

Authority: Etobicoke York Community Council Item EY12.1, as adopted by City of Toronto Council on April 17 and 18, 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 375-2024

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as portion of 3650 Eglinton Avenue West; portion of 3700 Eglinton Avenue West; portion of 101 Emmett Avenue; portion of 1 Richview Road; portion of 4200 Eglinton Avenue West; portion of 4300 Eglinton Avenue West; portion of 4530 Eglinton Avenue West; portion of 4760 Eglinton Avenue West; portion of 535 Martin Grove Road; portion of 555 Martin Grove Road; portion of unaddressed lands north of Eglinton Avenue West east of Richview Road cul-de-sac; portion of 4400 Eglinton Avenue West; portion of 4600 Eglinton Avenue West; portion of unaddressed lands north side of Eglinton Avenue West, east of Highway 427 ramp; portion of unaddressed lands north side of Eglinton Avenue West, west of Highway 427 Eglinton Avenue off-ramp; and portion of unaddressed lands at Eglinton Avenue West and Matheson Boulevard East to facilitate the Eglinton Crosstown West LRT Extension.**

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 Diagrams 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 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. 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 OR to a zone label of OR (x45) as shown on Diagram 1 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of OR to a zone label of OR (x45) as shown on Diagram 2 attached to this By-law.

5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.42.10 Exception Number 45 so that it reads:

(45) Exception OR 45

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) Despite Regulation 90.30.40.10(1)(B), no maximum height applies to a **building** or **structure** used for a **transportation use**;
- (B) Despite Regulations 90.30.40.70 (1), (2) and (3), no minimum setbacks are required for a **transportation use**; and
- (C) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office, noise shelter and noise wall for the purpose of constructing a **transportation use**.

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

6. 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 RAC (f24.0; au116.0) (x118) to a zone label of RAC (f24.0; au116.0) (x209) as shown on Diagram 3 attached to this By-law.
7. 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 RAC (f24.0; au116.0) (x118) to a zone label of RAC (f24.0; au116.0) (x209) as shown on Diagram 4 attached to this By-law.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number 209 so that it reads:

(209) Exception RAC 209

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) Despite Regulation 15.20.30.10 (1) (B), no minimum **lot area** is required for a **lot** containing a **transportation use**;
- (B) Despite Regulation 15.20.30.20 (1) (A), no minimum **lot frontage** is required for a **lot** containing a **transportation use**;

- (C) Despite Regulation 15.20.30.40 (1) (A), no maximum **lot coverage** applies to a **lot** containing a **transportation use**;
- (D) Despite Regulation 15.20.40.10 (1) (B), no maximum height applies to a **building** or **structure** used for a **transportation use**;
- (E) Despite Regulations 15.20.40.70(1), (2), (3) and (4), no minimum setbacks are required for a **transportation use**;
- (F) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office, noise shelter and noise wall for the purpose of constructing a **transportation use**;
- (G) Despite Regulations 15.5.80.10 (3) and (4), a **parking space** located outside of a **building** may be used for a commercial **vehicle** for a **transportation use**; and
- (H) Despite Regulations 15.5.80.20 (1) and 15.5.80.30 (1), no setback is required for a **parking space** for a **transportation use**.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke By-law 702.
9. 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 RT (au270.0) (x16) to a zone label of RT (au270.0) (x369) as shown on Diagram 5 attached to this By-law.
  10. 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 RT (au270.0) (x16) to a zone label of RT (au270.0) (x369) as shown on Diagram 6 attached to this By-law.
  11. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 369 so that it reads:

(369) Exception RT 369

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) A **residential building** on these **premises** must comply with Regulation 900.5.10(16);
- (B) Despite Regulation 10.60.30.10 (1) (C), no minimum **lot area** is required for a **transportation use**;

- (C) Despite Regulation 10.60.30.20 (1) (D), no minimum **lot frontage** is required for a **transportation use**;
- (D) Despite Regulation 10.60.30.40 (1) (A), no maximum **lot coverage** requirement applies to a **transportation use**;
- (E) Despite Regulation 10.60.40.10 (1) (B), no maximum height requirement applies to a **building** or **structure** used for a **transportation use**;
- (F) Despite Regulations 10.60.40.70 (1), (2) and (3), no minimum setbacks are required for a **transportation use**;
- (G) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office, noise shelter and noise wall for the purpose of constructing a **transportation use**;
- (H) Despite Regulations 10.5.80.10 (9) and (10), a **parking space** located outside of a **building** may be used for a commercial **vehicle** for a **transportation use**; and
- (I) Despite Regulation 10.5.80.40 (3), **vehicle** access to a **parking space** used for a **transportation use** may be from a major **street** on the Policy Areas Overlay Map.

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

12. 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 RD (f13.5; a510; d0.45) to a zone label of RD (f13.5; a510; d0.45) (x1311) as shown on Diagram 5 attached to this By-law.
13. 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 RD (f13.5; a510; d0.45) to a zone label of RD (f13.5; a510; d0.45) (x1311) as shown on Diagram 7 attached to this By-law.
14. 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 RD (f13.5; a510; d0.45) to a zone label of RD (f13.5; a510; d0.45) (x1311) as shown on Diagram 8 attached to this By-law.
15. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 1311 so that it reads:

(1311) Exception RD 1311

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) Despite Regulation 10.20.30.10 (1) (A), no minimum **lot area** is required for a **lot** containing a **transportation use**;
- (B) Despite Regulation 10.20.30.20 (1) (A), no minimum **lot frontage** is required for a **lot** containing a **transportation use**;
- (C) Despite Regulation 10.20.30.40 (1) (A), no maximum **lot coverage** applies to a **lot** containing a **transportation use**;
- (D) Despite Regulation 10.20.40.10 (1) (A), no maximum height applies to a **building** or **structure** used for a **transportation use**;
- (E) Despite Regulation 10.5.40.40 (5), the floor space index for a **building** with a **transportation use** is the result of the **gross floor area** for the above ground portion of a **building** divided by the area of the **lot**;
- (F) Despite Regulation 10.20.40.40(1), The maximum permitted floor space index for a **building** with a **transportation use** is 1.0 times the area of the **lot**;
- (G) Despite Regulations 10.20.40.70 (1), (2) and (3), no minimum setbacks are required for a **transportation use**;
- (H) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office, noise shelter and noise wall for the purpose of constructing a **transportation use**;
- (I) Despite Regulations 10.5.80.10 (9) and (10), a **parking space** located outside of a **building** may be used for a commercial **vehicle** for a **transportation use**; and
- (J) Despite Regulation 10.5.80.40 (3), **vehicle** access to a **parking space** used for a **transportation use** may be from a major **street** on the Policy Areas Overlay Map.

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

- 16. 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 UT to a zone label of UT (x2) as shown on Diagram 9 attached to this By-law.
- 17. 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 UT to a zone label of UT (x2) as shown on Diagram 10 attached to this By-law.

