **loading space** and one Type “C” **loading space** for “Building C”;
- (M) Despite Regulation 15.10.40.50(1), **amenity space** must be provided for each **dwelling unit** in “Building A”, “Building B”, “Building C” and the “existing building”, as follows:
 - (i) at least 2.1 metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 1.9 metres for each **dwelling unit** as outdoor **amenity space**;
 - (iii) **amenity space** must be accessible to and available for the use of residential occupants of the “existing building”
- (N) “Privately-owned publicly accessible open space” with a minimum area of 1553 square metres must be provided as shown within the hatched area on Diagram 3 of By-law [Clerks to insert By-law number];
- (O) 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) “Building A”, “Building B”, and “Building C” mean the **buildings** identified as such and shown on Diagram 3 of [Clerks to insert By-law number];
 - (ii) “existing building” means the **building** and **structures** identified as such and shown on Diagram 3 of By-law [Clerks to insert By-law number], that existed on the date that Zoning By-law [Clerks to insert By-law number] comes into effect, including **ancillary structures** and below-ground portions of the **building**, and later alterations and additions permitted in accordance with this exception;

- (iii) “privately-owned publicly accessible space” means an area of **landscaping** and **soft landscaping** that is accessible to the public, secured through appropriate legal agreements 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;

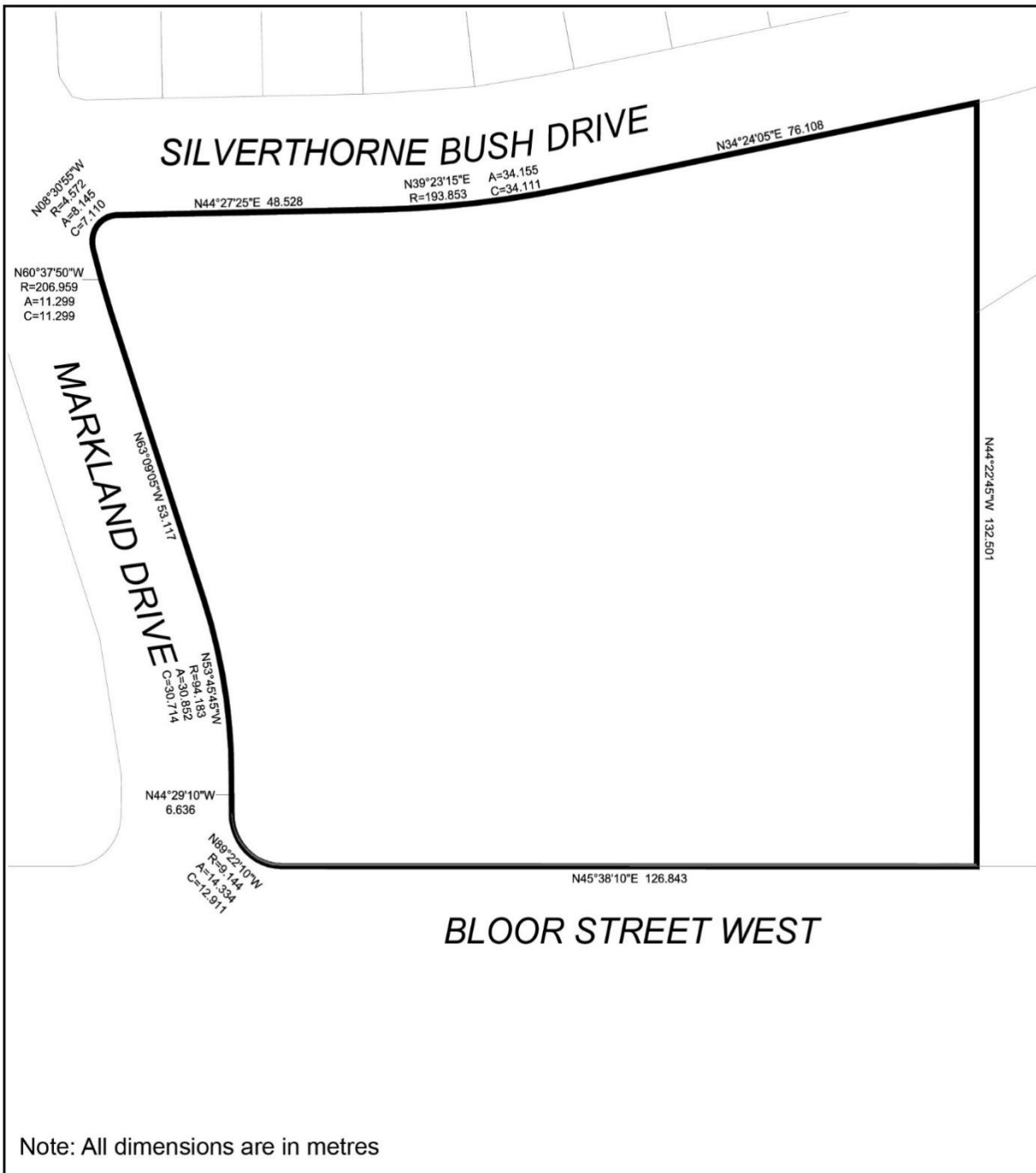
5. Despite any severance, partition or division of the lands, the provisions of the By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

