

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

## CITY OF TORONTO

### BY-LAW

**To amend former City of Etobicoke Zoning Code Chapters 304, 320, 324, and By-law 1979-121 with respect to the lands municipally known in the year 2025 as 2 to 4 Mendota 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;

The Council of the City of Toronto enacts:

1. For the purposes of the by-law the front lot line is considered to be the west lot line fronting Mendota Road.
2. Section 1(a) to By-law 1979-121 is amended by deleting subsections 1(a)(1), 1(a)(3) and 1(a)(4).
3. Section 1(b) to By-law 1979-121 is deleted and replaced with the following:

“(b) The permitted maximum gross floor area shall be 11,200 square metres.”
4. Section 1(c) to By-law 1979-121 is deleted and replaced with the following:

“(c) Notwithstanding the provisions of Section 11.1.1.4 of Township of Etobicoke Zoning By-law Number 11,737:

  - i) the minimum side yard from the lot line abutting the Gardiner Expressway shall be as shown in metres on Schedule B of By-law [Clerks to insert By-law number].
  - ii) the minimum side yard from the north and east lot lines, excluding the rear yard, shall be as shown in metres on Schedule B of By-law [Clerks to insert By-law number]. This yard shall be maintained as a **soft landscaped** area and a 1.8 m tall opaque fence shall be provided along this side lot line.”
5. Section 1(d) to By-law 1979-121 is deleted and replaced with the following

“(d) Notwithstanding the provision of Section 6.15.5(b) of Township of Etobicoke Zoning By-law 11,737

- (i) no parking areas shall be provided in any portion of the front yard on the lands described in Schedule ‘A’; and
- (ii) Any parking areas in the rear or side yard are paved and fencing is erected on the lot lines.”

6. By-law 1979-121, as amended, is further amended by adding the following:

“(g) The height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 94.0 metres and the elevation of the highest point of the **building** or **structure**;

(h) Notwithstanding regulation 304-36(E)(2) the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" and the number in storeys following the letters "ST" as shown on Schedule B of By-law [Clerks to insert By-law number];

(i) Notwithstanding (h) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Schedule B of By-law [Clerks to insert By-law number]:

- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 4.0 metres;
- (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 4.0 metres;
- (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.7 metres;
- (iv) **building** maintenance units and window washing equipment, by a maximum of 2.0 metres;

(j) Notwithstanding regulation 304-36(B)(C) and (D) the required minimum **building setbacks** are as shown in metres on Schedule B of By-law [Clerks to insert By-law number];

(k) Notwithstanding regulation 304-36(H)(2) a loading space shall be at least 17.0 metres long, 3.5 metres wide and have a vertical clearance of 4.4 metres.

- (l) Notwithstanding regulation 320-18 the minimum number of parking spaces that must be provided is 31.
- (m) Notwithstanding regulation 320-19 accessible **parking spaces** must comply with the following provision:
  - i. an accessible parking space must have the following minimum dimensions:
    - 1. length of 5.6 metres;
    - 2. width of 3.4 metres; and
    - 3. vertical clearance of 2.1 metres;
  - ii. a 1.5 metre wide accessible barrier free aisle or path is required along the entire length of one side of an accessible **parking space**;
- (n) A minimum of 4 bicycle **parking spaces** shall be provided.
- (o) For the purpose of this exception, each word or expression that is in bold will have the same meaning as such word or expression as defined in regulation 304-3 of the Former City of Etobicoke Zoning Code, except for the following:
  - i. "Soft Landscaping" means an open, unobstructed area that supports the growth of vegetation such as grass, trees, shrubs, flowers or other plants and permits water infiltration into the ground."

Prevailing By-laws and Prevailing Sections: The Corporation of the Borough of Etobicoke By-law Number 1979-121.

