

Authority: North York Community Council Item ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

BY-LAW NO. XXXX-2020

To amend Zoning By-law No. 569-2013 with respect to the lands known municipally known in the year 2020 as 175 Wynford Drive

Whereas authority is given to the Council of a municipality by Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass Zoning By-laws;

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*;

Whereas Council of the City of Toronto, at its meeting on _____, 2020, determined to amend the City of Toronto Zoning By-law No. 569-2013 with respect to lands known municipally in the year 2020 as 175, 181 and 187 Wynford Drive;

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 No. 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 to CR xXXXX (x####), as shown on Diagram 2 attached to this By-law; **[Clerk to supply by-law #]**
4. Zoning By-law No. 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20(1) for the lands subject to this By-law to the heights as shown on Diagram 3 of the By-law; **[Clerk to supply by-law #]**
5. Zoning By-law No. 569-2013, as amended, is further amended by deleting Article 900.7.10 (7) and adding to Article 900.11.10 Exception Number CR (x#####):

Exception CR (xXX)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) On 181 and 187 Wynford Drive, the requirements of by-law [Clerks to supply by-law ##] shall not apply.
- (B) On 175 Wynford Drive, if the requirements of by-law [Clerks to supply by-law ##] are complied with, a **building, structure**, addition or enlargement is permitted by by-law [Clerks to supply by-law ##] if it complies with (C) to (J) below:
- (C) The **lot** consists of those lands shown on Diagram 1 attached to By-law [Clerks to insert by-law ##];
- (D) Despite Regulation 40.10.30.40(1), the maximum **lot coverage** permitted must not exceed 35%;
- (E) Despite Regulation 40.10.40.40(1), the maximum **gross floor area** of all **buildings** and **structures** on the **lot** shall not exceed 200,000 square metres, provided:
 - (i) the residential **gross floor area** does not exceed 192,000 square metres; and,
 - (ii) the non-residential **gross floor area** does not exceed 22,000 square metres.
- (F) For purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 129.00 metres for Building ‘A’ and 125.7 metres for Building ‘B’;
- (G) Despite 40.10.40.10(2), the height of any **building** or **structure** must not exceed the maximum **height** in metres specified by the numbers following the symbol “HT” on Diagram 3 of By-law [Clerks to supply by-law ##];
- (H) Despite 40.5.40.10, and despite E above, the following elements of a **building** or **structure** may project above the maximum building heights shown on Diagram 3 of By-law [Clerks to supply by-law ##]:
 - (i) wind screens, elevator overruns, parapets, awnings, fences, guard rails, railings and dividers, pergolas, trellises, balustrades, eaves, screens, stairs, stair enclosures, roof drainage, window sills, window washing equipment, chimneys, vents, terraces, lightning rods, light fixtures, architectural features, landscaping, and

elements of a green roof, which may project above the height limits shown on Diagram 3;

- (ii) mechanical equipment and any associated structures, which may project above the height limits shown on Diagram 3 by 6.0 metres;
- (I) Despite Regulations 5.10.40.70(1) and 40.10.40.70(2), the required minimum **building setbacks** are shown on Diagram 3 of By-law [**Clerks to supply by-law ##**];
- (J) Despite Regulations 40.5.40.60 and 40.10.40.60 and (H), the portions of a **building or structure** above ground must be located within the areas delineated by heavy lines on Diagram 2 attached to and forming part of this By-law, except that:
 - (i) Canopies, cornices, light fixtures, ornamental elements, parapets, art and landscape features, patios, decks, pillars, trellises, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, and underground garage ramps and associated structures, maintenance access holes and sampling ports which may extend beyond the heavy lines shown on Diagram 3 of this By-law;
 - (ii) Canopies may be located up to a height of 7.0 metres from the ground below;
- (K) 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 minimum of 0.5 **parking spaces** per **dwelling unit** for the use of the residents and visitors;
 - (ii) a minimum of 1.0 **parking spaces** per guest of the **hotel**;
 - (iii) a minimum of 1.0 parking spaces per 5.45 square metres of Retail space;
 - (iv) a minimum of 0.4 parking spaces per 2.5 square metres of Community Space, including Daycare.
- (L) Equipment for the purposes of charging electric vehicles is permitted to be located within a **parking space**;
- (M) Despite Regulation 230.5.1.10(10), both “long-term” and “short-term” **bicycle parking spaces** may be located in stacked **bicycle parking spaces**