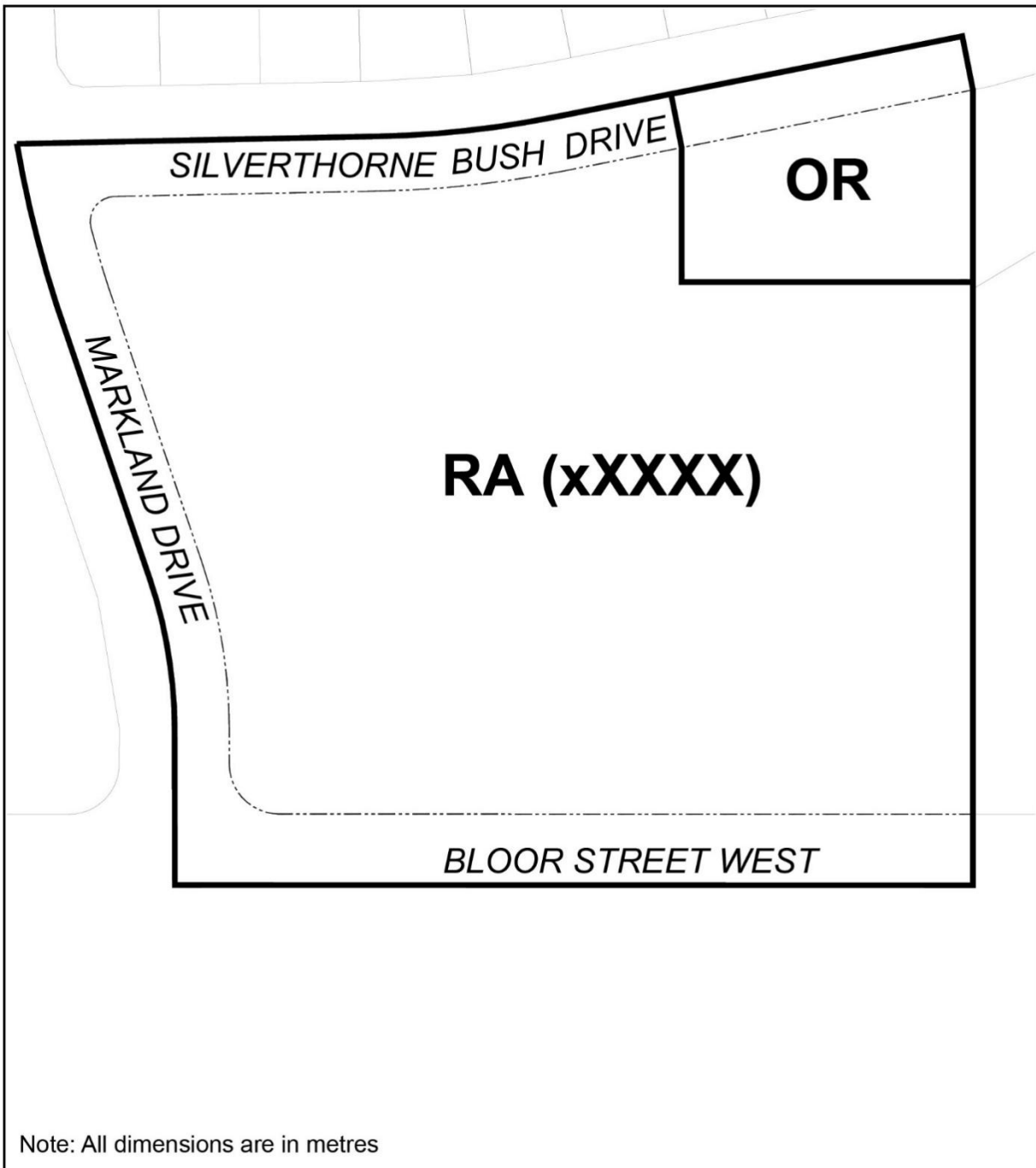
(Seal of the City)



