

Authority: Scarborough Community Council Item SC6.4,
as adopted by City of Toronto Council on July 19 and 20,
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 132-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 2911 Eglinton Avenue East.

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 Article 900.11.10 Exception Number 604 so that it reads:

(604) Exception CR 604

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 the lands known in 2023 as 2911 Eglinton Avenue East if the requirements of By-law 132-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (O) below;
- (B) For the purpose of this exception, the **lot** comprises the lands delineated by heavy lines on Diagram 1 of By-law 132-2024;
- (C) For the purposes of this exception, "Part A" and "Part B" means those portions of the lands as shown on Diagram 2 of By-law 132-2024;

- (D) Despite Regulation 40.10.40.40(1), the total permitted maximum floor space index of all uses on the **lot** is 0.74 times the **lot area**;
- (E) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** on "Part B" is the distance between the Canadian Geodetic Datum 161.55 metres and the elevation of the highest point of the **building** or **structure**;
- (F) In addition to the uses permitted by Regulation 40.10.20.10(1)(A), the following use is also permitted on "Part B":
 - (i) **Self-Storage Warehouse**;
- (G) Despite Regulation 40.10.20.20(1)(A), the outdoor sales or display of goods or commodities is only permitted on "Part A" if it is located:
 - (i) within 30 metres of the **main wall**; and
 - (ii) within 210 metres of the west **lot line**;
- (H) Despite Regulation 40.10.40.10(3), the permitted maximum height of a **building** or **structure** on "Part B" is the number following the HT symbol in metres as shown on Diagram 3 of By-law 132-2024;
- (I) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey** on "Part B" measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.0 metres;
- (J) Despite Regulation 40.10.40.11(1), the permitted maximum height of a **building** or **structure** on "Part A" is the number following the HT symbol in metres as shown on Diagram 3 of By-law 132-2024;
- (K) Despite Regulation 40.10.40.60(2) and (K)(ii), a canopy for a **Self-Storage Warehouse** on "Part B" may encroach into a required minimum **building setback**, by a maximum of 1.3 metres;
- (L) Despite Regulation 40.10.40.70(3):
 - (i) On "Part A":
 - a. The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; except as otherwise indicated as on Diagram 3; and
 - b. Despite (i)(a) above, no minimum **building** setback from a **lot line** that abuts a **street** is required for patios, roof overhangs, canopies and supporting columns;

- (ii) On "Part B" the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 132-2024;
- (M) Despite Regulation 40.10.150.1(1)(A), waste and **recyclable material** may be stored in outdoor partially buried storage containers located no closer than 1.5 metres to a **lot line**;
- (N) Despite Regulation 200.5.10.1(1) and 200.25.15.2 and Tables 200.5.10.1 and 970.10.15.5, **parking spaces** must be provided in accordance with the following:
 - (i) A minimum of 16 **parking spaces** are required for a **Self-Storage Warehouse** on "Part B"; and
 - (ii) A minimum of 3.40 **parking spaces** per 100 square metres of **gross floor area** are required for **Retail Stores** existing on the date of enactment of By-law 132-2024;
- (O) Despite Clause 220.5.10.1:
 - (i) A minimum of one (1) Type "B" **loading space** is required for a **Self-Storage Warehouse**; and
 - (ii) A minimum of one (1) Type "A" and three (3) Type "B" **loading spaces** are required for **Retail Stores** existing on the date of enactment of By-law 132-2024.

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

4. 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.