18. 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 UT to a zone label of UT (x2) as shown on Diagram 11 attached to this By-law.
19. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.50.10 Exception Number 2 so that it reads:

(2) Exception UT 2

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) Regulation 100.10.80.20(1) does not apply to a **transportation use**; and
- (B) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office, noise shelter and noise wall for the purpose of constructing a **transportation use**.

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

20. 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 E 1.0 (x62) as shown on Diagram 11 attached to this By-law.
21. Zoning By-law 569-2013, as amended, is further amended by adding the lands outlined by heavy black lines to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: ON as shown on Diagram 12 attached to this By-law.
22. Zoning By-law 569-2013, as amended, is further amended by adding the lands outlined by heavy black lines on Diagram 13 to the Policy Areas Overlay Map in Article 995.10.1 and applying no value.
23. Zoning By-law 569-2013, as amended, is further amended by adding the lands outlined by heavy black lines on Diagram 13 to the Height Overlay Map in Article 995.20.1, and applying no value.
24. Zoning By-law 569-2013, as amended, is further amended by adding the lands outlined by heavy black lines on Diagram 13 to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.

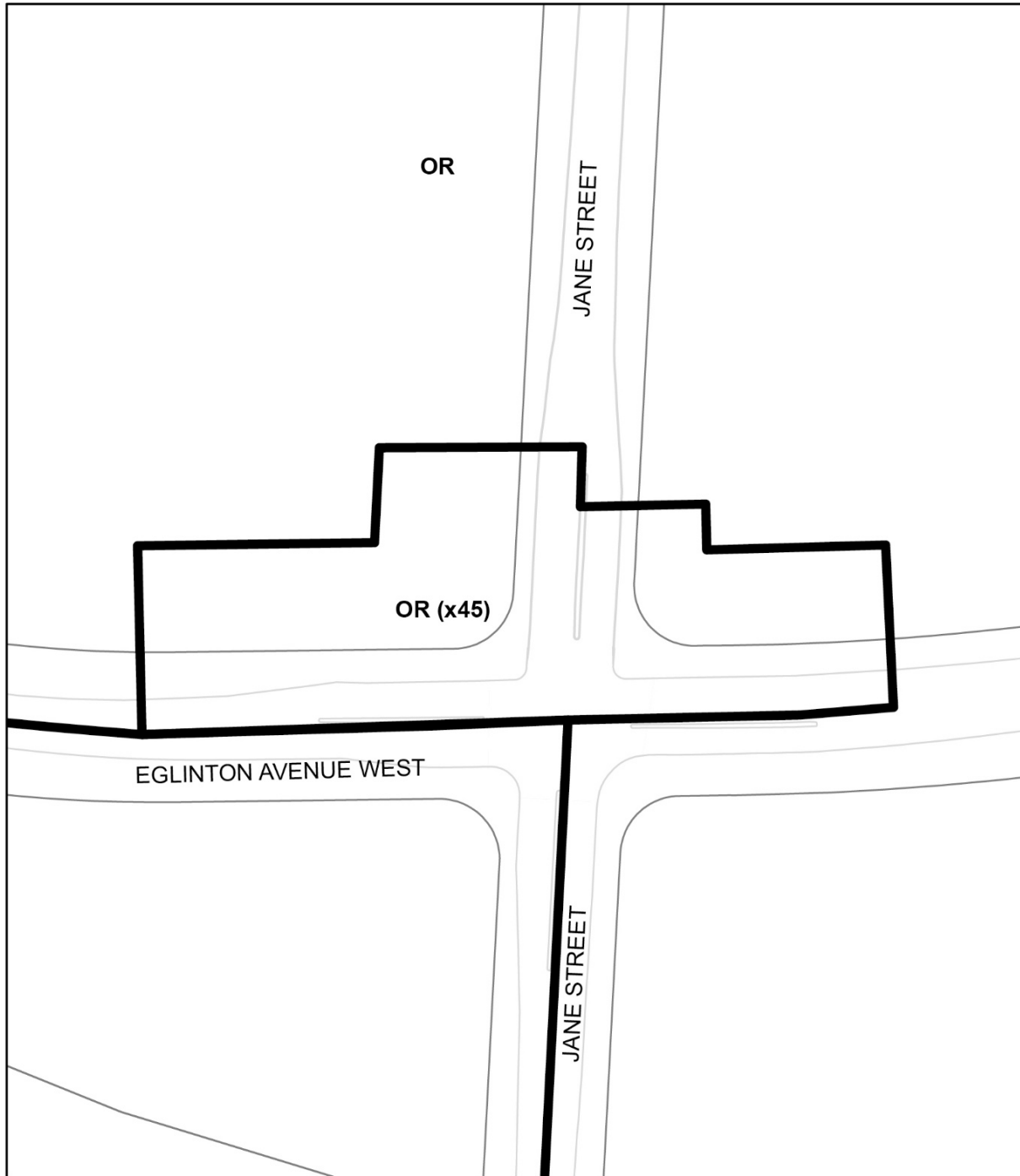
Enacted and passed on April 18, 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1