Toronto
Diagram 1

210 Markland Drive

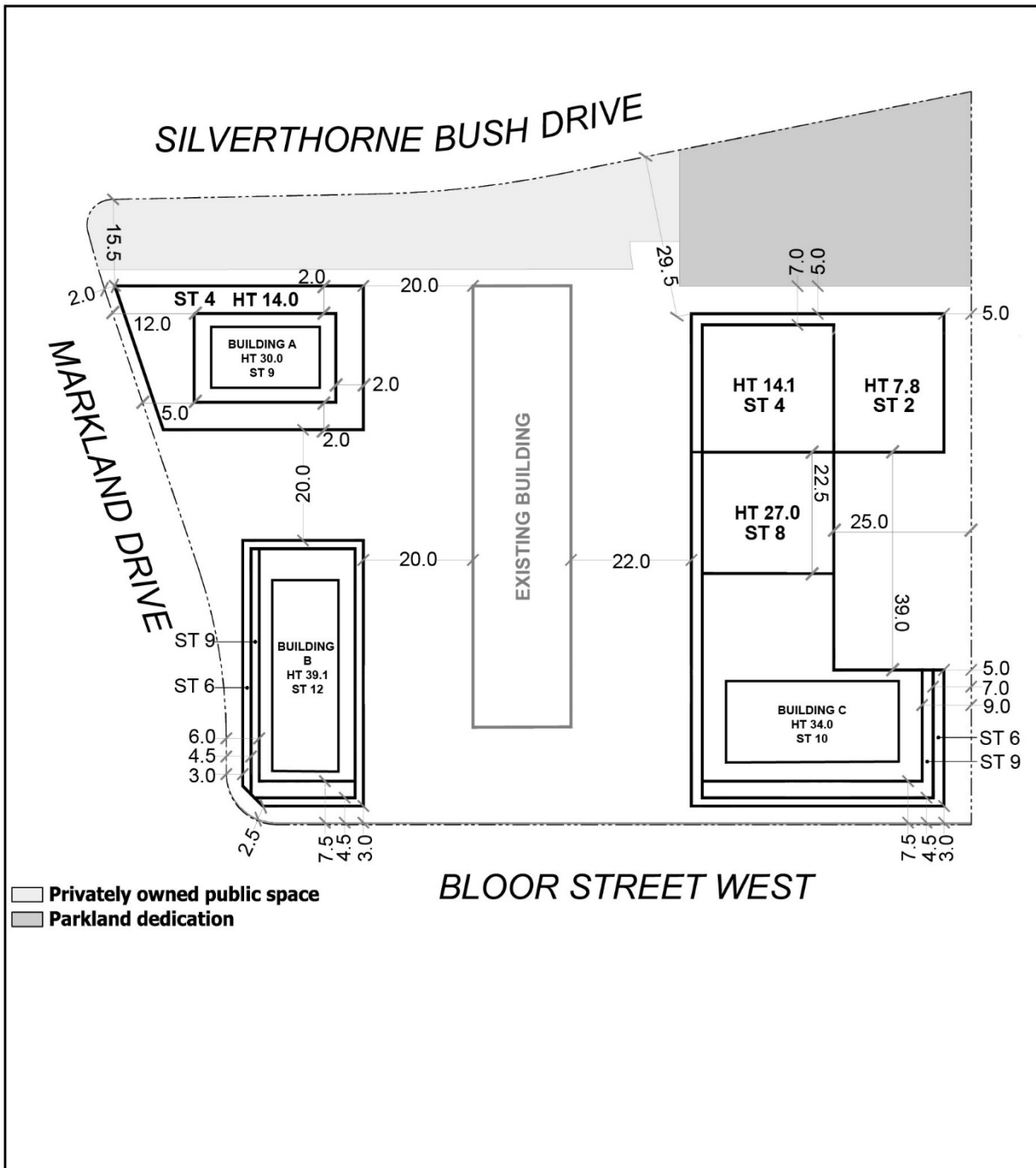
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 **Toronto**
Diagram 2

210 Markland Drive

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Toronto
Diagram 3

210 Markland Drive

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