

Authority: North York Community Council Item 25.40,  
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2013

## **CITY OF TORONTO**

### **BY-LAW No. 1044-2013**

**To amend the former City of York Zoning By-law No. 1-83, as amended, with respect to lands municipally known as 2270-2280 Eglinton Avenue West.**

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. Section 16 of By-law No. 1-83 is amended by adding the following subsection:

#### **16(444) LANDS - 2270-2280 EGLINTON AVENUE WEST**

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 3.2.1(i), Subsection 3.3.1(a), Subsection 3.4.7(a) and the provisions of Subsection 12.3 of this By-law, the lands municipally known as 2270-2280 Eglinton Avenue West, as shown on Schedule 1 to this By-law and to this Subsection may be used for the purpose of erecting a seven 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 3,200 square metres, which is exclusive of mechanical/electrical and telecommunications purposes, and storage and parking of bicycles;
  - (b) The maximum number of units permitted on site shall be 29;
  - (c) Maximum non-residential gross floor area shall not exceed 210 square metres;
  - (d) The following non-residential uses are permitted on the ground floor:
    - retail store;
    - office;
    - restaurant, excluding a licensed restaurant;
    - take-out establishment, bake-shop;
    - bank or financial institution;
    - pharmacy;
    - performing arts studio;
    - public or private art gallery;

- artist or photographer's studio;
  - dry-cleaning shop; and
  - any accessory to any of the foregoing uses;
- (e) No person shall erect or use a building or structure above established grade on the lot having a greater height of building in metres than the height of building in metres specified by the numbers following the symbol H on the attached Schedule 16(444) subject to the following:
- i parapets, terrace guards and dividers, 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. mechanical equipment and associated screening may extend beyond the height limit for the seventh storey height limit of 23.3 metres to a maximum of 3.5 metres; and
  - iii. elevator circulation core and elevator overrun shall be located only in the hatched area on Schedule 16(444);
- (f) Every part of a required yard 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; and
  - ii. maximum projections of 1.4 metres for balconies, terraces and canopies in the required south and east yards only;
- (g) 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 7 storeys;
- (h) A total of 14 parking spaces shall be provided and maintained on the lot in accordance with the following:
- i. Resident Parking: a minimum of 12 parking spaces  
Residential Visitor Parking: a minimum of 1 parking space  
Non-residential Parking: a minimum of 1 parking space
  - ii. required parking for non-residential uses may be shared with visitor parking for the apartment-house;

- iii. inclusive of the above, a minimum of 1 accessible parking space shall be provided on the lot; and
- iv. one car-share parking space may 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:
  - length 5.6 metres;
  - height 2.0 metres; and
  - width 2.6 metres;

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;
- (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 3.66 metres wide and 5.6 metres long;
- (k) Amenity space shall be provided on the site as follows:
  - i. a minimum of 8 square metres per dwelling unit of outdoor amenity space shall be provided and maintained on the lot within the building and located on individual balconies and terraces; and
  - ii. a minimum of 1.8 square metres per dwelling unit of indoor amenity space shall be provided and maintained on the lot within the building and located in a multi-purpose room on the ground floor;
- (l) Any balcony or terrace can extend a maximum of 1.4 metres from any building wall located adjacent to a public street provided it is wholly located within the lot;
- (m) 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 18 bicycle parking space - occupant; and
  - ii. a minimum of 11 bicycle parking spaces - visitor;

- (n) Where a lot abuts a R2 zone, a green landscape open space strip of no less than 1.5 metres from the lot line, and running the full length of the lot line abutting the residential zone; and
- (o) Where a lot abuts a R2 zone, a 1.8 metre in height fence runs the full lengths of the lot line that abuts the R2 zone.

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 0.6 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) **Car-share** - shall mean the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven and set membership requirements of the car-sharing organization, including the payment of membership fee that may or may not be refundable;
  - (d) **Car-share Parking Space** - shall mean a parking space that is exclusively reserved and actively used for car-sharing;
  - (e) **Established Grade** - shall mean 158.6 metres Canadian Geodetic Datum;
  - (f) **Height of Building** - shall mean the vertical height of the building measured from established grade to the top of the roof structure.

4. 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 July 19, 2013.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