**Diagram 2**

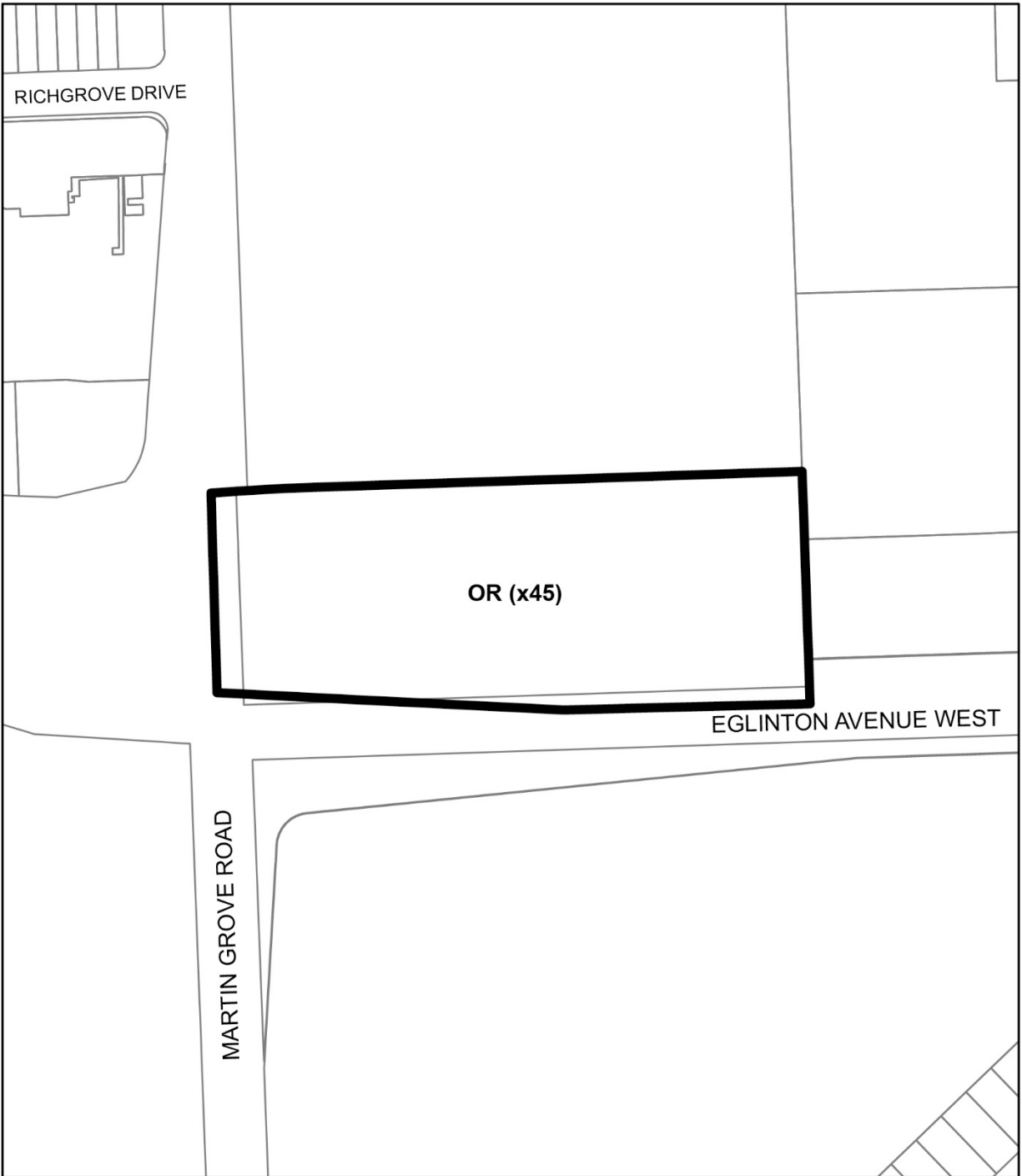
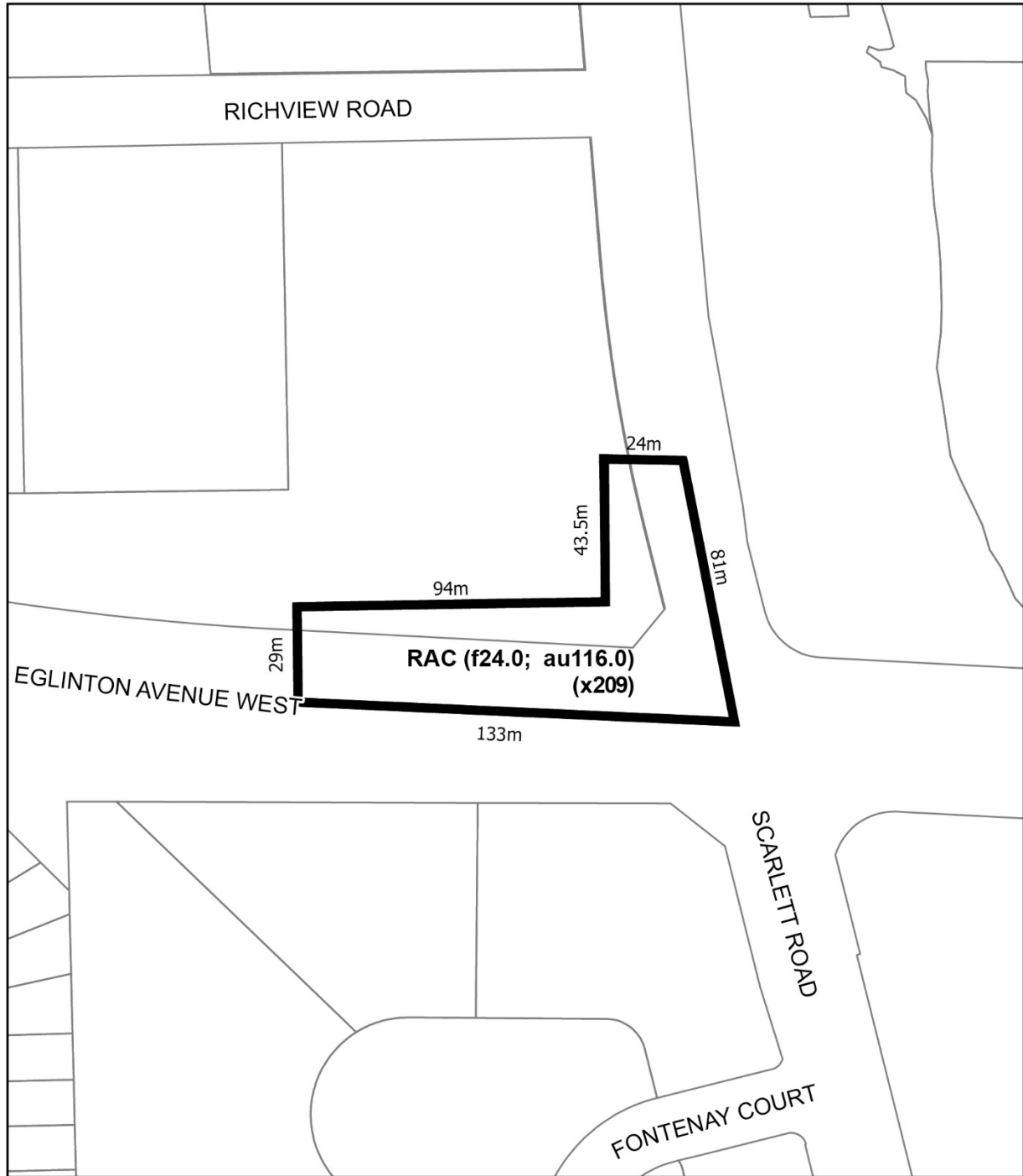


