

Authority: Etobicoke York Community Council Item
EY7.1, adopted as amended, by City of Toronto Council on
October 11 and 12, 2023
City Council voted in favour of this by-law on October 12,
2023
Written approval of this by-law was given by Mayoral
Decision 19-2023 dated October 12, 2023

CITY OF TORONTO

BY-LAW 986-2023

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 175-185 Eileen Avenue.

Whereas Council of the City of Toronto has the authority 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, as amended;

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. Unless otherwise mentioned within this By-Law, the words highlighted in bold text in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.1, and applying the following zone label to these lands: RT (u58) (x367) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying no value.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height and storey label to these lands: HT 11, ST 3, as shown on Diagram 3 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1, and applying no value.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 367 so that it reads:

(367) Exception RT 367

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 lands municipally known as 175-185 Eileen Avenue, if the requirements of By-law 986-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (N) below;
- (B) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 122 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 10.60.40.10 (1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 4 of By-law 986-2023;
- (D) Despite regulations 10.5.40.10(3) to (4) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law 986-2023, (without restriction on their total horizontal area or width):
 - (i) equipment used for functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment, except air conditioners, by a maximum of 3.1 metres;
 - (ii) air conditioners by a maximum of 0.9 metres;
 - (iii) **structures** or parts of the **building** used for the functional operation of the building, such as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents and water supply facilities, by a maximum of 3.2 metres;
 - (iv) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, by a maximum of 3.2 metres;
 - (v) guard rails and parapets, by a maximum of 1.2 metres; and
 - (vi) divider screens on a terrace or balcony, by a maximum of 2.2 metres;
- (E) Despite regulation 10.5.40.50(3), the level of the floor of a platform, such as a deck or balcony, located at or above the second **storey** of a **townhouse**, may be no higher than 3.1 metres above the level of the floor of the **storey** from which it gains access;

- (F) Despite regulation 10.60.40.1(3), the required minimum width of a **dwelling unit** in a **townhouse** is 4.55 metres;
- (G) Despite regulations 10.60.40.70(1)(2) and (3), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law 986-2023;
- (H) Despite regulations 10.60.40.80(1) and (2), the required minimum above-ground separation of **main walls** are as shown in metres on Diagram 4 of By-law 986-2023;
- (I) Despite Regulation 10.5.40.50 (2), Clause 10.5.40.60, and (G) and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances identified as follows:
 - (i) decks, porches, and balconies, by a maximum of 1.2 metres;
 - (ii) canopies and awnings by a maximum of 1.5 metres;
 - (iii) exterior stairs by a maximum of 2.1 metres;
 - (iv) window projections, including bay windows and box windows which increase floor area or enclosed space and do not touch the ground, by a maximum of 1.5 metres; and
 - (v) waste and **recyclable material** storage room, only within the rear (east) setback, by a maximum of 5.6 metres;
- (J) Despite regulation 10.5.50.10(1)(D), a minimum of 42 percent of the required **front yard landscaping** must be **soft landscaping**;
- (K) Despite regulation 10.5.50.10(3), a minimum of 36 percent of the **rear yard** must be **soft landscaping**;
- (L) Despite regulation 10.5.100.1(3)(B), each **driveway** may have a maximum total width of 6.6 metres;
- (M) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
 - (i) a minimum of 1.0 residential occupant **parking spaces** for each **dwelling unit**, but not exceeding the permitted maximum in Table 200.5.10.1 for **dwelling units** in a **Townhouse**; and
 - (ii) a minimum of 0.034 residential visitor **parking spaces** for each **dwelling unit**;

(N) Despite regulations 230.5.10.1(1) and (3) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:

- (i) 1.0 "long-term" **bicycle parking spaces** for each **dwelling unit**;
- (ii) 0.2 "short-term" **bicycle parking spaces** for each **dwelling unit**;

Prevailing By-laws and Prevailing Sections: (None Apply)

9. 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 October 12, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