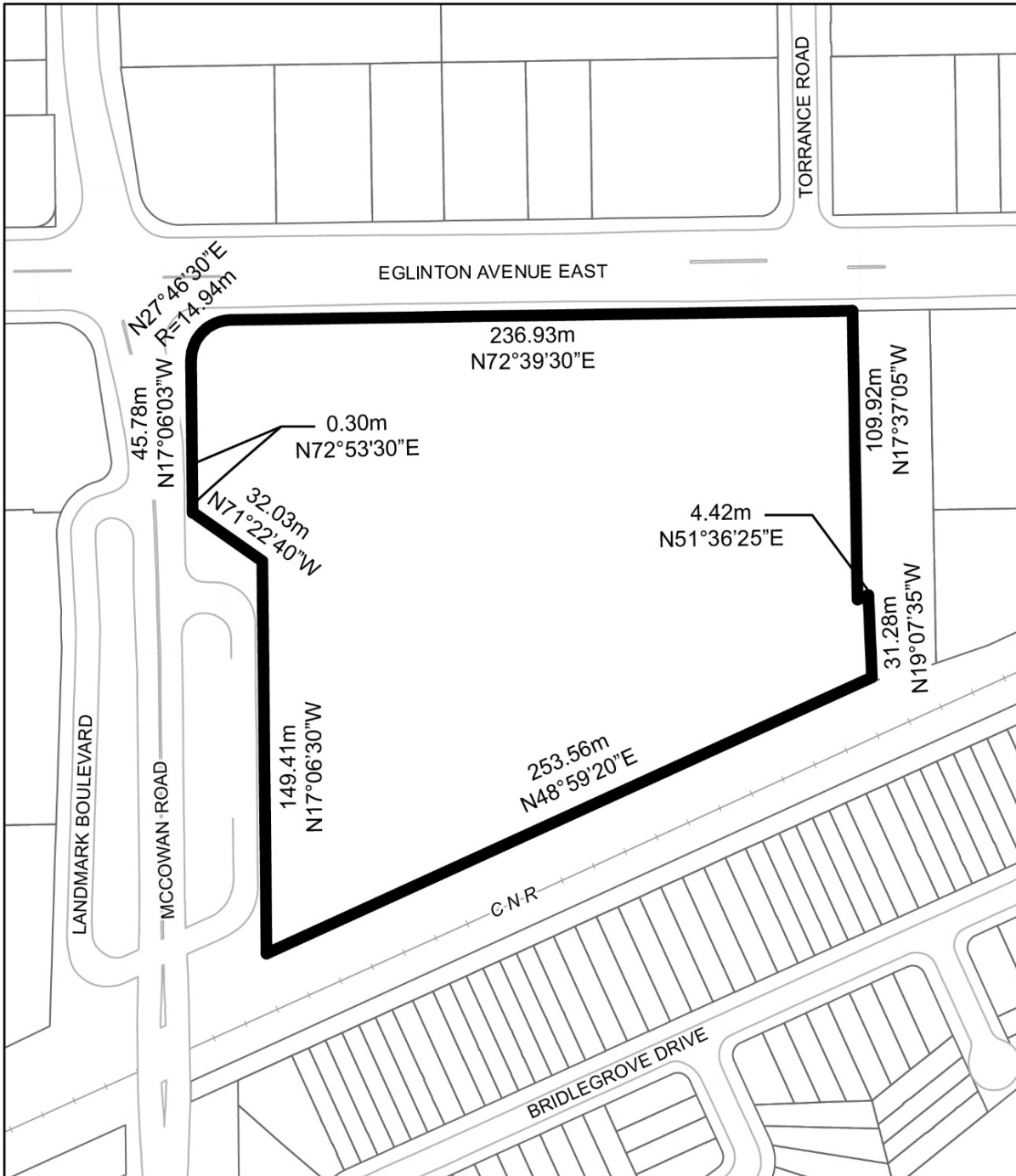
Enacted and passed on February 7, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



