

Authority: Etobicoke York Community Council Item
EY15.3, as adopted by City of Toronto Council on July 24
and 25, 2024
City Council voted in favour of this by-law on
September 5, 2024
Written approval of this by-law was given by Mayoral
Decision 18-2024 dated September 5, 2024

CITY OF TORONTO

BY-LAW 905-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 37 Shorncliffe Road.

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, 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. 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 E 1.0 to E 1.35 (x81), 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 81 so that it reads:

(81) Exception E 81

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 37 Shorncliffe Road, if the requirements of By-law 905-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with regulations (B) to (N) below;

- (B) In addition to the permitted non-residential uses listed in regulation 60.20.20.10(1), a **self-storage warehouse** use is permitted;
- (C) Despite regulations [60.5.40.10(1) and (2)], the height of a building or structure is the following distance between the Canadian Geodetic Datum and the elevation of the highest point of the building or structure:

	<u>Canadian Geodetic Datum</u>	<u>Elevation</u>
(i) Building 'A'	121.60 metres	142.20 metres
(ii) Building 'B'	121.60 metres	129.10 metres
(iii) Building 'C'	121.85 metres	129.35 metres
(iv) Building 'D'	122.15 metres	129.65 metres

- (D) Despite regulation 60.20.40.10(1), the permitted maximum height of a **building** or **structure**, is the number following the "HT" symbol in metres and "ST" symbols as shown on Diagram 3 of By-law 905-2024;
- (E) Despite Clause 60.20.40.10, regulations 60.5.40.10(3) and (4), and (C) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building** shown on Diagram 3 of By-law 905-2024:
- (i) parapets, to a maximum of 1.5 metres;
 - (ii) roof access, to a maximum of 2.2 metres;
 - (iii) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, chimneys, and vents, by a maximum of 2.5 metres;
 - (iv) elevator overruns, to a maximum of 1.5 metres; and
 - (v) elements and **structures** associated with a **green roof**, by a maximum of 0.15 metres;
- (F) Despite regulations 60.20.40.70(1), (2), and (3), the required minimum **building setbacks** from a **lot line** are as shown in metres on Diagram 3 of By-law 905-2024;
- (G) The **main walls** of **buildings** must comply with the separation requirements shown on Diagram 3 of By-law 905-2024;
- (H) Despite regulation 60.5.40.60(1) and (E) and (F) above, the following elements may encroach into the required minimum **building setbacks** and separation distances as follows:

- (i) canopies and awnings, to a maximum of 1.5 metres;
 - (ii) cladding added to the exterior surface of the **main wall** of a **building**, to a maximum of 0.3 metre; and
 - (iii) roof access, to a maximum of 1.1 metres;
- (I) Despite (F) above, a canopy, awning, or similar **structure**, with or without structural support, may encroach into a required minimum **building setback** that abuts a **street**, if no part of the canopy, awning or similar **structure** is more than 20.0 metres above the elevation of the ground directly below it;
- (J) Despite regulation 60.5.80.10(2)(A), a maximum of 21 **parking spaces** are permitted west of **Building 'A'** and **Building 'B'**;
- (K) Despite regulation 200.15.10.10, the required minimum number of accessible **parking spaces** is 8;
- (L) Despite regulations 200.15.1 (1) and (3), accessible **parking spaces** must comply with the following provisions:
 - (i) an accessible **parking space** must have the following minimum dimensions:
 - (a) length of 5.6 metres;
 - (b) width of 3.4 metres;
 - (c) vertical clearance of 2.1 metres; and
 - (ii) a 1.5-metre-wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**, and such aisle or path may be shared by 2 accessible **parking spaces**;
- (M) Despite regulation 200.15.1(4), accessible **parking spaces** must be the **parking spaces** no further than 87.0 metres from a barrier-free:
 - (i) Entrance to a **building**;
 - (ii) Passenger elevator that provides access to the first **storey** of the **buildings**; and
 - (iii) The shortest route from the required entrances in (i) and (ii) above;
- (N) Despite 60.20.90.10(1), **loading spaces** shall be located in a **building** or between the **buildings** shown on Diagram 3 of By-law 905-2024; and

- (O) Despite the loading requirements in regulations 220.5.10.1(5), (7) and (8), a minimum of three Type "B" and four Type "C" **loading spaces** must be provided on the **lot**.