Prevailing By-laws and Prevailing Sections: By-law 112-2016

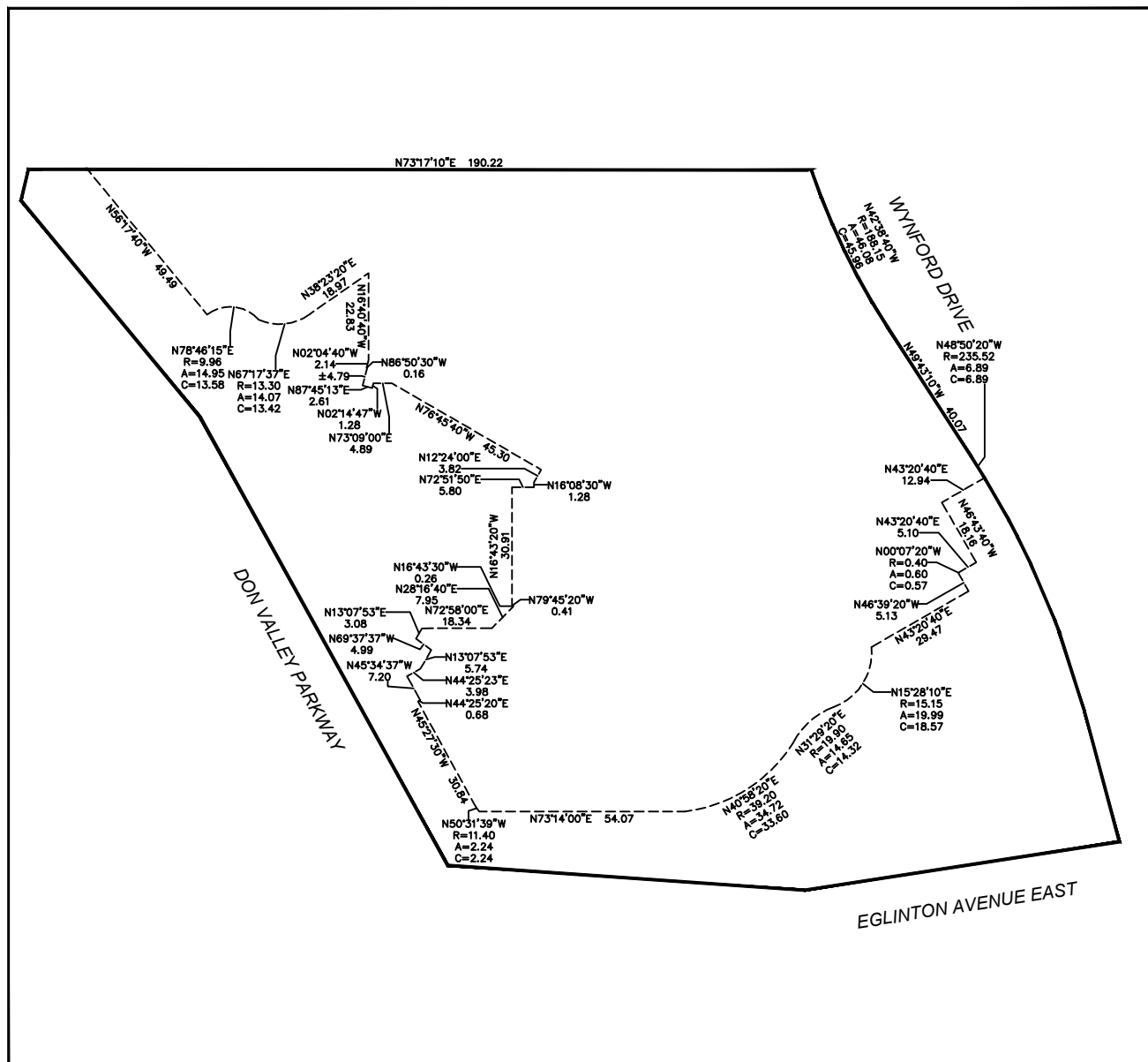
6. Despite any future severance, partition or division of the **lot** as shown on Diagram 1, the provisions of this By-law shall apply as if no severance, partition or division occurred.

