

Authority: Scarborough Community Council Item SC11.2,
as adopted by City of Toronto Council on March 20 and 21,
2024
City Council voted in favour of this by-law on April 18,
2024
Written approval of this by-law was given by Mayoral
Decision 10-2024 dated April 18, 2024

CITY OF TORONTO

BY-LAW 348-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 3060 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; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law;

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, as amended, Chapter 800 Definitions.
3. Include in the site specific by-law, for a requirement to provide space within the development for installation of maintenance access holes and sampling ports on the private side, as close to the property line as possible, for both the storm and sanitary service connections, in accordance with the Sewers By-law Chapter 681.
4. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.1 respecting the lands outlined by heavy black lines from a zone label of CR 0.4 (c0.4; r0.0) SS3 (x646) and RD (f13.0; a464) (x406) to a zone label of CR 0.4 (c0.4; r0.0) SS3 (x952) as shown on Diagram 2 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 952 so that it reads:

(952) Exception CR 952

Site Specific Provisions:

- (A) On 3060 Eglinton Avenue East, as shown on Diagram 1 of By-law 348-2024, if the requirements of By-law 348-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (V) below:
- (B) Despite Regulation 40.10.20.40(1)(A), **dwelling units** are permitted in an **apartment building**;
- (C) Despite Regulation 40.10.40.40(1), the maximum permitted **gross floor area** of all **buildings** shown on Diagram 3 of By-law 348-2024 is 10,300 square metres;
- (D) A maximum of 80 **dwelling units** are permitted on the **lot**, as shown on Diagram 1 of By-law 348-2024;
- (E) Despite Regulation 40.5.40.10(1), the height of a **building** or **structure** is measured as the distance between the Canadian Geodetic Datum elevation of 162.54 metres and the highest point of the **building** or **structure**;
- (F) Despite Regulations 40.10.40.10(3) and (7), the maximum permitted height and number of **storeys** for a **building** or **structure** is specified by the numbers in metres and **storeys** following the letters HT and ST on Diagram 3 of By-law 348-2024;
- (G) Despite Regulation 40.10.40.10 (5), the required minimum height for the first **storey** is 2.6 metres;
- (H) Despite Regulations 40.5.40.10(3) to (8), the following equipment and **structures** may project above the permitted maximum **height**:
 - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents may project above the height limits to a maximum of 4.0 metres;
 - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, may project above the height limits to a maximum of 4.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof** may project above the height limits to a maximum of 3.0 metres;

- (iv) **building** maintenance units and window washing equipment may project above the height limits to a maximum of 4.0 metres;
 - (v) **landscaping** features, guard rails, and divider screens on a balcony and/or terrace may project above the height limits to a maximum of 3.0 metres; and
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop terraces may project above the height limits to a maximum of 4.0 metres;
- (I) Despite regulation 40.10.40.50(1), **amenity space** on the **lot** must be provided as follows:
- (i) a minimum of 660 square metres of outdoor **amenity space** is required;
 - (ii) indoor **amenity space** is not required; and
 - (iii) the required outdoor **amenity space** in (i) above is not permitted to be a **green roof**;
- (J) Despite Regulation 40.10.40.70(3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 348-2024;
- (K) Despite Regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 348-2024;
- (L) Despite Regulation 40.5.40.60(1) and Clause 40.10.40.60 and (J) above, the following elements may encroach into the required minimum **building setbacks** and separation distances as follows:
- (i) decks, porches, privacy screens, and balconies, to a maximum extent of 2.5 metres;
 - (ii) canopies and awnings, to a maximum extent of 2.0 metres;
 - (iii) exterior and enclosed stairs, access ramps and elevating devices, to a maximum extent of 3.0 metres;
 - (iv) cladding added to the exterior surface of the **main wall** of a **building**, to a maximum extent of 1.0 metre;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, to a maximum extent of 2.0 metres;
 - (vi) window projections, including bay windows and box windows, to a maximum extent of 2.0 metres;

- (vii) eaves, to a maximum extent of 2.0 metres;
- (viii) a dormer, to a maximum extent of 3.0 metres; and
- (ix) air conditioners, satellite dishes, antennae, vents, and pipes to a maximum extent of 2.0 metres;
- (M) Despite Regulation 40.10.30.40(1), the permitted maximum **lot coverage** for the **buildings** on the **lot** is 20 percent;
- (N) Despite Regulation 970.10.15.5(11), 4 accessible **parking spaces** are required and will be located on the private road;
- (O) Despite Regulation 970.10.15.5(5) and Table 970.10.15.5, the required minimum number of **parking spaces** on the **lot** is:
 - (i) 1.0 residential occupant **parking spaces** per **dwelling unit**; and
 - (ii) 7.0 **parking spaces** for residential visitors located on the private road;
- (P) Despite Regulation 200.5.1.10(2)(C), the required residential visitor parking spaces in (O) above must have the following minimum dimensions:
 - (i) Length of 6.7 metres;
 - (ii) Width of 2.0 metres; and
 - (iii) Vertical clearance of 2.0 metres;
- (Q) Despite Regulation 200.15.1(2), the required accessible parking spaces in (N) above must have the following minimum dimensions:
 - (i) Length of 6.7 metres;
 - (ii) Width of 2.6 metres; and
 - (iii) Vertical clearance of 2.0 metres;
- (R) Despite Regulation 200.15.1(3), no barrier free aisle or path is required for accessible parking spaces;
- (S) Despite Regulation 200.15.1(4), accessible parking spaces can be located on the private road and do not need to be located closest to a barrier free:
 - (i) entrance to a building;
 - (ii) passenger elevator that provides access to the first story of the building; and