Enacted and passed on September 5, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

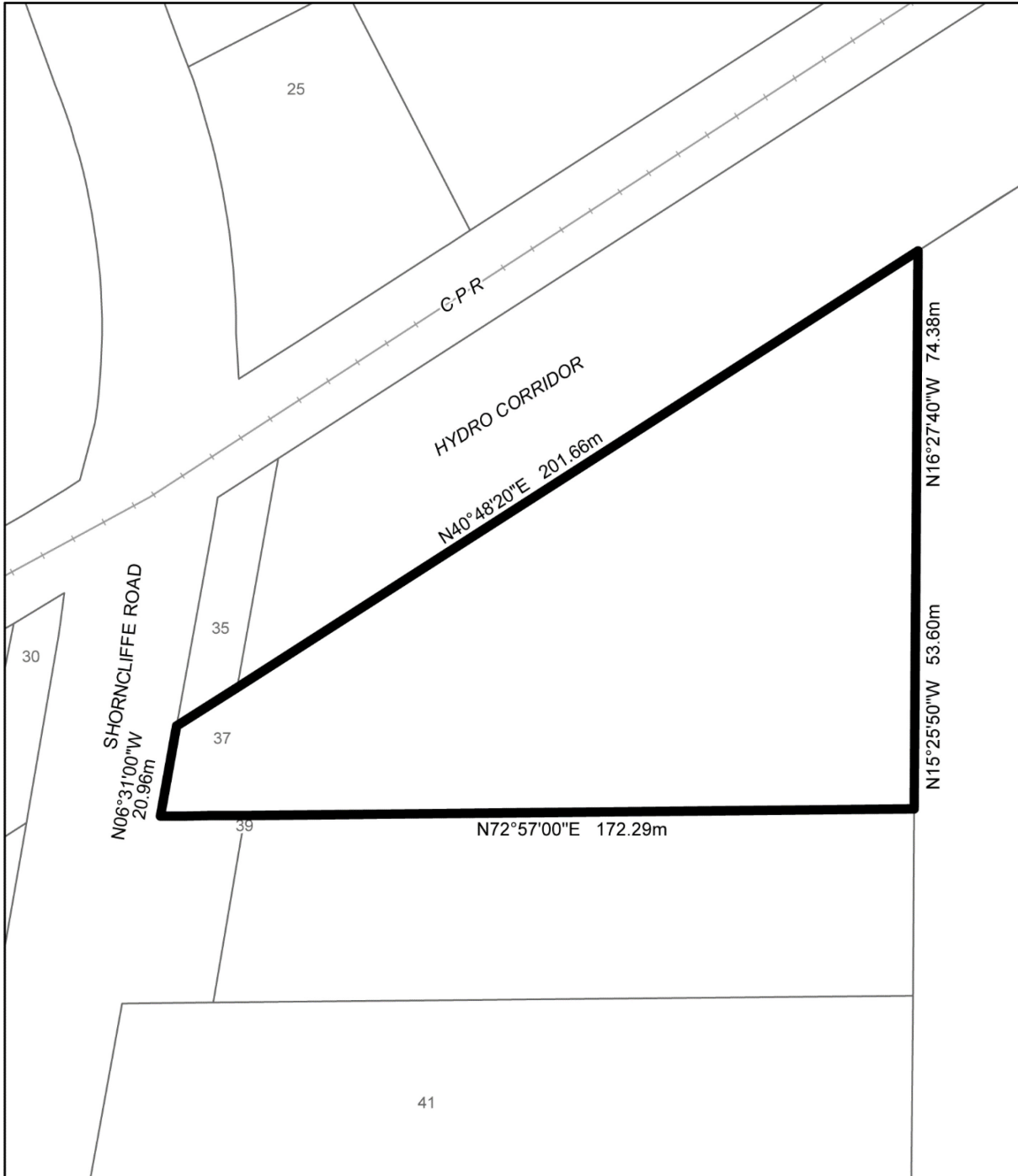
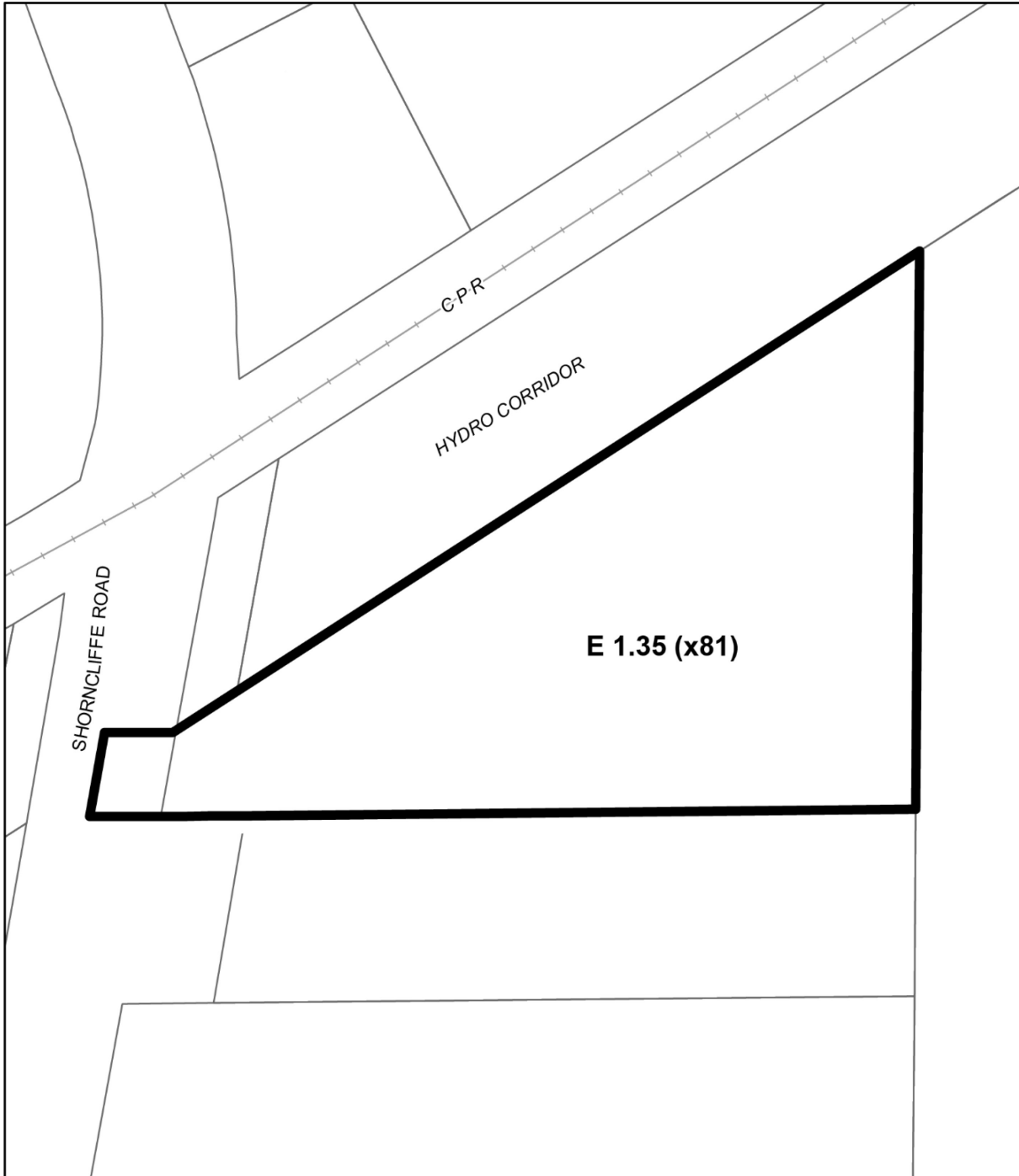


