

Authority: Scarborough Community Council Item SC31.3,  
as adopted by City of Toronto Council on May 11 and 12,  
2022  
City Council voted in favour of this by-law on May 12,  
2023

## CITY OF TORONTO

### BY-LAW 400-2023

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 2567 Eglinton Avenue East.**

Whereas Council of the City of Toronto has the authority to 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;

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 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 from a zone label of CR 0.4 (c0.4; r0.0) SS3(x689) to a zone label of CR3.85 c0.4 r3.45 SS3 (x689) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20 for the lands subject to this By-law, from a height and storey label of HT 11 metres to a height and storey label of HT 35 metres, ST 11, as shown on Diagram 4 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30 for the lands subject to this By-law, from a lot coverage label of 33 to a lot coverage label of 50 as shown on Diagram 3 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.11.10 Exception Number 689 so that it reads:

(689) Exception CR [689]

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 2567 Eglinton Avenue East, subject to by-law 400-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Sections (B) to (M) below.
- (B) Despite regulations 40.5.40.10(1) and (2), the height of a building or structure is the distance between highest point of the **building** or **structure** within the **lot** and the established grade is the Canadian Geodetic Datum elevation of 165.58 metres, for the purposes of this By-law 400-2023.
- (C) Despite regulation 40.10.40.10(3)(B) the permitted maximum height of any **building** or **structure** is the height in metres specified by the numbers following the symbol HT as shown on Diagram 4 attached to this By-law 400-2023.
- (D) Despite 40.5.40.10 (3), (4) (5) and C above, the following elements of a **building** or **structure** may project above the maximum **building** heights shown on Diagram 4 attached to this By-law 400-2023:
  - (i) lighting fixtures, balustrades, bollards, trellises, parapets, privacy screens, safety railings, guardrails, chimneys, vents, stacks and exhaust stacks, and ornamental or architectural features may exceed the permitted maximum height by a maximum of 2.0 metres; and
  - (ii) mechanical equipment such as an emergency generator may exceed the permitted maximum height as shown on Diagram 4 by a maximum of 4.0 metres.
- (E) The proposed **building** or **structure** would provide a total of 118 **dwelling units** of which a minimum of 10 percent of the total number of **dwelling units** must contain a minimum of three bedrooms.
- (F) Despite regulation 40.10.40.40(1), the total permitted maximum **gross floor area** of the **building** is 8,860 square metres of which the permitted maximum residential **gross floor area** is 8,425 square metres and the permitted maximum non-residential **gross floor area** is 435 square metres.
- (G) Despite regulation 40.10.40.70 (3), the required minimum **building setbacks** of **buildings** or **structures** above ground level are shown on Diagram 4 attached to this By-law 400-2023.
- (H) Despite clause 40.10.40.60 and G above, the following are permitted to encroach into the required **building setbacks** shown on Diagram 4 of By-law 400-2023:
  - (i) bay windows, lighting fixtures, cornices, eaves, canopies, parapets, railings, privacy screens, terrace dividers, terraces, patios, cabanas, planters, balustrades, bollards, stairs, covered stairs or stair enclosures, awnings, fences and safety railings, guard rails, trellises, underground

garage ramps and accessory structures, guardrails, mechanical equipment and fans, ornamental or architectural features, structures and elements related to outdoor patios, roofing assembly which may extend beyond the building envelope to a maximum of 2.2 metres;

- (ii) balconies and privacy screens may encroach to a maximum of 2 metres; and
  - (iii) cantilevered bay window, box window or other projecting window to a maximum of 0.5 metres.
- (I) Despite regulation 40.10.40.50 (1), the minimum permitted amount of **amenity space** shall be 3.15 square metres per **dwelling unit**. Minimum amenity areas will be allocated per **dwelling unit** as follows:
- (i) the minimum permitted amount of indoor **amenity space** shall be 2.00 square metres; and,
  - (ii) the minimum permitted amount of outdoor **amenity space** shall be 1.15 metres.
- (J) Despite regulation 40.10.40.1(1) the residential **amenity space** can be located at the same level as non-residential uses and are accessible only to residents of the **building**.
- (K) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the **lot** at the following minimum rates:
- (i) 0.7 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) 0.8 **parking spaces** for each one-bedroom **dwelling unit**;
  - (iii) 0.9 **parking spaces** for each two-bedroom **dwelling unit**;
  - (iv) 1.1 **parking spaces** for each three-bedroom **dwelling unit**;
  - (v) 0.15 **parking spaces** for each **dwelling unit** for residential visitor **parking space**; and
  - (vi) 1.0 **parking spaces** is required for non-residential uses.
- (L) Despite regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
  - (ii) width of 3.4 metres; and