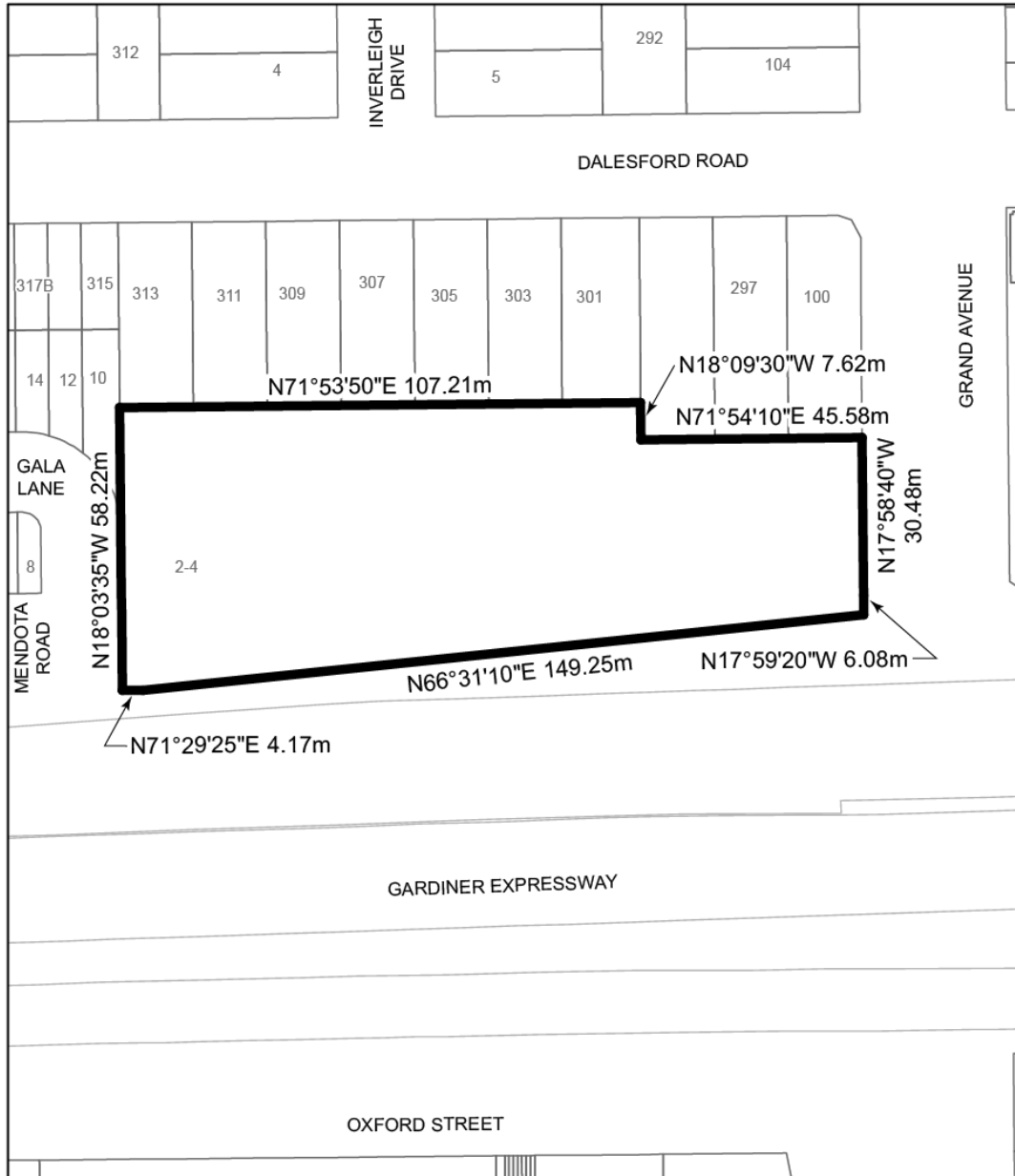
- 7. The provisions of the Etobicoke Zoning Code shall continue to apply, except that where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall prevail.

Enacted and passed on [Clerks to insert date].