- (iii) shortest route from the required entrances in (i) and (ii);
- (T) Despite Regulation 220.5.10.1(2), no **loading space** is required;
- (U) Despite Regulation 230.40.1.20(1)(c), a "long-term" **bicycle parking space** may be located in a storage locker; and
- (V) Despite Regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **apartment building** on the **lot**.

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

- 6. 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.
- 7. Temporary use(s):
 - (A) None of the provisions of By-law 569-2013, as amended, apply to prevent the erection and use of a temporary sales centre on the **lot** for a period of not more than 3 years from the date this By-law comes into full force and effect.

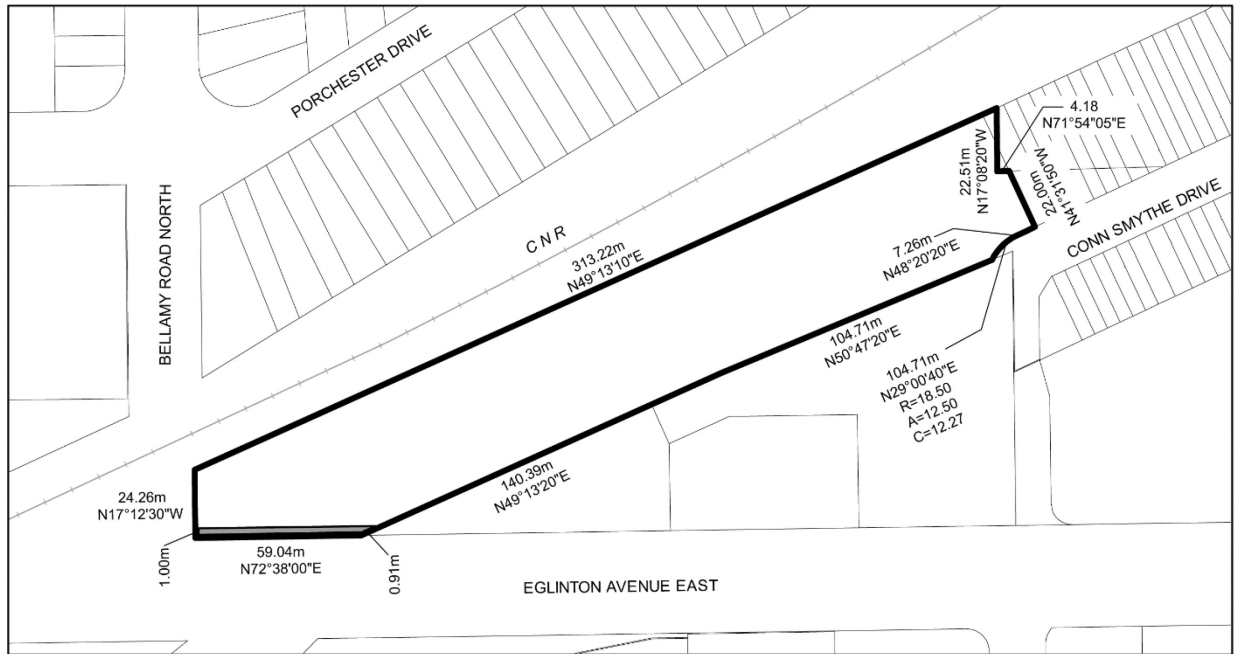
Enacted and passed on April 18, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **Toronto**
Diagram 1

