

Authority: North York Community Council Item NY9.1,  
as adopted by City of Toronto Council on October 29 and  
30, 2019

## **CITY OF TORONTO**

**Bill 487**

### **BY-LAW -2020**

**To amend the former City of York Zoning By-law 1-83, as amended, with respect to lands municipally known as 2270-2280, 2296 Eglinton Avenue West, 9 Croham Road and 6 Sanderstead Avenue.**

Whereas authority is given to Council by 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 had held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. That Section 6 of the former City of York By-law Number 1-83, as amended, be further amended by adding the following as new subsection (106):

**Lands – 9 Croham Road and 6 Sanderstead Avenue  
(106) Map 24**

By changing the areas shown on District Map 24, which area comprises of the lands known as 9 Croham Road & 6 Sanderstead Avenue and is described in Schedule "1 (444)" attached hereto, from R2 to MCR.

2. That Section 16 of the former City of York Zoning By-law No. 1-83, as amended, be further amended by deleting and replacing Subsection (144) with the following:

**(444) LANDS - 2270-2280, 2296 EGLINTON AVENUE WEST, 9 CROHAM ROAD  
AND 6 SANDERSTEAD AVENUE**

1. Except as otherwise provided herein, the provisions of By-law No. 1-83, as amended, shall continue to apply to the lot.
2. Notwithstanding the provisions of Subsection 2, 3.2.1(i), Subsection 3.2.1(b)(4), Subsection 3.3.1(a), Subsection 3.4.7(a) and Subsection 12, of this By-law, the lands municipally known as 2270-2280, 2296 Eglinton Avenue West, 9 Croham Road and 6 Sanderstead Avenue, as shown on Schedule "1 (444)" to this By-law and to this Subsection may be used for the purpose of erecting an eight-storey apartment house, with grade related commercial uses, subject to the following conditions:
  - (a) The maximum gross floor area erected on the lot shall not exceed 11,000 square metres, which is exclusive of mechanical/electrical and telecommunications purposes, and storage and parking of bicycles;

- (b) The maximum number of residential units permitted on site shall be 141;
- (c) Maximum non-residential gross floor area shall not exceed 850 square metres;
- (d) No person shall erect or use a building or structure above established grade on the lot having a greater height in metres than the height of building in metres specified by the numbers following the symbol H on the attached Schedule 16(444), and subject to the following:
  - i. parapets, terrace/balcony guards, planters, railings, decorative screens, window washing equipment, green roof features, ornamental architectural features, stairs, stair enclosures, ladders, wheel chair ramps, vents and landscape features which may extend beyond the height limit shown on the attached Schedule 16(444) to maximum of 1.8 metres;
  - ii. terrace and balcony dividers/privacy screens which may extend beyond the height limit shown on the attached Schedule 16(444) to maximum of 1.8 metres; and
  - iii. mechanical equipment as well as associated visual screening, sound isolation, and other related infrastructure which may extend beyond the height limit shown on the attached Schedule 16(444) to a maximum of 5 metres.
- (e) Every part of a required yard, on the attached Schedule 16(444), shall be open from its lowest point to the sky unobstructed except for:
  - i. any permitted accessory buildings and structures, raised platforms less than 0.3 metres in height and the ordinary projections of 0.6 metres or less of sills, masonry course, chimneys, ornaments, cornices and other architectural features;
  - ii. maximum projections of 1.8 metres for balconies and canopies in all yards; and
  - iii. maximum projections of 4 metres for terraces in all yards.
- (f) In addition to the height of building restrictions shown in Schedule 16(444) herein, the maximum height of building of the apartment-house shall be 8 storeys;
- (g) Portions of the building below grade may extend into any required yard;
- (h) Parking shall be provided based on the following minimum requirements:
  - i. Resident spaces: 0.55 spaces per residential unit;
  - ii. Commercial and Visitor Spaces: 0.06 spaces per residential unit;

- iii. inclusive of the above, a minimum of 4 accessible parking space shall be provided on the lot;
- (i) The minimum dimensions of a parking space, accessed by a drive aisle having a width of 6.0 metres measured at the entrance of the parking space, shall be:
  - i. length 5.6 metres;
  - ii. height 2.0 metres;
  - iii. width 2.6 metres;
  - iv. except that the minimum required width of a parking space shall be increased by 0.3 metres for each side of the parking space that is obstructed; and,
  - v. except that 2 ‘small car’ parking spaces shall be permitted with a minimum length of 5.2 metres and shall be signed appropriately.
- (j) The minimum dimensions of an accessible parking space, accessed by a drive aisle having a width of 6.0 metres measured at the entrance of the parking space, shall be 3.4 metres wide and 5.9 metres long and provide a 1.5 metre shared aisle width (which may be shared between two accessible parking spaces);
- (k) A minimum of 1 Type G Loading Space must be provided;
- (l) The minimum width of a two-way driveway shall be 5.5 metres;
- (m) Amenity space shall be provided on the site as follows:
  - i. a minimum of 3.4 square metres per dwelling unit of combined indoor and outdoor amenity space shall be provided and maintain on the lot;
  - ii. a minimum of 1.0 square metres per dwelling unit of outdoor amenity space shall be provided and maintained on the lot and can be located on the roof.
- (n) Any balcony or terrace can extend a maximum of 1.8 metres from any building wall located adjacent to a public street provided it is wholly located within the lot;
- (o) Bicycle parking spaces shall be provided and maintained on the lot as shown on Schedule 16(444) attached hereto for use without charge by the residents and visitors to the building in accordance with the following standards:
  - i. a maximum of 128 bicycle parking space - occupant; and

- ii. a minimum of 20 bicycle parking spaces – visitor.
- (p) Where a lot abuts an R2 zone, a green landscape open space strip of no less than 1.5 metres, running the full length of the lot line abutting the residential zone shall be provided; and
- (q) Where a lot abuts an R2 zone, a fence, 1.8 metre in height running the full length of the lot line that abuts the R2 zone shall be provided.

**3. Definitions:**

- 1. For the purposes of this By-law the following definitions shall apply:
  - (a) **Bicycle Parking Space - Occupant** - means an area that is equipped with a bicycle rack or locker for the purpose of parking and securing bicycles for residents, and:
    - i. where the bicycles are to be parked on a horizontal surface, has horizontal dimensions of at least 0.45 metres by 1.8 metres and a vertical dimension of at least 1.9 metres; and
    - ii. where the bicycles are to be parked in a vertical position, has horizontal dimensions of at least 0.6 metres by 1.2 metres and a vertical dimension of at least 1.9 metres.
  - (b) **Bicycle Parking Space - Visitor** - means an area that is equipped with a bicycle rack for the purpose of parking and securing bicycles and may be located outdoors or indoors but not within a secured room, enclosure or bicycle locker;
  - (c) **Established Grade** - shall mean 158.69 metres Canadian Geodetic Datum;
  - (d) **Height of Building** - shall mean the vertical height of the building measured from established grade to the top of the roof structure; and
  - (e) **Type G Loading Space** means a loading space that is a minimum of 4.0 metres wide, 13.0 metres long and has a minimum vertical clearance of 6.1 metres.

2. Despite any existing or future severance, partition or division of the lot, the provisions of this By-law shall continue to apply to the whole of the lot as if no severance, partition or division occurred included, but not limited to the future widening on Eglinton Avenue West.

Enacted and passed on June , 2020.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