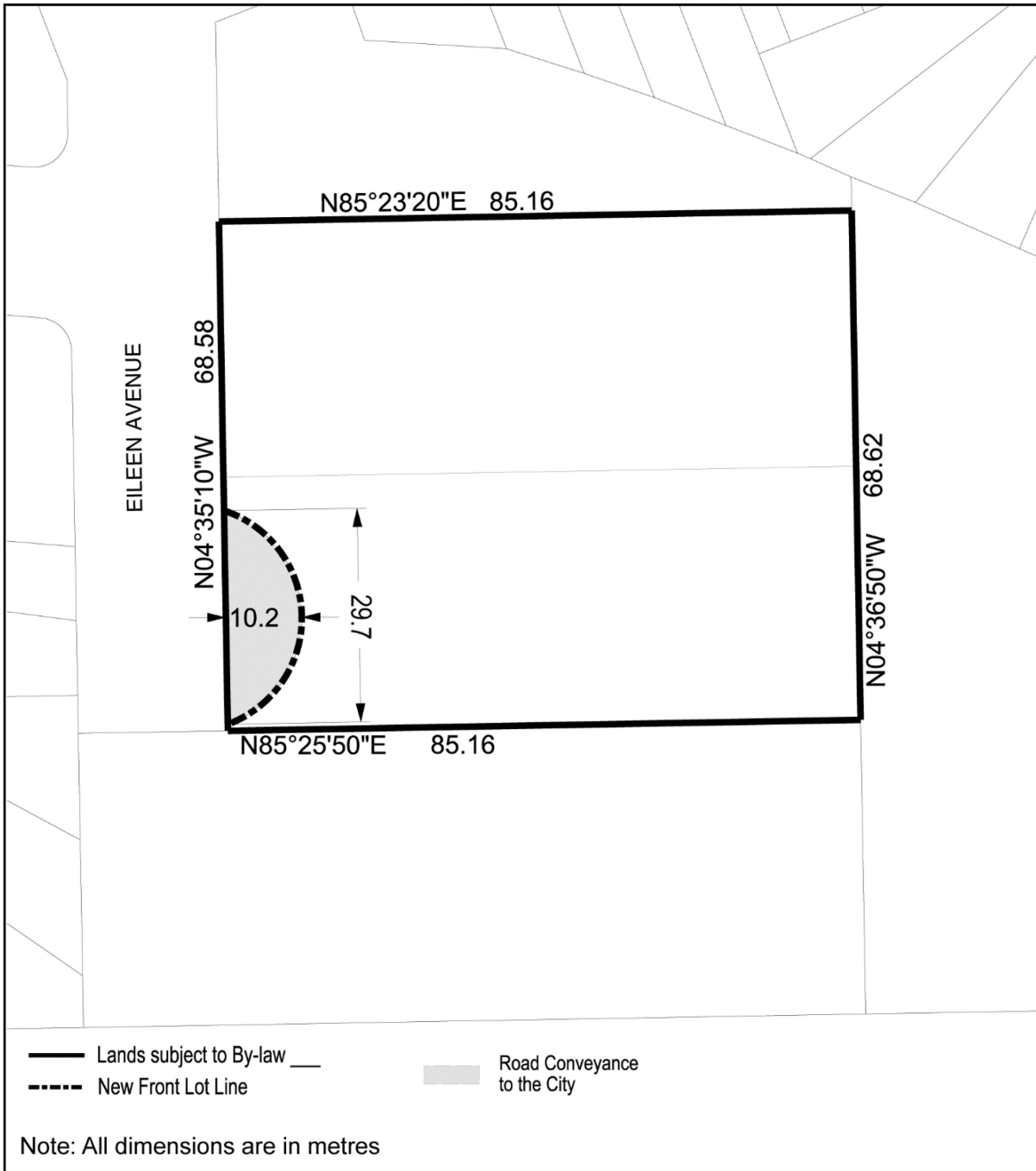