ENACTED AND PASSED this _____ day of _____ 2020.

JOHN TORY,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



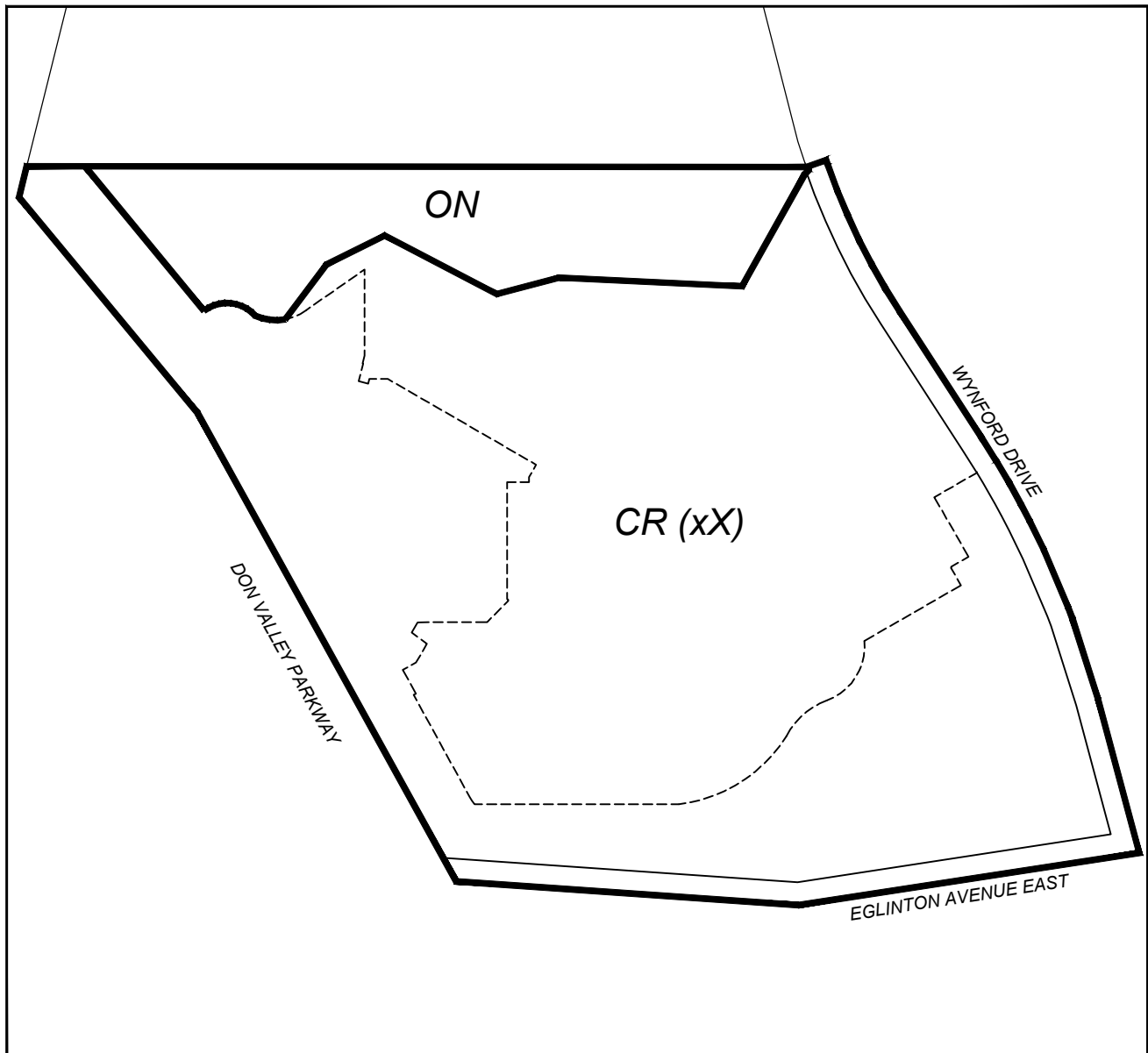


Diagram 2

175 Wynford Drive, Toronto