- (iii) vertical clearance of 2.1 metres.
- (M) Despite regulation 230.5.1.10(9) (B) a required "long-term" **bicycle parking space** for **dwelling units** and for uses other than **dwelling units** may be located;
  - (i) outdoors on the surface of the **lot**.

Prevailing By-laws and Prevailing Sections: None Apply

7. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

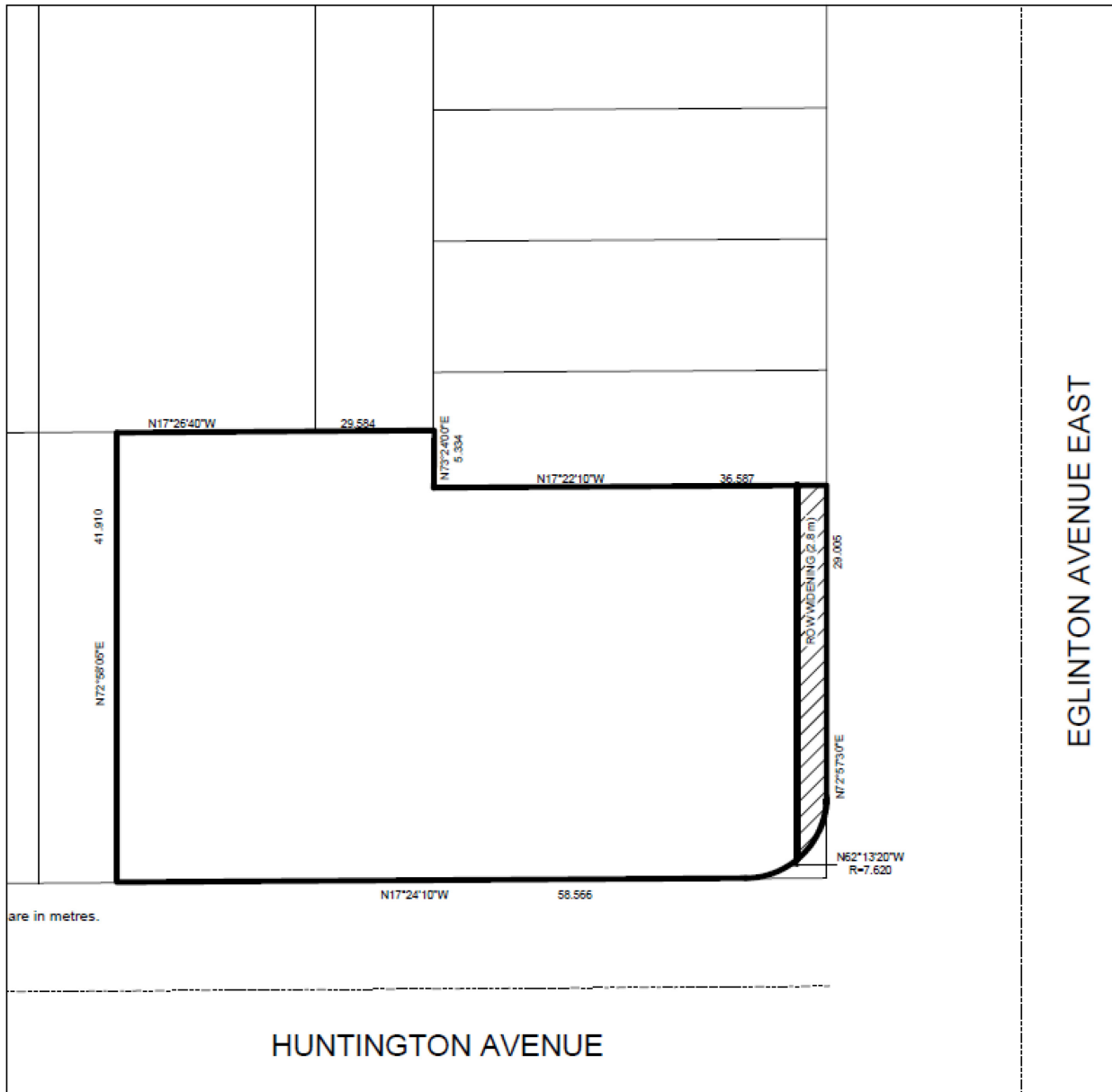
Enacted and passed on May 15, 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