Diagram 2

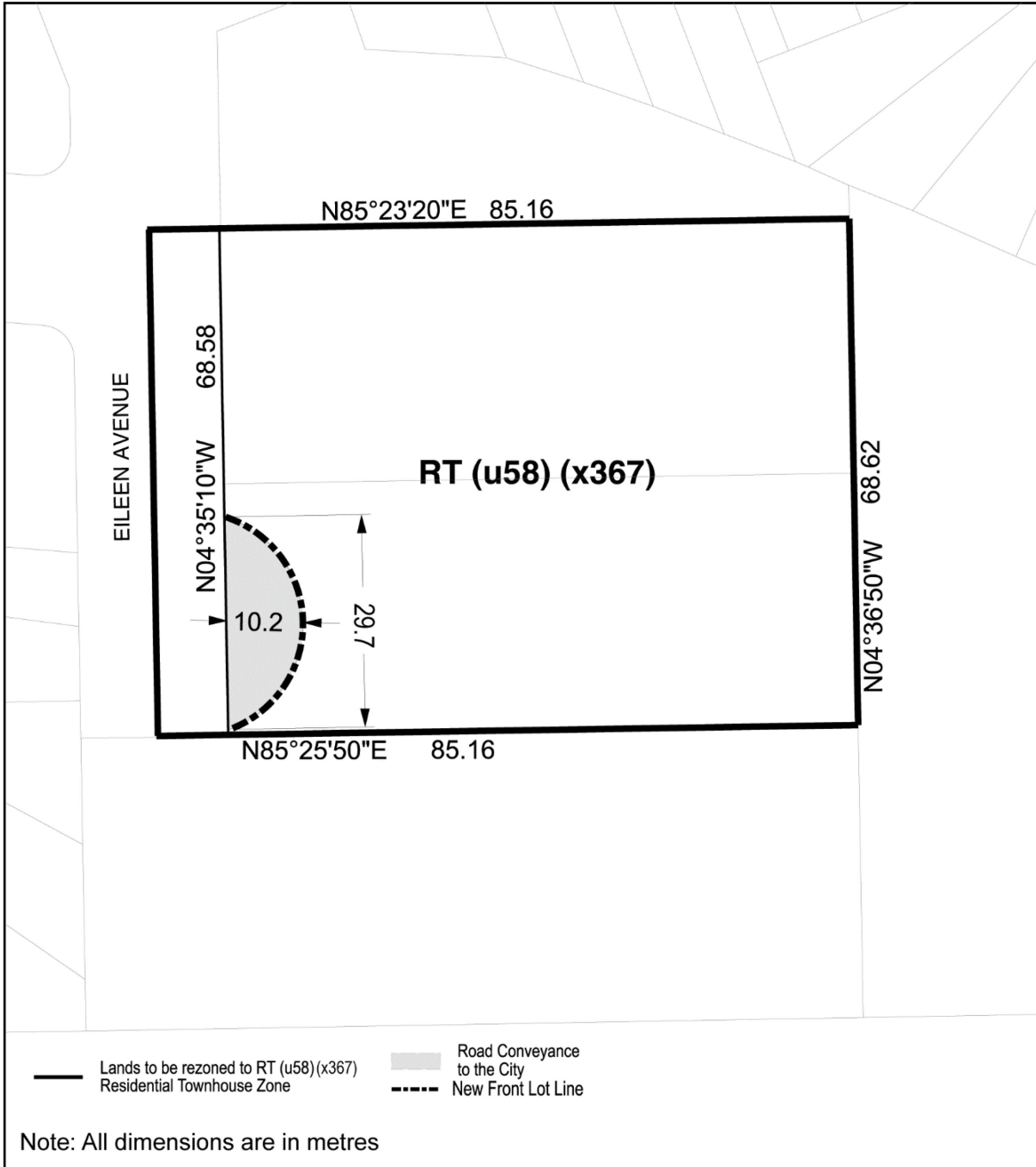