Diagram 3



 **TORONTO**  
Diagram 3

**A Portion of 1 Richview Rd  
(Scarlette Rd x Eglinton Ave W)**

File # 23 142796 STE 10 OZ

Diagram 4

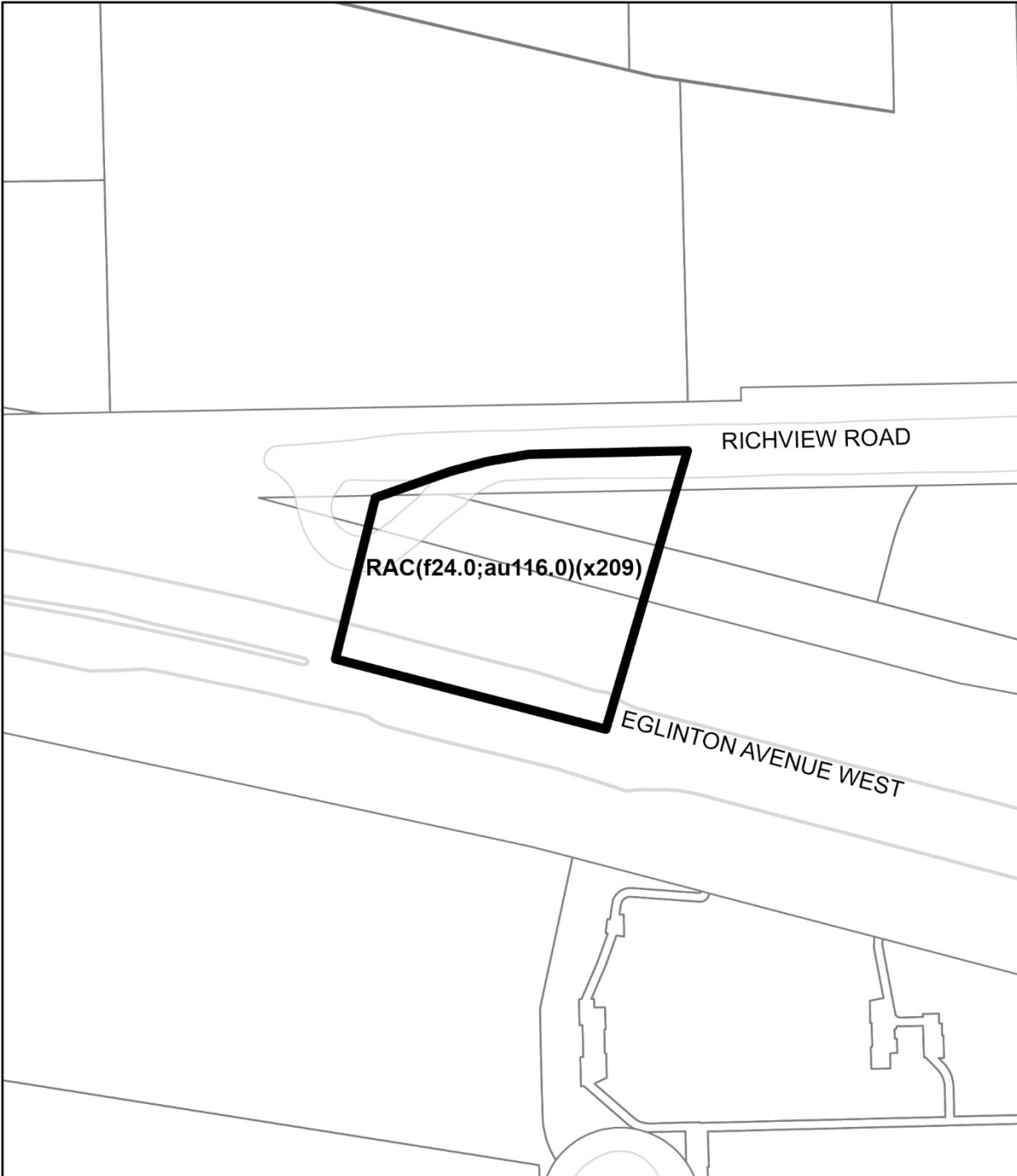
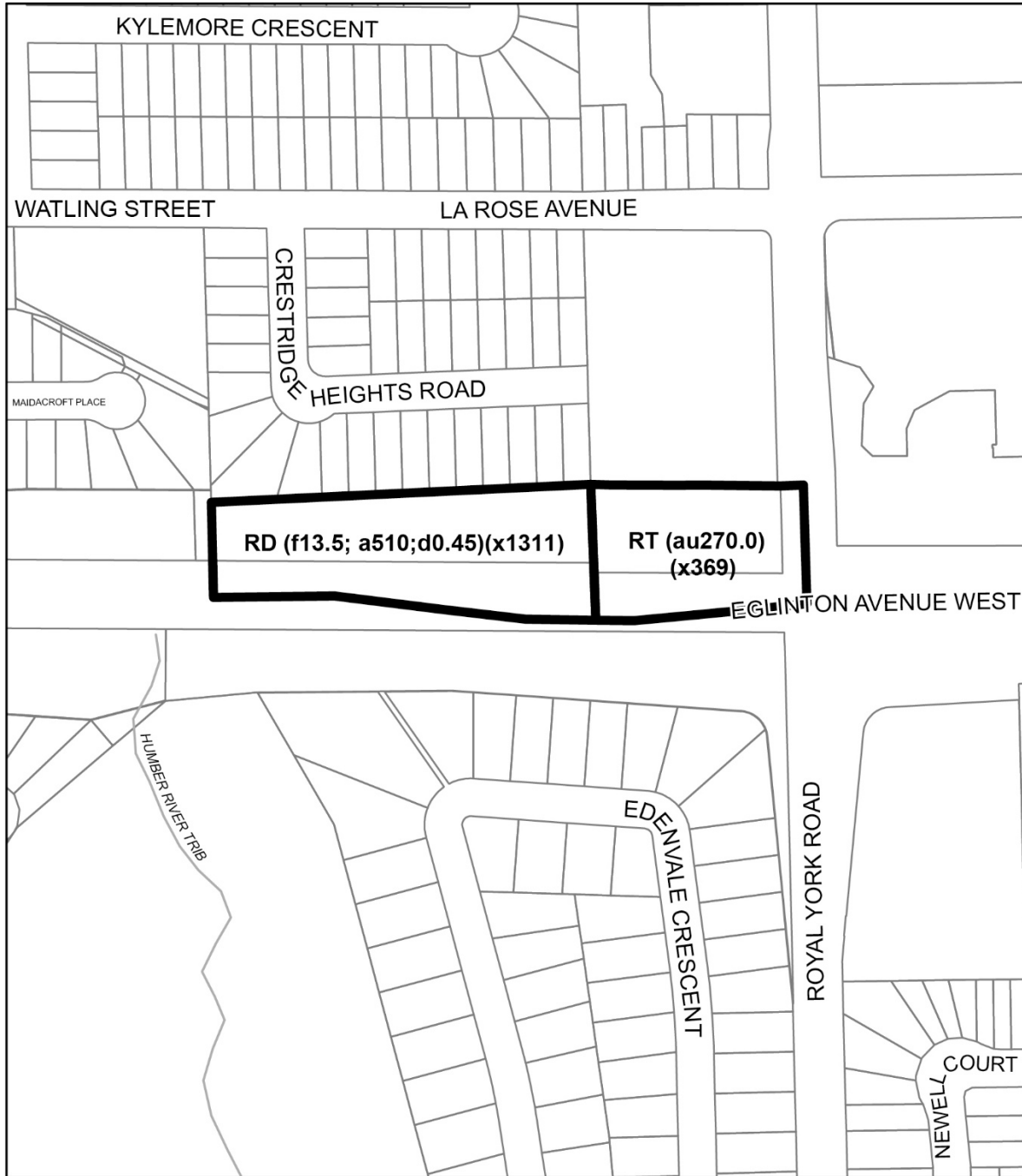
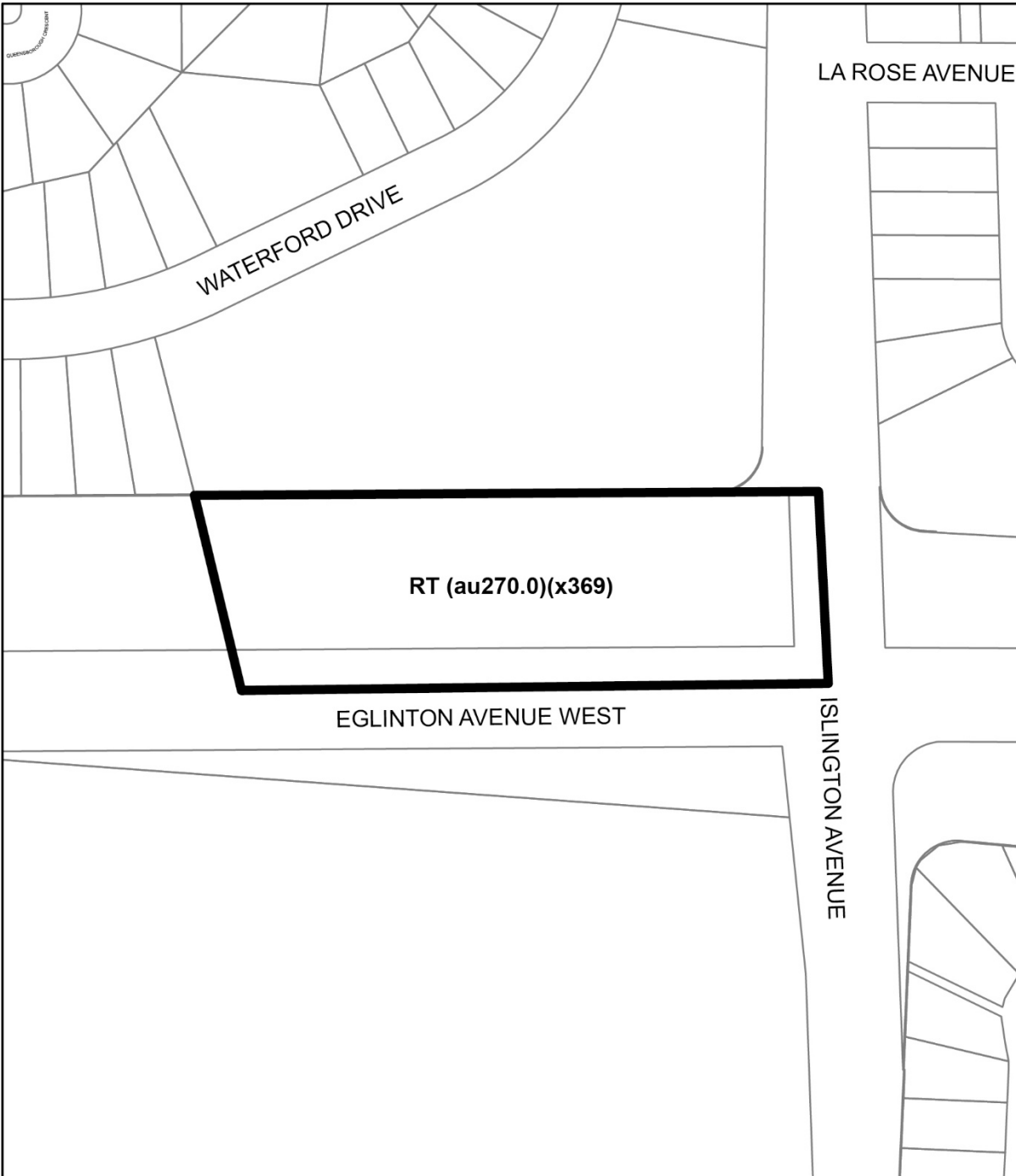