[full name],  
Speaker

[full name],  
City Clerk

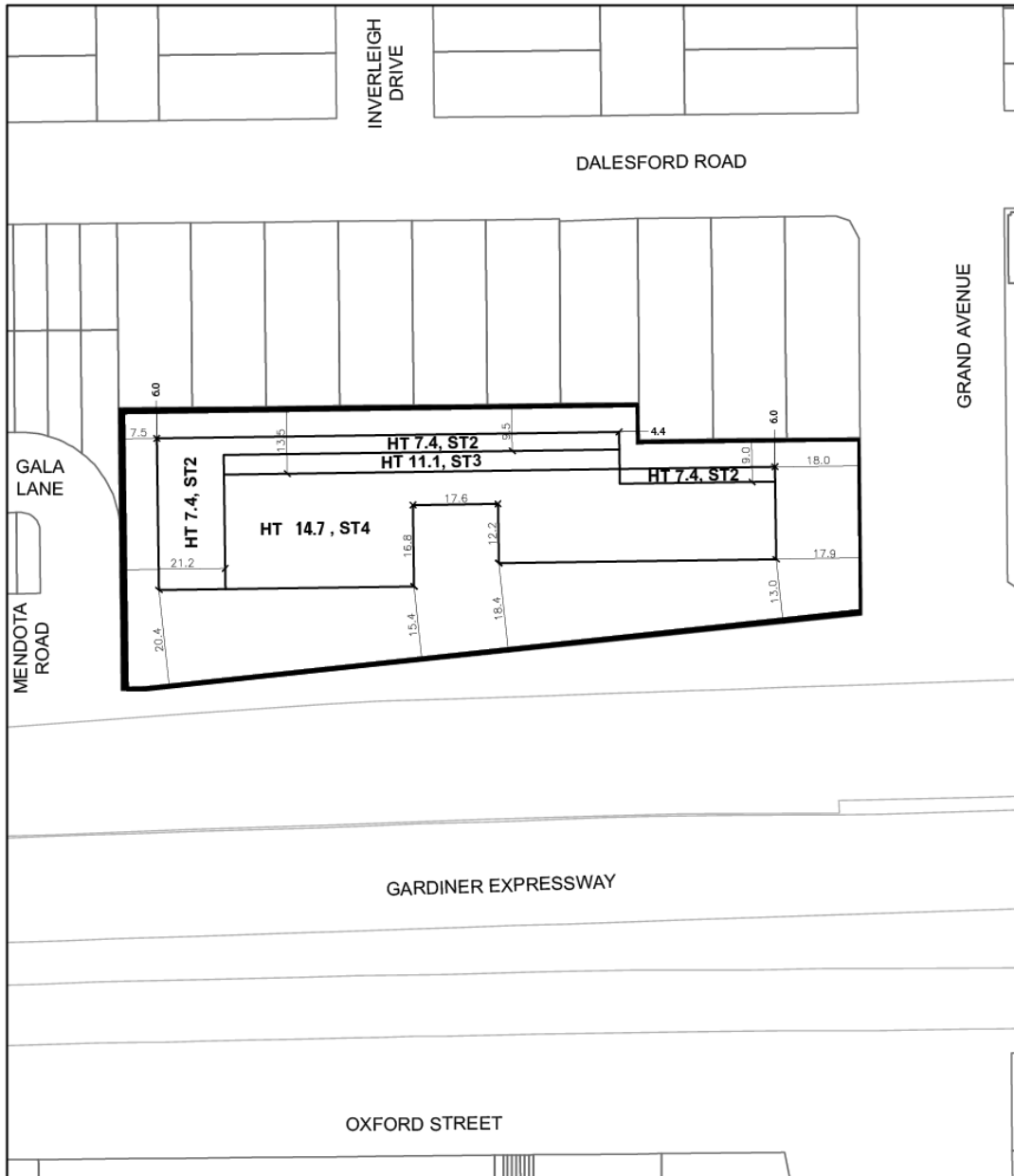
(Seal of the City)



2-4 Mendota Road

Schedule A


File # 24 252687 WET 03 OZ



 **TORONTO**  
Schedule B

2-4 Mendota Road

File # 24 252687 WET 03 02

  
City of Toronto By-law 569-2013  
Not to Scale  
03/03/2026