CITY OF TORONTO
BYLAW xxxx-2018
To amend Chapters 320 and 324 of the former Etobicoke Zoning Code
as amended by By-law 1088-2002, with respect to the lands municipally known in the
year 2018
as 12, 16 and 20 Cordova Avenue.

Whereas authority is given to Council of the City of Toronto by Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law with respect to the lands known municipally in the year 2018 as 12, 16 and 20 Cordova Avenue; 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;

The Council of the City of Toronto enacts:

1. Schedule “D” (Maximum Height in Metres) of By-law 1088-2002, as amended, is hereby amended changing the number “15” applying to the lands known municipally in the year 2018 as 12, 16 and 20 Cordova Avenue to the number “60”, as shown on Schedule ‘A’ attached hereto.

2. Notwithstanding the sections as identified below of the Etobicoke Zoning Code and Zoning By-law 1088-2002, the following provisions shall apply to the lands described on Schedule ‘B’ attached hereto. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code or By-law No. 1088-2002, the provisions of this By-law shall apply.

3. Definitions

For the purpose of this By-law, the following definitions shall have the same meaning as they have for the purpose of section 304-3 of the Etobicoke Zoning Code and By-law 1088-2002, as amended, except as herein provided:

(a) "Amenity Space" means indoor or outdoor space that is communal and available for use by the occupants of a building for recreational or social activities;

(b) "Bachelor Unit" means a residential dwelling unit consisting of a self-contained living area in which culinary and sanitary facilities are provided for the exclusive use of the occupant but not including a separate bedroom;
(c) "Bicycle Parking Space" means an area used for parking or storing a bicycle and must comply with the following:

i. The minimum dimension of a Bicycle Parking Space is:
   a. minimum length of 1.8 metres;
   b. minimum width of 0.6 metres; and
   c. minimum vertical clearance from the ground of 1.9 metres;

ii. The minimum dimension of a Bicycle Parking Space if placed in a vertical position on a wall, structure, or mechanical device is:
   a. minimum length or vertical clearance of 1.9 metres;
   b. minimum width of 0.6 metres; and
   c. minimum horizontal clearance from the wall of 1.2 metres;

iii. If a Stacked Bicycle Parking Space is provided, the minimum vertical clearance for each Bicycle Parking Space is 1.2 metres;

iv. "Long-term" Bicycle Parking Spaces are Bicycle Parking Spaces for use by occupants or tenants of a building; and

v. "Short-term" Bicycle Parking Spaces are Bicycle Parking Spaces for use by visitors to a building;

(d) "Building Envelope" means the building area permitted within the setbacks established in this By-law, as shown on Schedule ‘B’ attached hereto;

(e) “Car-Share Parking Space” means a parking space used exclusively for the parking of a motor vehicle available for short term rental, including an option for hourly rental, for the use of at least the occupants of a building erected on the site;

(f) "Floor Plate Area" means the gross horizontal floor area of a single floor measured from the exterior walls of a building or structure;

(g) "Grade" means 124.74 metres Canadian Geodetic Datum;

(h) "Gross Floor Area" means the total area of all floors in a building, measured from the exterior of the main wall of each floor level, exclusive of:
i. parking, loading and bicycle parking below-ground, including enclosed garage ramps above-ground;

ii. required loading spaces at the ground level and required bicycle parking spaces at or above-ground;

iii. stair vestibles and elevator lobbies below-ground;

iv. storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;

v. shower and change facilities required by this By-law for required bicycle parking spaces;

vi. amenity space required by this By-law;

vii. elevator shafts;

viii. garbage shafts;

ix. mechanical penthouse; and

x. exit stairwells in the building.