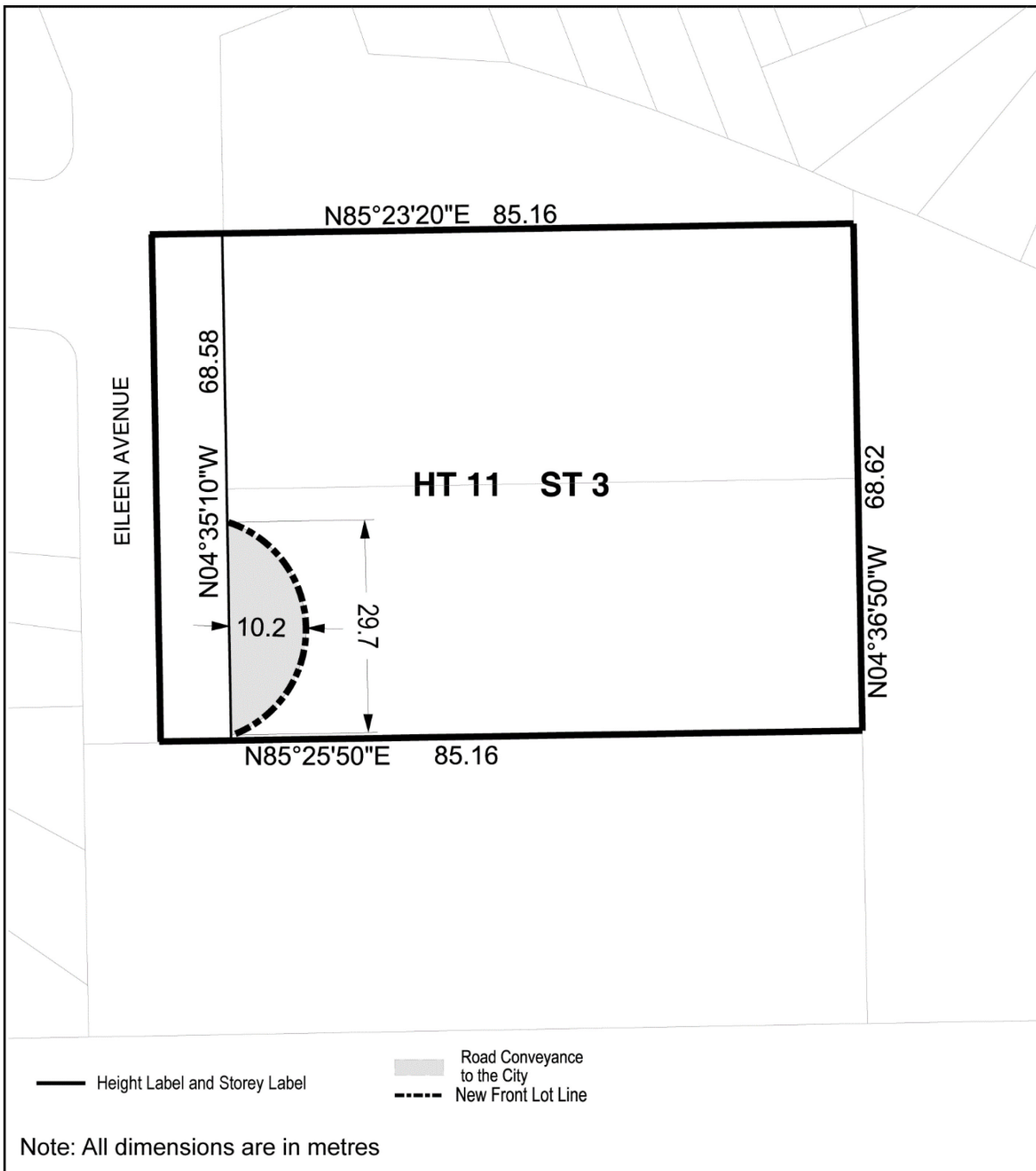