Diagram 5



**Diagram 6**



 **TORONTO**  
Diagram 6

**4530 Eglinton Ave W**

File # 23 142796 STE 10 OZ

Diagram 7

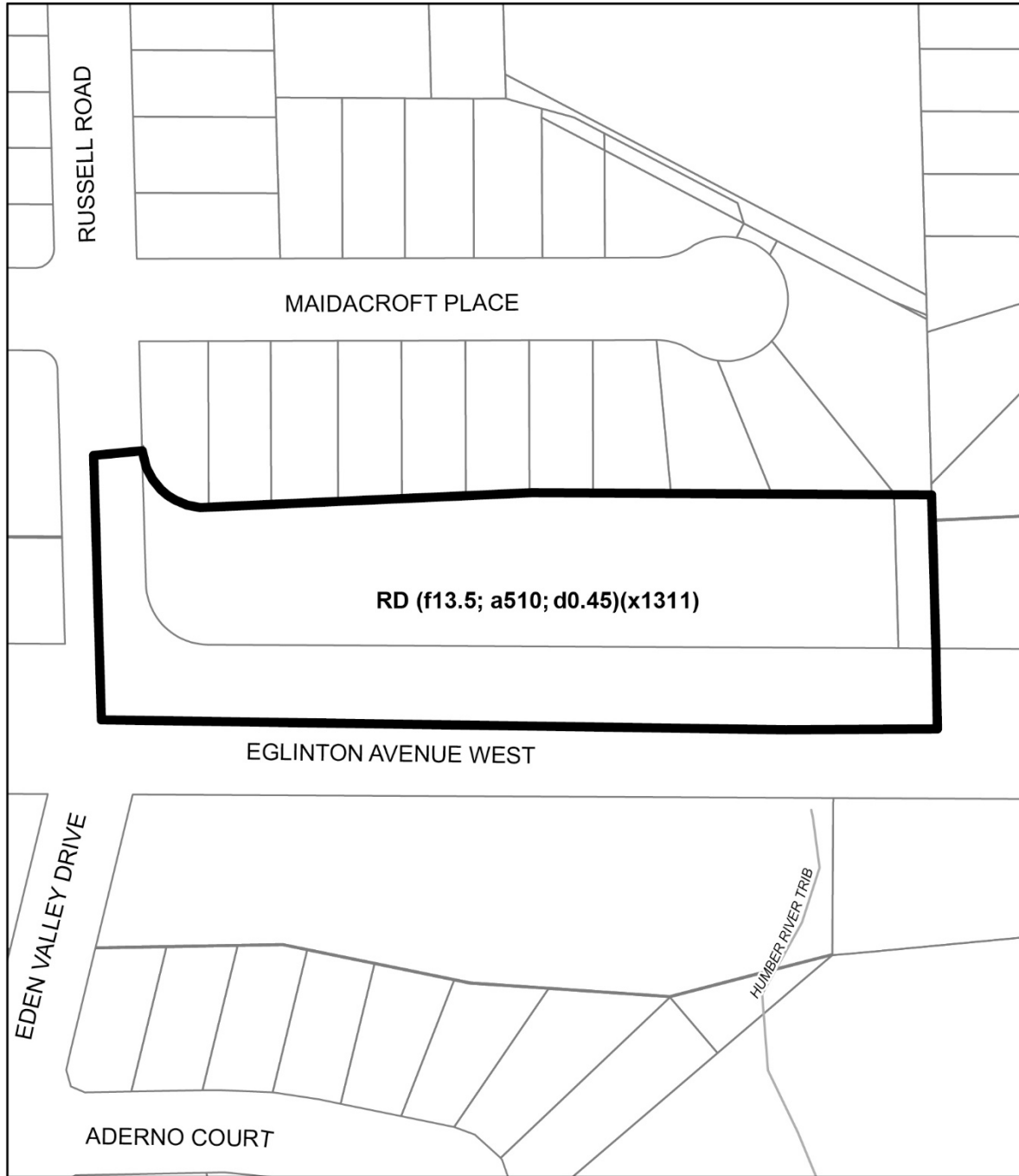
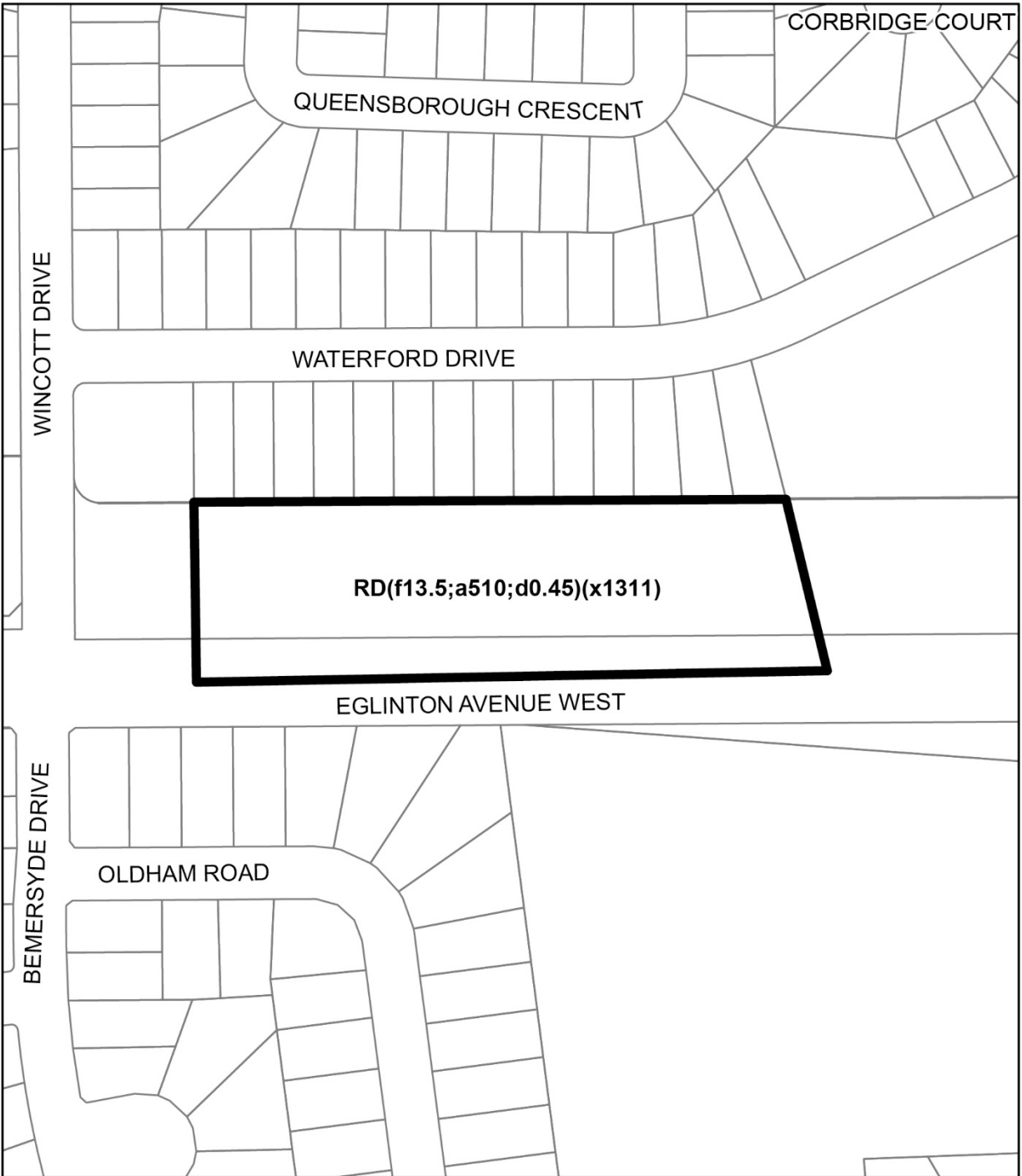
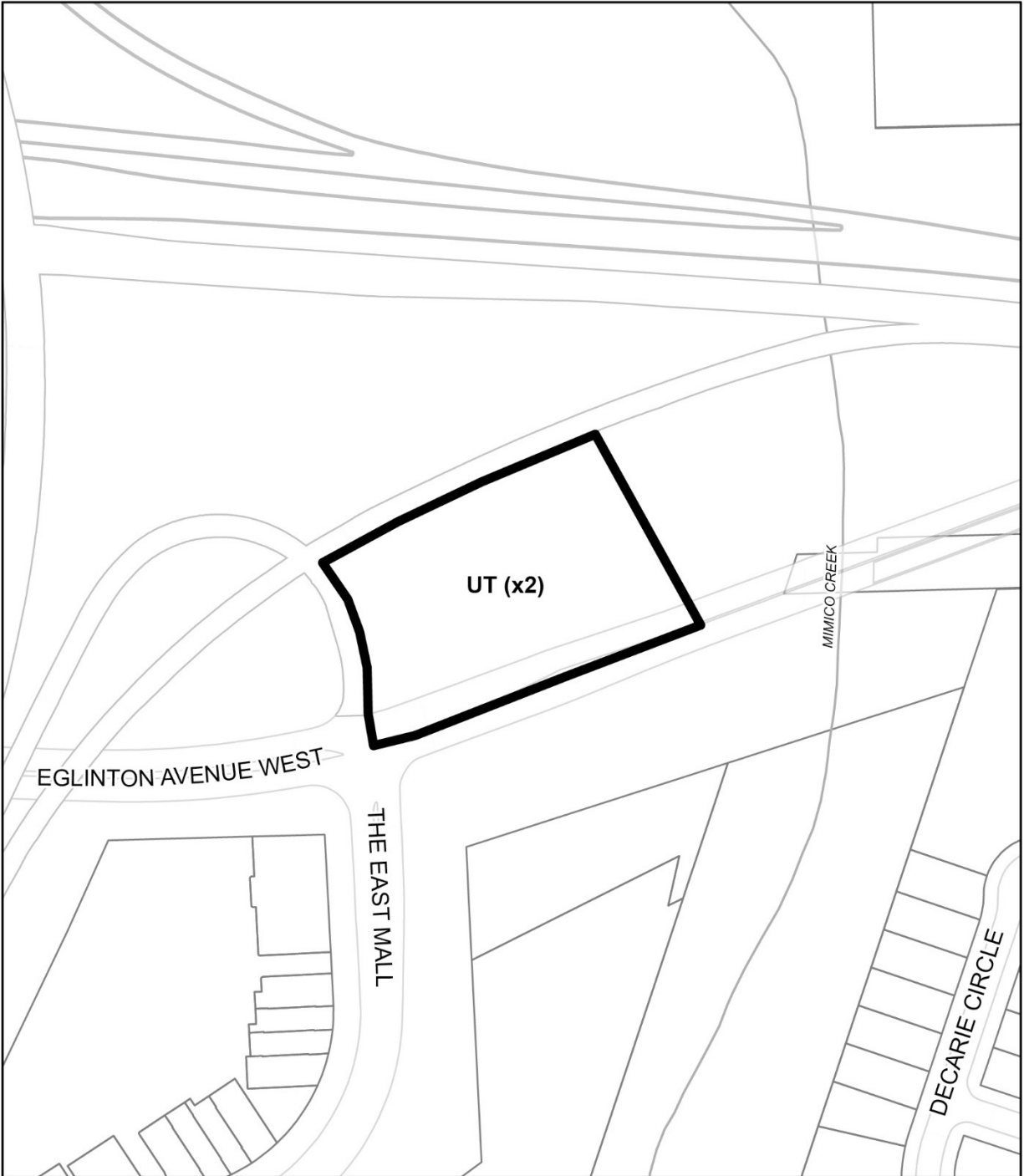