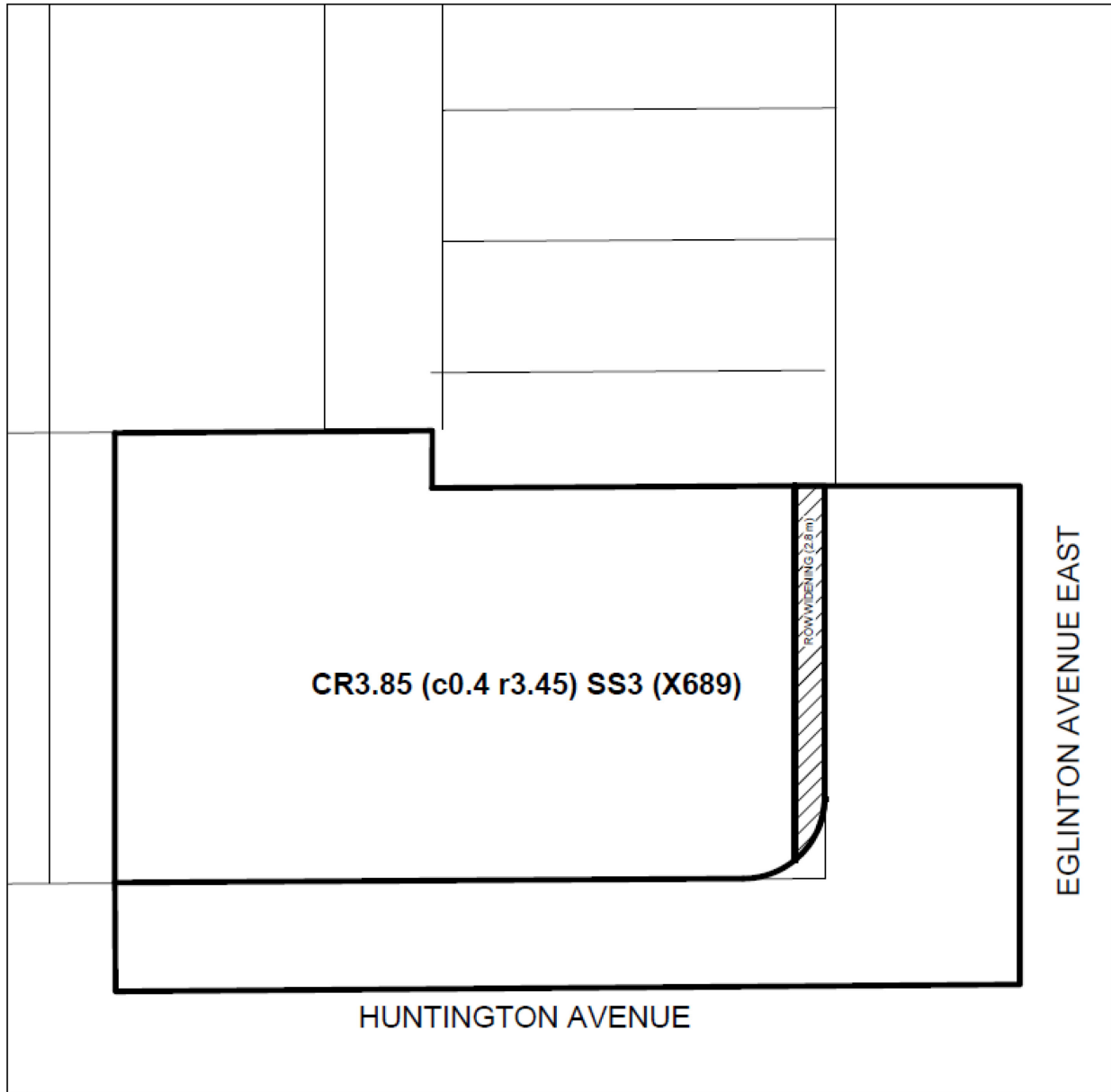
(Seal of the City)