File #20 _____



Not to Scale

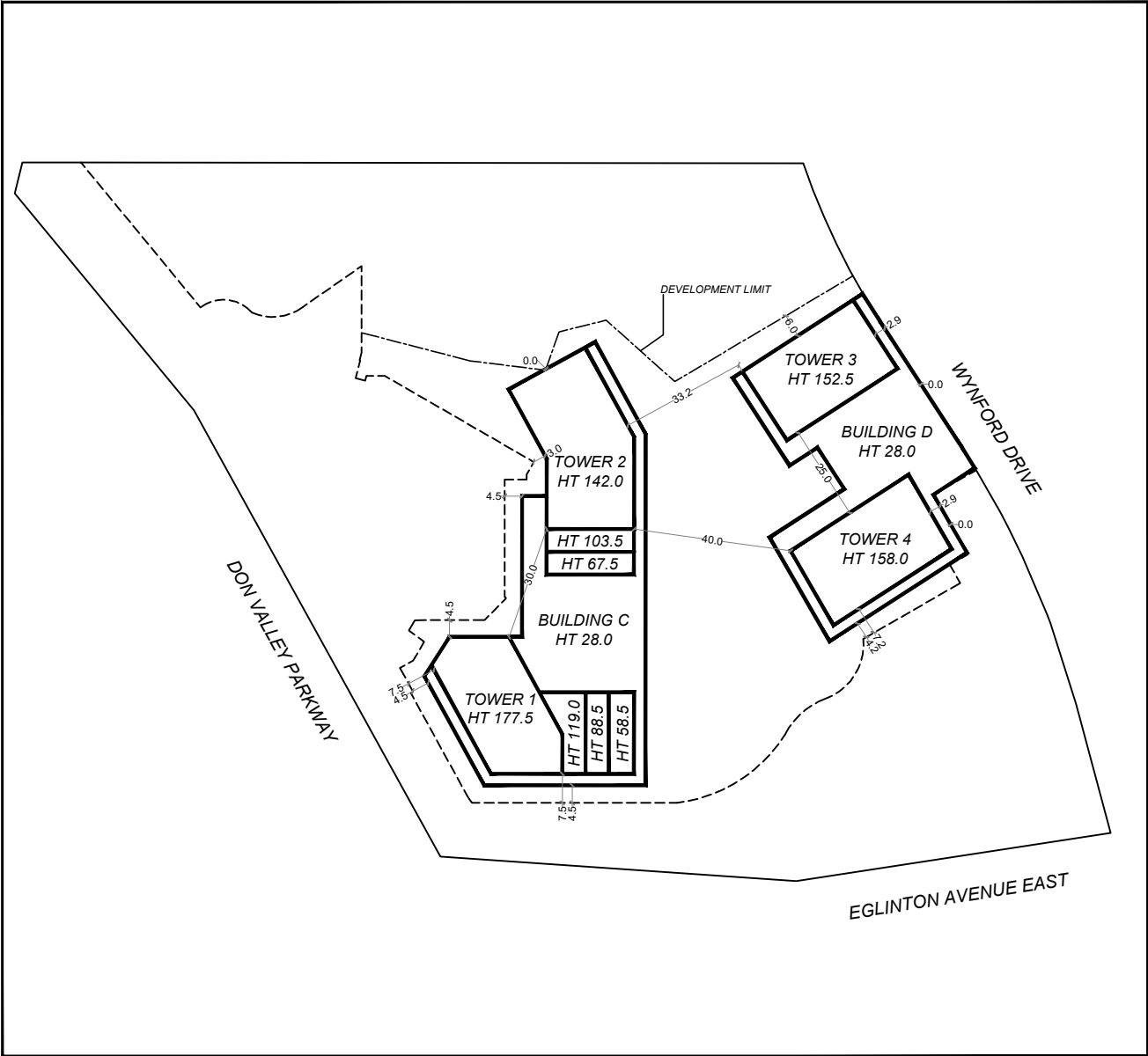


Diagram 3

175 Wynford Drive, Toronto

File #20 _____



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