Diagram 8



**Diagram 9**



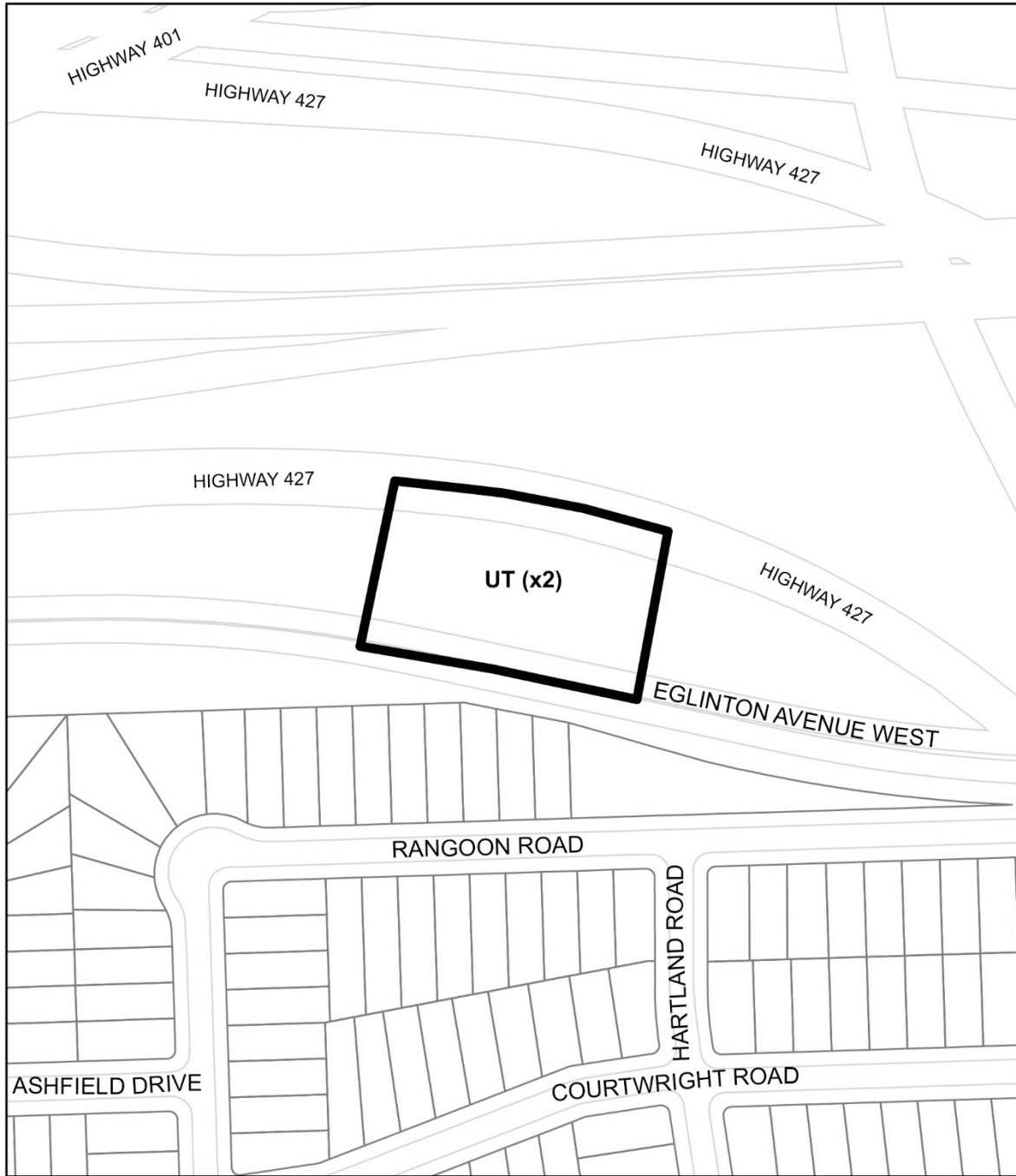
 **TORONTO**  
**Diagram 9**

**Highway 401 Interchange**  
**(Eglinton Ave W x The East Mall & Highway 427)**

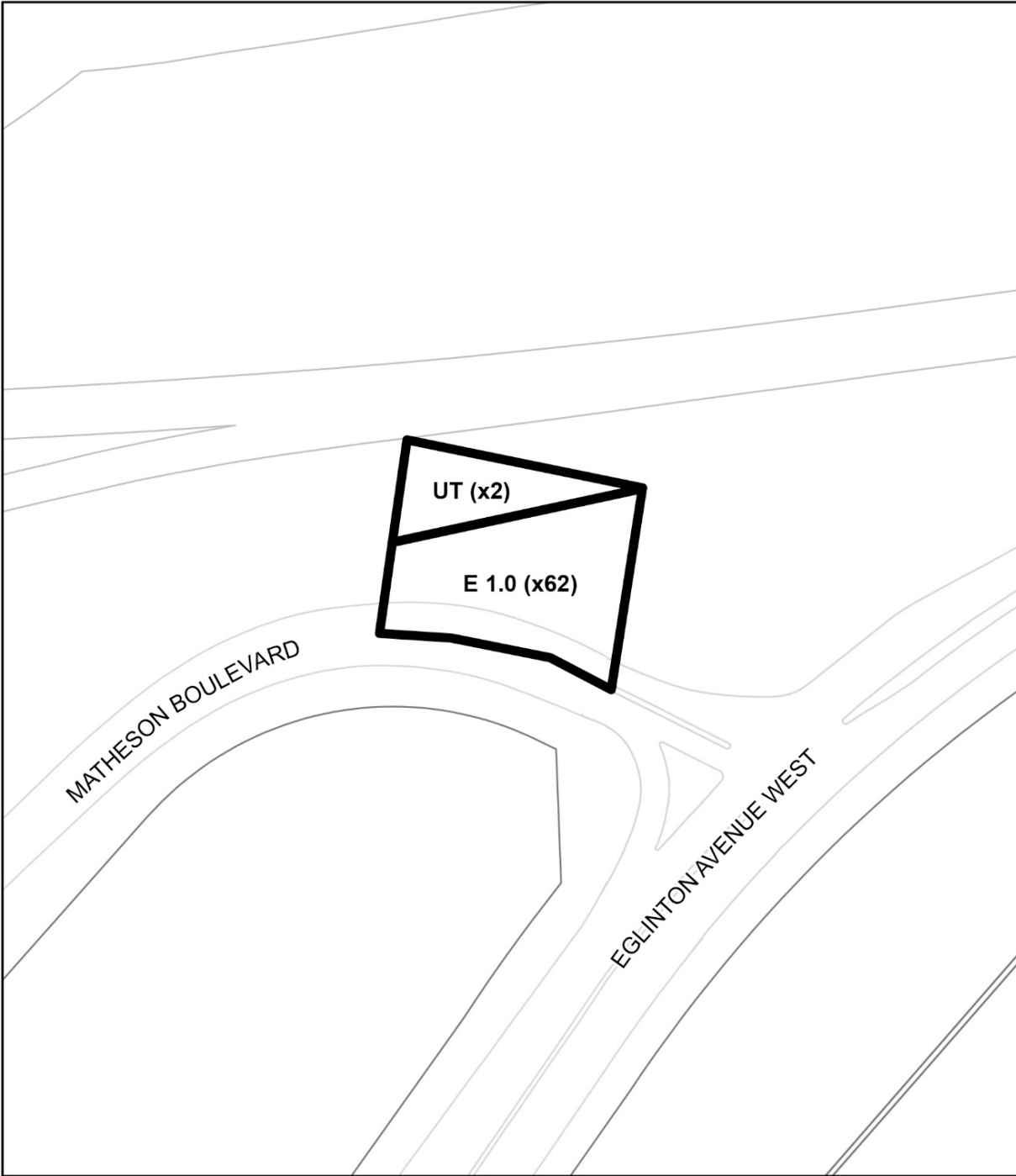