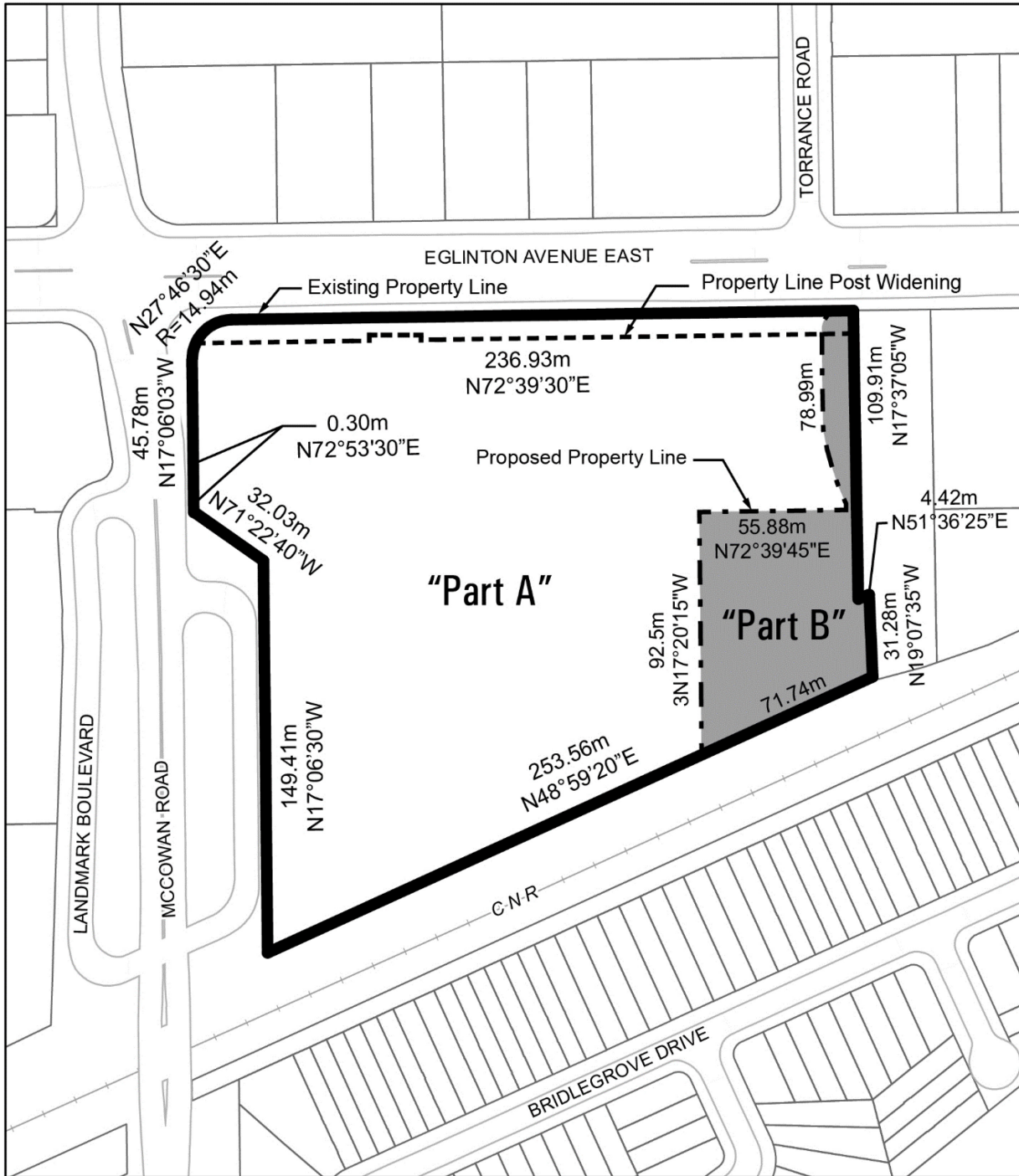
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Diagram 1