Diagram 2

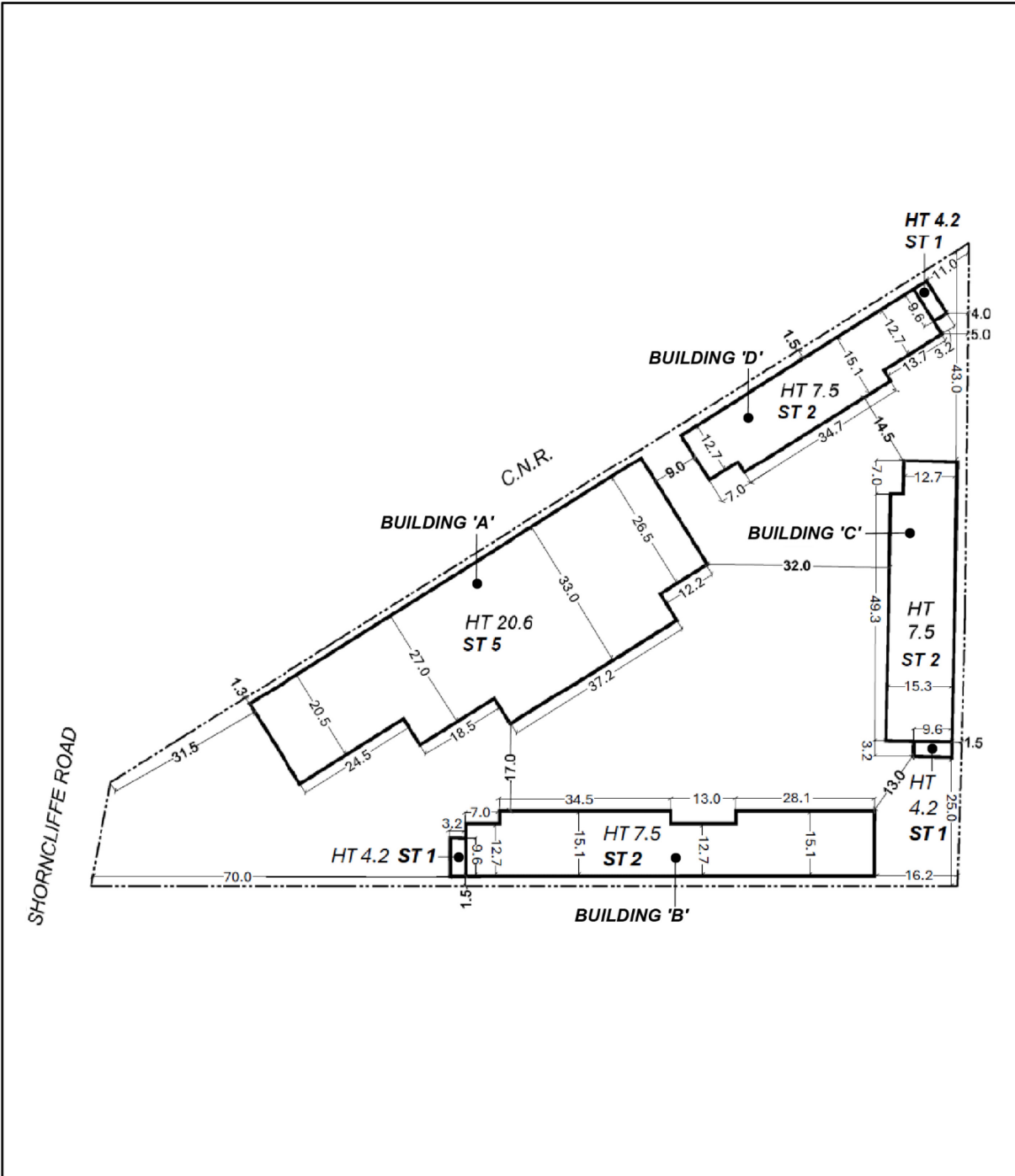


 **Toronto**
Diagram 2

37 Shorncliffe Road

File # 23 113750 WET 03 0Z

Diagram 3



 **Toronto**
Diagram 3

37 Shorncliffe Road

File # 23 113750 WET 03 02