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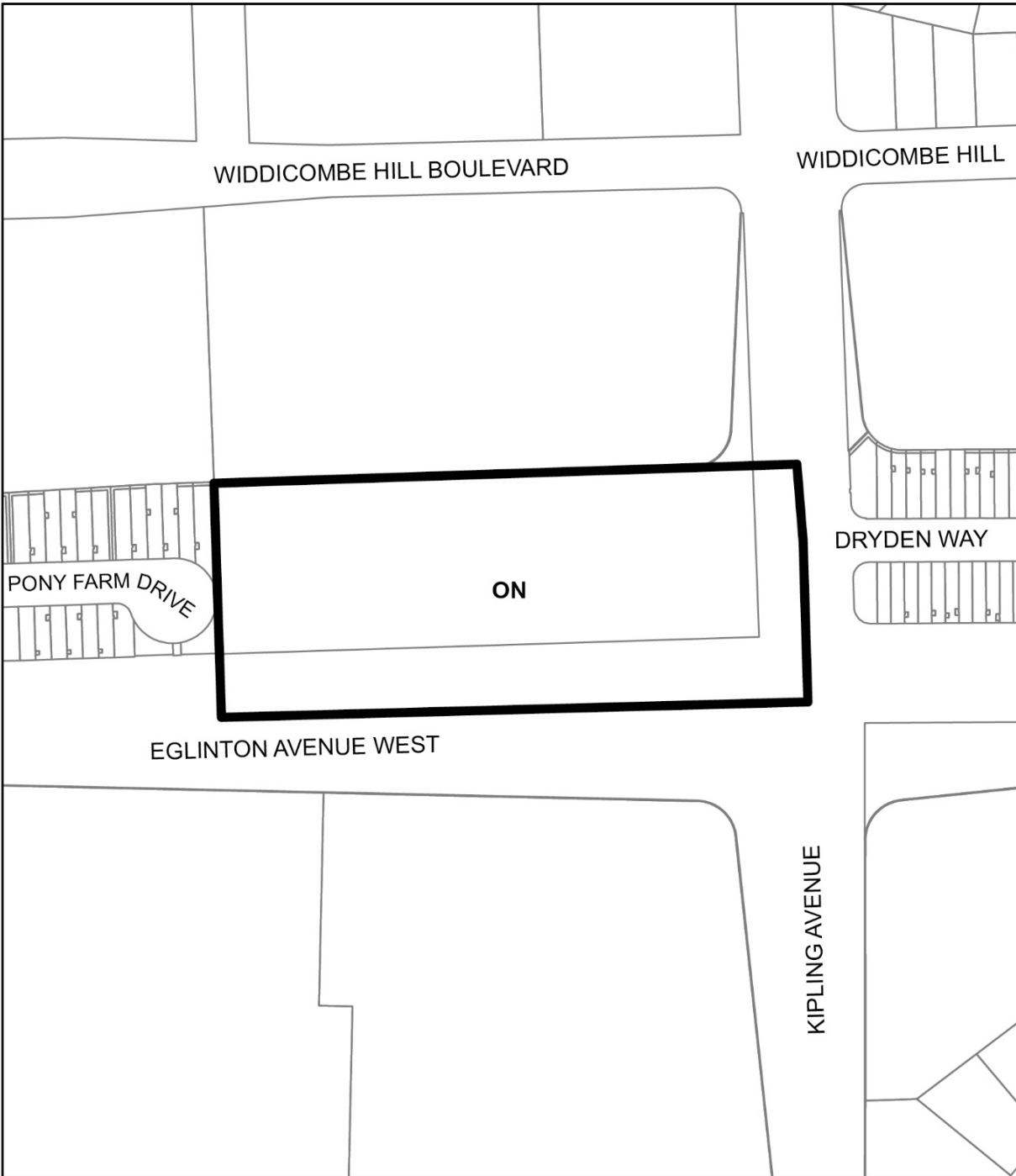
**Diagram 10**



**Diagram 11**



**Diagram 12**



 **TORONTO**  
Diagram 12

**4760 Eglinton Ave W**

File # 23 142796 STE 10 0Z

**Diagram 13**