Diagram 1



2567 Eglinton Avenue East, Toronto  
City of Toronto Zoning By-law 569-2013

**Diagram 2**



**Diagram 3**

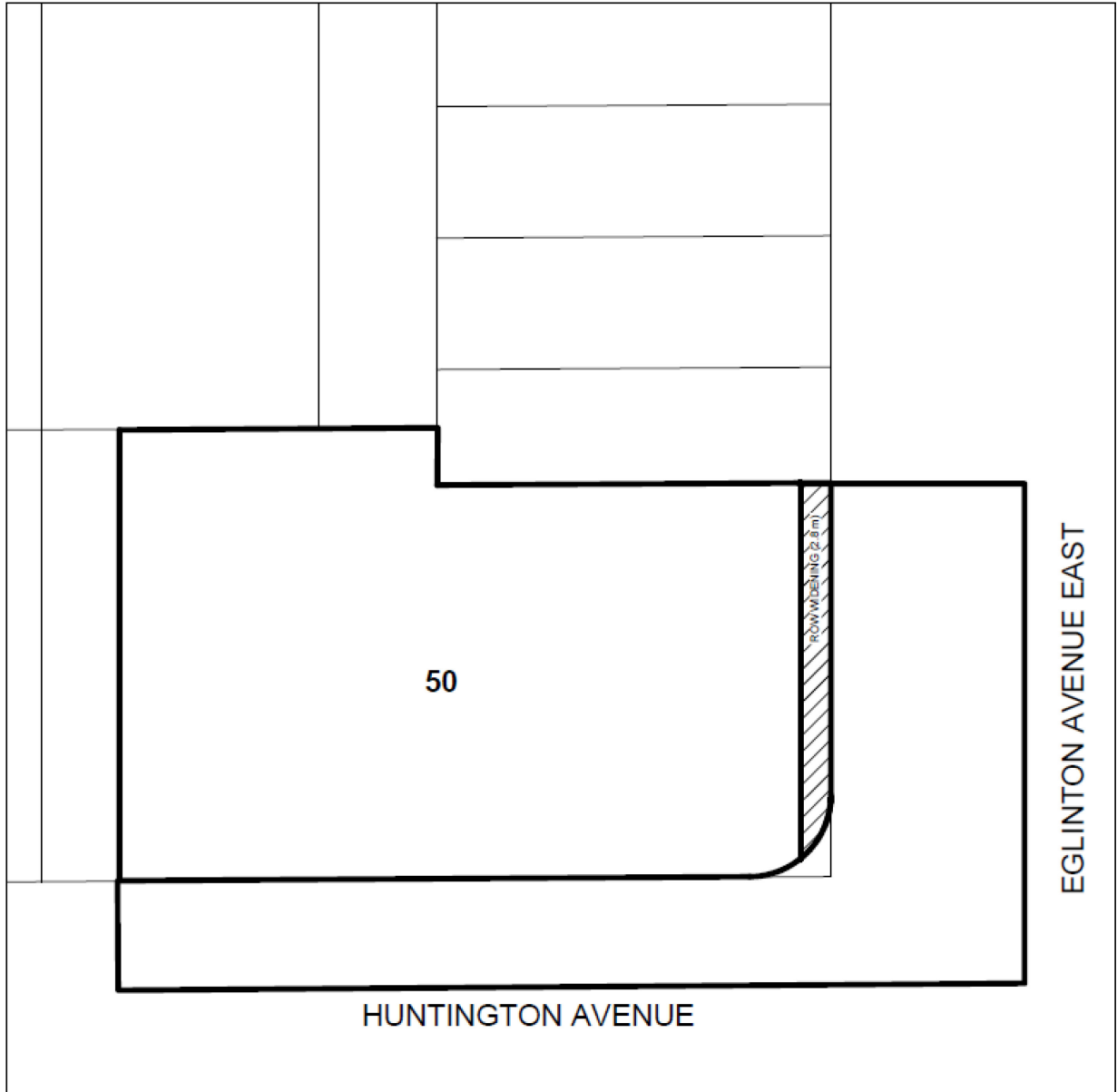
