

Authority: Ontario Land Tribunal Decision issued on October 20, 2022 and Order issued on October 5, 2023 in Tribunal File OLT-21-001713

CITY OF TORONTO

BY-LAW 888-2023(OLT)

To amend the former City of Scarborough Zoning By-law 10010, Scarborough Village Community, as amended, with respect to the lands municipally known in the year 2022 as 3095 Eglinton Avenue East.

Whereas the Ontario Land Tribunal pursuant to its Decision issued on October 20, 2022 and its Order issued on October 5, 2023 in file OLT-21-001713, upon hearing an appeal under Section 34(11) of the Planning Act, R.S.O. 1990, c. P.13, as amended, deems it advisable to amend By-law 10010, as amended, for the City of Toronto with respect to lands municipally known in the year 2022 as 3095 Eglinton Avenue East;

The Ontario Land Tribunal, by Order, amends By-law 10010 as follows:

1. **SCHEDULE A** is amended by deleting the current zoning for the lands outlined in Schedule 1 and replacing it with the following so that the amended zoning shall read as follows:

A -244-245

2. **SCHEDULE B, PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards:

PARKING

244. Parking must be provided as follows:

- a) Parking spaces must be provided in accordance with the following:
 - (i) A minimum of 0.42 residential occupant parking spaces per dwelling unit;
 - (ii) A minimum of 0.02 residential visitor parking spaces per dwelling unit;
 - (iii) A minimum of 3.0 parking spaces for non-residential uses; and
 - (iv) despite (ii) and (iii) above, residential visitor parking spaces and non-residential parking spaces may be shared. The total number of residential visitor and commercial parking spaces will be available to either use at all times of the day;

- b) Accessible parking spaces must be provided in accordance with the following:
 - (i) An accessible parking space must have the following minimum dimensions:
 - (a) a minimum length of 5.6 metres;
 - (b) a minimum width of 3.4 metres; and
 - (c) a minimum vertical clearance of 2.1 metres;
 - (ii) the entire length of an accessible parking space must be adjacent to a 1.5 metre accessible barrier free aisle or path on one side of the accessible parking space; and
 - (iii) accessible parking spaces must be the parking spaces closest to a barrier free:
 - (a) entrance to a building;
 - (b) passenger elevator that provides access to the first storey of the building; and
 - (c) shortest route from the required entrances in (a) and (b);
- c) 20 percent of the residential and non-residential parking spaces in a building are required to include an energized outlet capable of providing Level 2 charging or higher; and
- d) A surface parking space is permitted to be 0.0 metres from a main wall of an apartment building;

245. Bicycle parking must be provided as follows:

- a) Bicycle parking spaces must be provided in accordance with the following:
 - (i) a minimum of 118 "long-term" bicycle parking spaces; and
 - (ii) 12 "short-term" bicycle parking spaces;
- b) Required "long-term" bicycle parking spaces for a dwelling unit in an apartment building may be located on levels of the building below-ground commencing with 60 bicycle parking spaces on the first level below-ground and 32 bicycle parking spaces on the second level below-ground.

Pursuant to the Ontario Land Tribunal Decision issued on October 20, 2022 and Order issued on October 5, 2023 in Tribunal File OLT-21-001713.

Schedule 1