2911 Eglinton Avenue East

File # 21 245219 ESC 20 02



Diagram 2



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Diagram 2

2911 Eglinton Avenue East

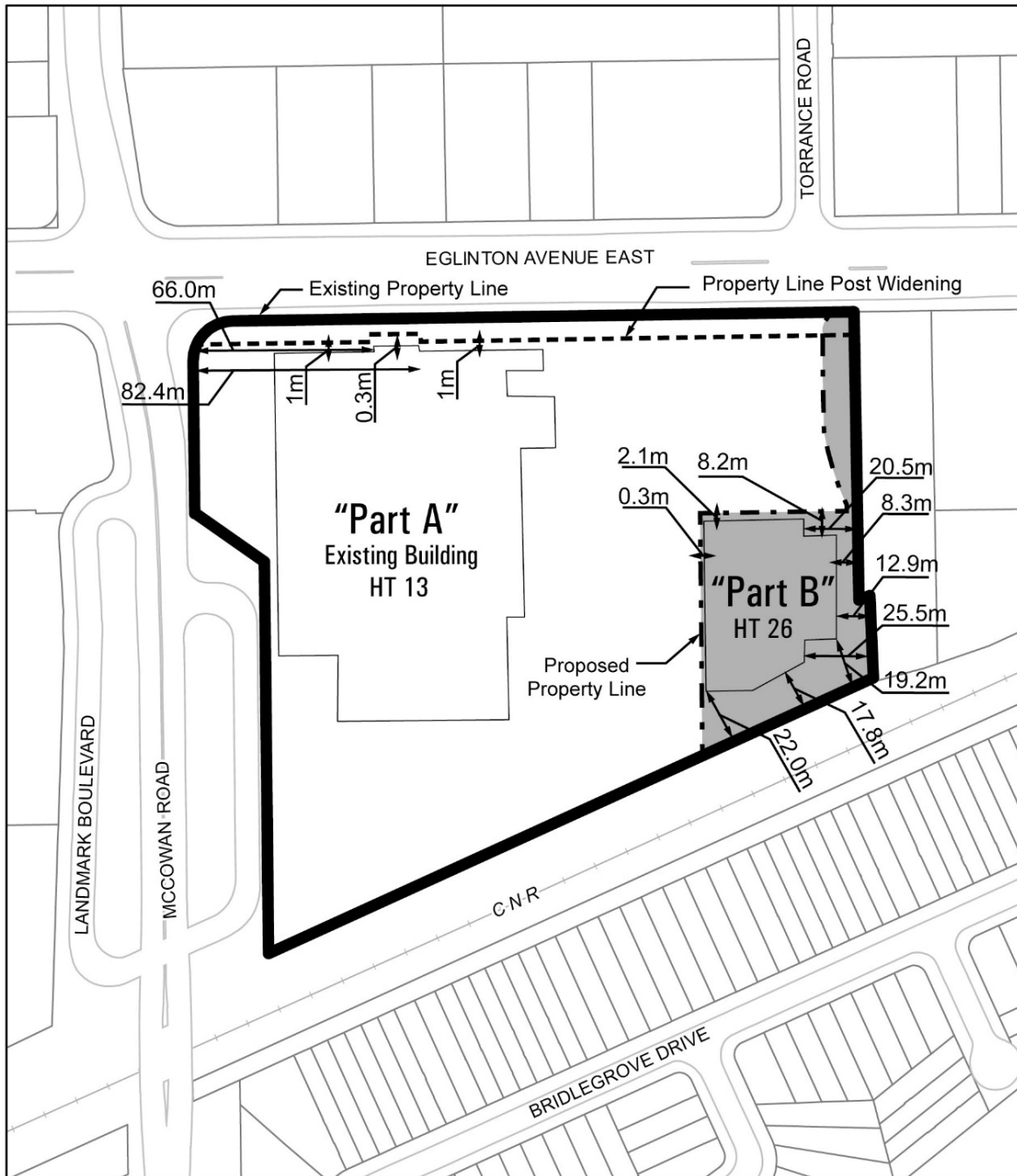
File # 21 245219 ESC 20 02

-  Property Line
-  Property Line Post Road Widening
-  Proposed Property Line



City of Toronto By-law 569-2013
Not to Scale
09/06/2023

Diagram 3



 **Toronto**
Diagram 3

2911 Eglinton Avenue East

File # 21 245219 ESC 20 02

-  Property Line
-  Property Line Post Road Widening
-  Proposed Property Line



City of Toronto By-law 569-2013
Not to Scale
01/16/2024