

Authority: Etobicoke York Community Council Item
EY2.2, as adopted by City of Toronto Council on February
7 and 8, 2023
City Council voted in favour of this by-law on February 7,
2024
Written approval of this by-law was given by Mayoral
Decision 2-2024 dated February 7, 2024

CITY OF TORONTO

BY-LAW 62-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 378-382 Bering 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;

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 E 1.0 to a zone label of E 1.0 (x70) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.20.10 Exception Number 70 so that it reads:

(70) Exception E 70

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 378-382 Bering Ave, if the requirements of By-law 62-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (I) below.
- (B) Despite Regulation 60.20.1.10(3), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 3.65 square metres.

- (C) In addition to the permitted non-residential uses listed in Regulation 60.20.20.10(1), the following additional use is permitted:
 - (i) **Self-Storage Warehouse.**
- (D) Despite Regulation 60.20.40.10(1)(B)(ii), the permitted maximum height of any **building or structure** is 21.5 metres and five **storeys** for a **self-storage warehouse**.
- (E) Despite Regulation 60.20.40.70(3), the required minimum **rear yard setback** is 3.0 metres.
- (F) Despite Regulation 60.20.90.40(2), the **loading space** located in a **building** may have its **vehicle** access through a **main wall** that faces a **street**.
- (G) 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 0.075 **parking spaces** per 100 square metres of **gross floor area** must be provided for a **Self-Storage Warehouse**.
- (H) Despite Regulation 200.15.10.10(1)(B), the required minimum number of accessible **parking spaces** is 1.0.
- (I) Despite Clause 220.5.10.1, a minimum of 3 Type "B" **loading spaces** with minimum dimensions of 11.0 metres in length, 3.5 metres in width and a vertical clearance of 4.4 metres are required for a **self-storage warehouse**.
- (J) Despite Clause 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), 4 "short-term" **bicycle parking spaces** are required to be provided on the **lot**.

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

Enacted and passed on February 7, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

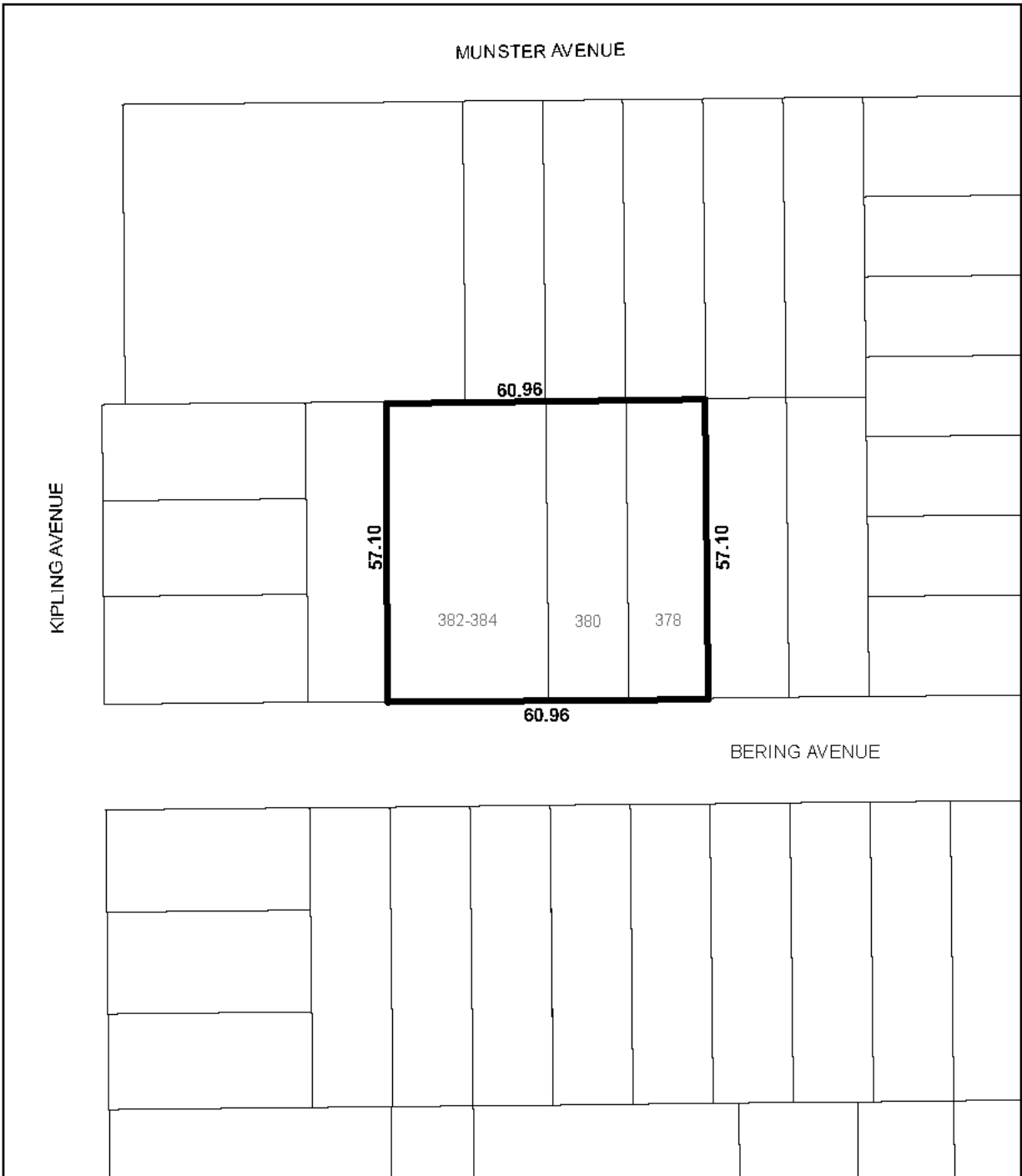


Diagram 2