(i) "Height" means the vertical distance between Grade and the highest point of the roof surface of the building, but shall exclude mechanical equipment, mechanical penthouses, telecommunications equipment, green roof elements, equipment for the production of energy, decorative features, parapets, stairs and stair enclosures, located on the roof of such building provided the maximum height of the top of such elements is no higher than 6.5 metres above the roof line of the building;

(j) "Minor Projections" means minor building elements which may project from the main wall of the building outside of required Building Envelopes and into required yards, including roof eaves, window sills, railings, cornices, guard rails, balustrades, porches, balconies and bay windows, vestibules, doors, canopies, exterior stairs and their associated covering, wheelchair and covered ramps, parapets and vents, awnings, skylights, architectural frames, ornamental elements, trellises, lighting fixtures, fences, landscape features and seating areas, retaining walls, ramps to an underground garage, all to a maximum projection of 1.5 metres;

(k) "Landsaped Open Space" means a yard or court on a lot located at Grade, above an underground parking area, above an underground parking structure, or a roof top, which is suitable for landscaping. It shall include any part of the Lands
occupied by accessory recreational buildings, surfaced walks, patios or similar areas, sports or recreational areas and ornamental or swimming pools, but shall exclude streets, driveways, ramps, or motor vehicle parking areas;

(l) "Temporary Sales Office" means a building, structure, facility or trailer on the Lands used for the purpose of the sale of dwelling units to be erected on the Lands.

4. Maximum Density

For the purposes of this By-law, the maximum Gross Floor Area permitted on the Lands shall be 26,200 square metres.

5. Number of Residential Units

A maximum of 330 residential units shall be permitted.

6. Minimum/Maximum Height

The maximum building Height to be permitted on the Lands shall be shown following the letter H as shown on Schedule ‘B’.

The minimum building Height shall be two storeys, except for the enclosed parking garage ramp.

7. Building Envelopes and Floor Plate Area

For the purposes of this By-law, and subject to permitted Minor Projections:

(a) No building or structure above finished Grade shall be located other than within the Building Envelopes shown on Schedule ‘B’;

(b) The minimum building setbacks above finished Grade for any building or structure within a Building Envelope shall be as specified on Schedule ‘B’;

(c) Notwithstanding the provisions of this By-law, a maximum Floor Plate Area restriction of 825 square metres shall be applied to the portion of any building or structure above 35.4 metres in height, as shown on Schedule ‘B’; and

(d) Notwithstanding any of the required building setbacks, stepbacks and Floor Plate Area restrictions, Minor Projections shall be permitted to encroach into the required building setbacks and stepbacks.
8. **Area Requirements**

For the purposes of this By-law, the following area requirements shall apply to the Lands:

(a) A minimum of 25 percent of the area of the Lands shall be reserved for Landscaped Open Space;

(b) A minimum 1.5 square metres per dwelling unit of Indoor Amenity Space shall be provided; and

(c) A minimum 1.5 square metres per dwelling unit of Outdoor Amenity Space shall be provided.

9. **Parking and Loading Requirements**

(a) Parking spaces shall be provided in accordance with the following minimum requirements:

i. Residents: 0.69 parking spaces per unit;

ii. Visitors: 0.08 parking spaces per unit;

(b) Notwithstanding 9(a) above, the required parking spaces for residents shall be reduced at a rate of four parking spaces for each required Car-Share Parking Space on the site;

(c) Bicycle parking spaces shall be provided in accordance with the following minimum requirements:

i. Long-term Bicycle Parking Spaces: 0.68 spaces per dwelling unit; and

ii. Short-term Bicycle Parking Spaces: 0.07 spaces per dwelling unit;

(d) One (1) loading space shall be provided with a minimum length of 13.0 metres, a minimum width of 4.0 metres, and a minimum vertical clearance of 6.1 metres.