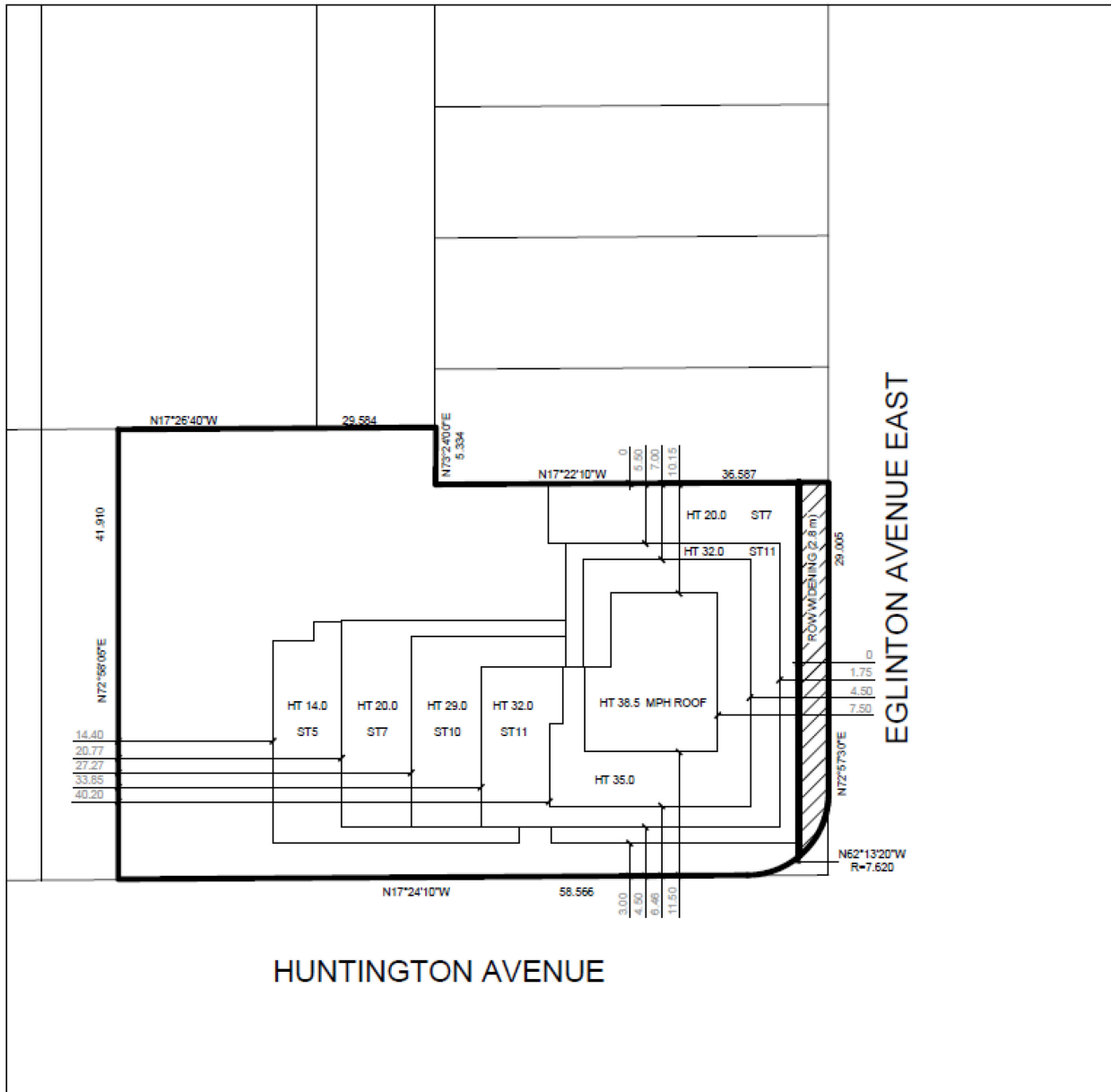


Diagram 4



2567 Eglinton Avenue East, Toronto  
City of Toronto Zoning By-law 569-2013