3060 Eglinton Avenue East

File # 18 198833 ESC 38 0Z

 Road Widening


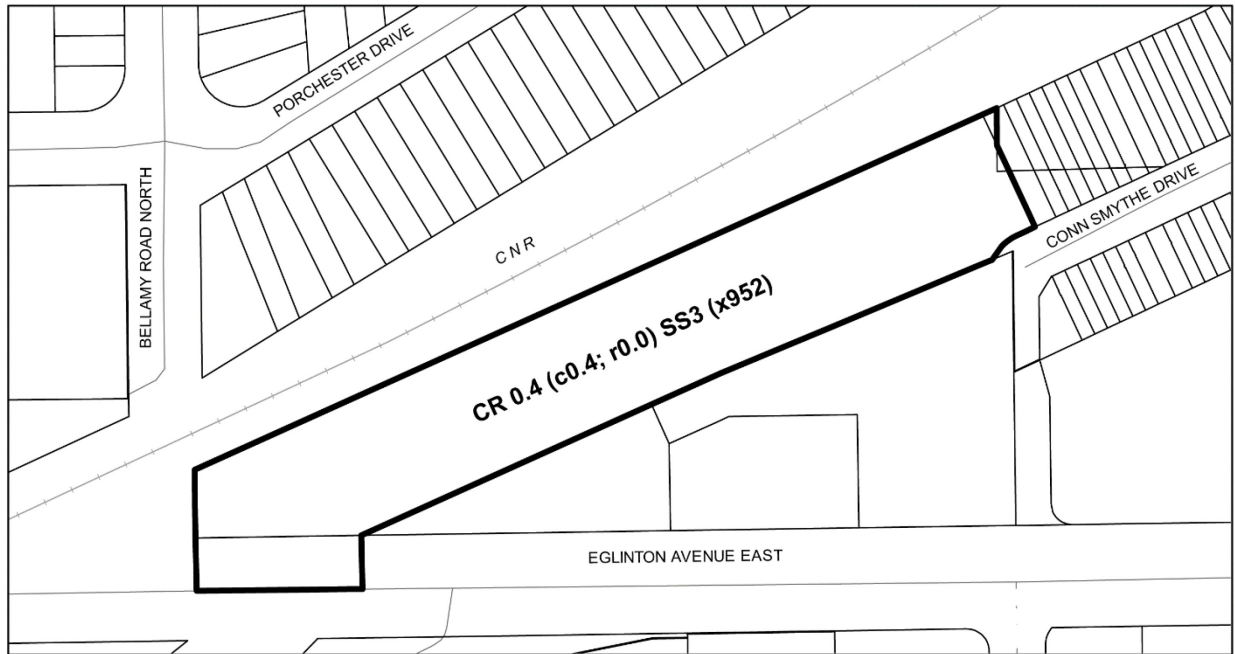

City of Toronto By-law 569-2013
Not to Scale
01/17/2024

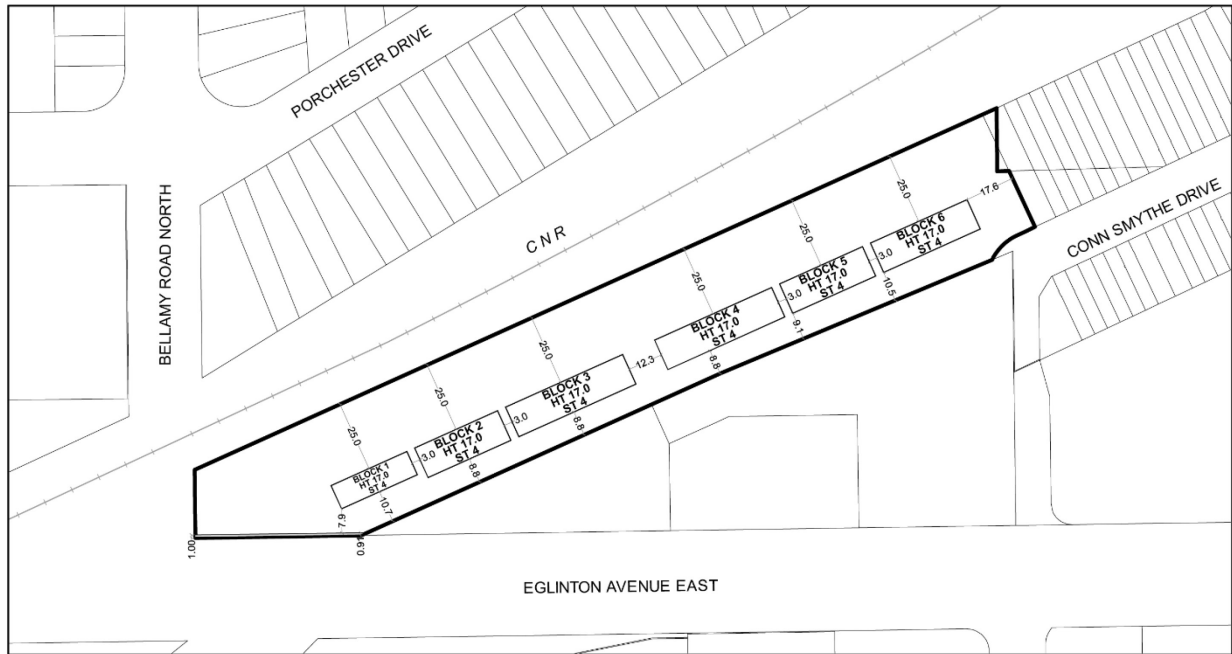
Diagram 2

Toronto
Diagram 2

3060 Eglinton Avenue East

File # 18 198833 ESC 38 0Z

Diagram 3



Toronto
Diagram 3

3060 Eglinton Avenue East

File # 18 198833 ESC 38 0Z

 Road Widening

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