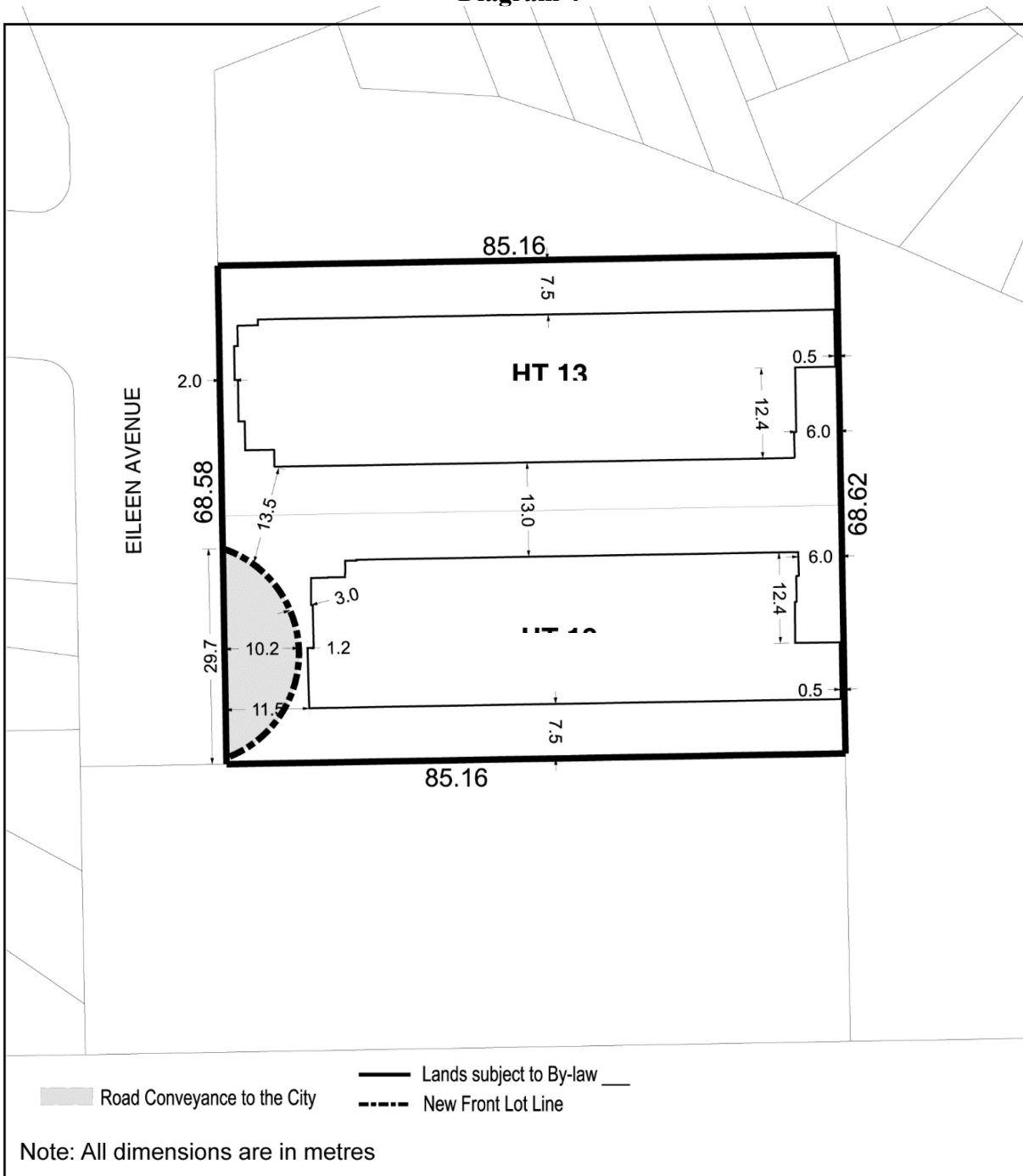
Diagram 3



175-185 Eileen Avenue

File # 21 151073 WET 05 0Z

Diagram 4



Toronto
Diagram 4

175-185 Eileen Avenue

File # 21 151073 WET 05 02