10. **Parking Space Dimensions**

(a) The minimum dimensions of a parking space accessed by a one-way or two-way drive aisle having a width of 6.0 metres or more measured at the entrance of the parking space, shall be:

i. Length: 5.6 metres;
ii. Height: 2.0 metres; and

iii. Width: 2.6 metres;

except that the minimum required width of a parking space shall be increased by 0.3 metres when one or both sides of the parking space are obstructed in accordance with Section 10(c) below;

(b) The minimum dimensions of a parking space accessed by a one-way or two-way driveway having a width of less than 6.0 metres measured at the entrance to the parking space, shall be:

i. Length: 5.6 metres;

ii. Height: 2.0 metres; and

iii. Width: 3.0 metres;

except that the minimum required width of a parking space shall be increased by 0.3 metres when one or both sides of the parking space are obstructed in accordance with Section 10(c) below;

(c) For the purposes of this By-law, the side of a parking space is obstructed when any part of a fixed object such as, but not limited to, a wall, column, bollard, fence or pipe is situated:

i. Within 0.3 metre of the side of the parking space, measured at right angles; and

ii. More than 1.0 metre from the front or rear of the parking space;

(d) A minimum access driveway width of 6.0 metres shall be provided in front of all parking spaces, with the exception of parking spaces in tandem which shall provide a minimum three-metre access driveway to the side of each space. Despite Sections 10(a) and 11(b) above, parking spaces in tandem shall be a minimum of 6.7 metres in length by a minimum of 2.6 metres in perpendicular width throughout by a clear minimum height of 2.0 metres, except that the minimum required width of a parking space shall be increased by 0.3 metre when one side of the parking space is obstructed in accordance with Section 10(c) above; and

(e) Every parking space shall have a minimum unobstructed vertical clearance of 2.0 metres for the entire length and width of the parking space.
11. **Miscellaneous**

(a) If the calculation of the minimum number of parking spaces required by Section 9 of this By-law results in a number with a fraction, the number is rounded down to the nearest whole number, but there may not be less than one parking space;

(b) If the calculation of the minimum number of Bicycle Parking Spaces required by Section 9 of this By-law results in a fraction, the number of required Bicycle Parking Spaces must be rounded up to the nearest whole number;

(c) Notwithstanding any severance, partition, or division of the Lands, the provisions of this By-law shall apply to the whole of the Lands as if no severance, partition, or division occurred;

(d) Chapter 324, Site Specifics, of the Zoning Code is amended to include reference to this By-law by adding the following to Section 324.1, Table of Site Specific By-laws:

<table>
<thead>
<tr>
<th>BY-LAW NUMBER AND ADOPTION DATE</th>
<th>DESCRIPTION OF PROPERTY</th>
<th>PURPOSE OF BY-LAW</th>
</tr>
</thead>
<tbody>
<tr>
<td>xxxx-2018 ____________, 2018</td>
<td>12, 16 and 20 Cordova Avenue</td>
<td>To amend the provisions of By-law 1088-2002 and provide site-specific development standards to permit a residential development on the Lands.</td>
</tr>
</tbody>
</table>

ENACTED AND PASSED on ____________, 2018.

FRANCES NUNZIATA, ULLI S. WATKISS,  
Speaker City Clerk

(Seal of the City)
Schedule 'A' BY-LAW

12, 16, & 20 CORDOVA AVENUE
(GEOGRAPHIC TOWNSHIP OF ETOBICOKE) CITY OF TORONTO
(FORMER CITY OF ETOBICOKE)

Applicant's Name: [Blank]

PLAN OF SURVEY
PART OF LOT 8, CONCESSION
CLERGY BLOCK
CITY OF TORONTO (FORMERLY CITY OF ETOBICOKE)
12, 16, & 20 CORDOVA AVENUE
(GEOGRAPHIC TOWNSHIP OF ETOBICOKE) CITY OF TORONTO
(FORMER CITY OF ETOBICOKE)

Applicant's Name:

12, 16, & 20 CORDOVA AVENUE
(GEOGRAPHIC TOWNSHIP OF ETOBICOKE) CITY OF TORONTO
(FORMER CITY OF ETOBICOKE)