

Authority: Etobicoke York Community Council Item
EY14.3, as adopted by City of Toronto Council on June 26
and 27, 2024
City Council voted in favour of this by-law on
November 14, 2024
Written approval of this by-law was given by Mayoral
Decision 21-2024 dated November 14, 2024

CITY OF TORONTO

BY-LAW 1215-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 2400 Eglinton Avenue West.

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 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 CR 2.5 (c2.5; r2.5) SS2 (x913) to a zone label of CR 2.5 (c2.5; r2.5) SS2 (1012), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1012 so that it reads:

(1012) Exception CR 1012

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 portion of lands municipally known as 2400 Eglinton Avenue West that are subject to this Exception, if the requirements of By-law 1215-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (V) below;

- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 153.2 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 1215-2024;
- (D) Despite Regulations 40.5.40.10(3) to (8), and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1215-2024:
- (i) equipment and **structures** used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, chimneys, and vents, by a maximum of 5.3 metres;
 - (ii) enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, **structures** that enclose, screen, or cover the equipment and structures used for the functional operation of the building listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 5.3 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
 - (v) trellises, pergolas, windscreens and unenclosed **structures** and elements providing safety or wind protection, by a maximum of 3.0 metres;
 - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony or terrace, by a maximum of 3.0 metres; and
 - (vii) antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres;
- (E) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law 1215-2024 subject to the following:
- (i) a mezzanine does not constitute a **storey**;
- (F) Despite Regulation 40.10.40.10(5) the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 2.6 metres;
- (G) Despite Regulation 40.10.40.40(1) the permitted maximum **gross floor area** of all **buildings** and **structures** is 30,500 square metres subject to the following:

- (i) the permitted maximum residential **gross floor area** is 29,200 square metres; and
 - (ii) the permitted maximum commercial **gross floor area** is 1,300 square metres;
- (H) The provision of **dwelling units** on the lands is subject to the following:
 - (i) the permitted maximum number of **dwelling units** is 397 **dwelling units**;
 - (ii) a minimum of 120 **dwelling units** must have two or more bedrooms;
 - (iii) a minimum of 40 **dwelling units** must have three or more bedrooms; and
 - (iv) any **dwelling units** with three or more bedrooms provided to satisfy (iii) above are not included in the provision required by (ii) above;
- (I) Despite Regulation 40.10.40.1(1), residential use portions of the **building** including indoor **amenity space**, bike parking, loading space, and garbage collection may be located on the first **storey**;
- (J) Despite Regulation 40.10.40.50(1), **amenity space** must be provided in accordance with the following:
 - (i) at least 797 square metres of indoor **amenity space**;
 - (ii) at least 1,306 square metres of outdoor **amenity space** of which at least 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (iii) no more than 60 percent of the outdoor component may be a **green roof**;
- (K) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1215-2024;
- (L) Despite Clause 40.10.40.60 and (K) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances subject to the following:
 - (i) balconies, by a maximum of 2.0 metres;
 - (ii) canopies, awnings, and windscreens and unenclosed structures and elements providing wind protection, by a maximum of 3.6 metres;
 - (iii) exterior stairs, access ramps, and elevating devices, by a maximum of 2.5 metres;

- (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.25 metres;
 - (v) architectural features including pilaster, decorative column, cornice, sill, belt course, and chimney breast, by a maximum of 1.0 metres;
 - (vi) eaves, by a maximum of 1.0 metres;
 - (vii) window projections including bay windows and box windows, by a maximum of 1.0 metres; and
 - (viii) light fixtures, satellite dishes, antennae, air conditioners, vents, and pipes, by a maximum of 1.0 metres;
- (M) A "Privately Owned Publicly Accessible Open Space (POPS)" with a minimum size of 379 square metres must be provided and maintained on the lands, generally located within the hatched area shown on Diagram 3 of By-law 1215-2024;
- (i) for the purpose of this exception, "Publicly Owned Privately Accessible Open Space (POPS)" means a space on the **lot** situated at ground level that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, landscaped plazas, and ornamental structures and is used principally for the purpose of sitting, standing and other recreational uses;
- (N) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided subject to the following:
- (i) no minimum for residential occupant **parking spaces**, but not exceeding a maximum of 68 residential occupant **parking spaces**;
 - (ii) a minimum of 5 residential visitor **parking spaces**; and
 - (iii) no **parking spaces** are required for the non-residential use;
- (O) Despite Regulation 200.15.10.10(1), accessible **parking spaces** must be provided subject to the following:
- (i) a minimum of 9 of the residential occupant **parking spaces** must be accessible **parking spaces**; and
 - (ii) a minimum of 1 of the required residential visitor **parking spaces** must be an accessible **parking space**;

- (P) Despite Regulation 200.5.1.10(2)(A)(iv), (B)(iv), (C)(iv), no additional width is required where a 2.6 metre wide **parking space** is obstructed on any side by any part of a fixed object such as a wall, column, bollard, fence or pipe, as described in Regulation 200.5.1.10(2)(D);
- (Q) Despite Regulation 230.5.10.1(5), **bicycle parking spaces** must be provided subject to the following:
- (i) a minimum of 388 "long-term" **bicycle parking spaces**; and
 - (ii) a minimum of 46 "short-term" **bicycle parking spaces**;
- (R) Despite Regulations 230.5.1.10(4)(C) and 230.5.1.10(5)(A), the minimum required dimensions for **stacked bicycle parking spaces** are subject to the following:
- (i) length of 1.8 metres; and
 - (ii) width of 0.4 metres;
- (S) Despite Regulation 230.5.1.10(10) "short-term" and "long-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (T) Despite Regulation 230.40.1.20(2), **bicycle parking spaces** may be located subject to the following:
- (i) "short-term" and "long-term" **bicycle parking spaces** may be located on any floor of a **building** including above or below grade, or within a secured or enclosed room;
- (U) Despite Regulation 40.10.90.40(1), access to the Type "G" and Type "B" **loading space** may be from the existing surface parking **lot** with existing access from a major **street**, or from a private or public **street** that is not a major **street**; and
- (V) Despite Regulation 40.10.100.10(1) **vehicle** access to the lands may be from the existing surface parking **lot** with existing access from a major **street**, or from a private or public **street** that is not a major **street**.

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

5. 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.

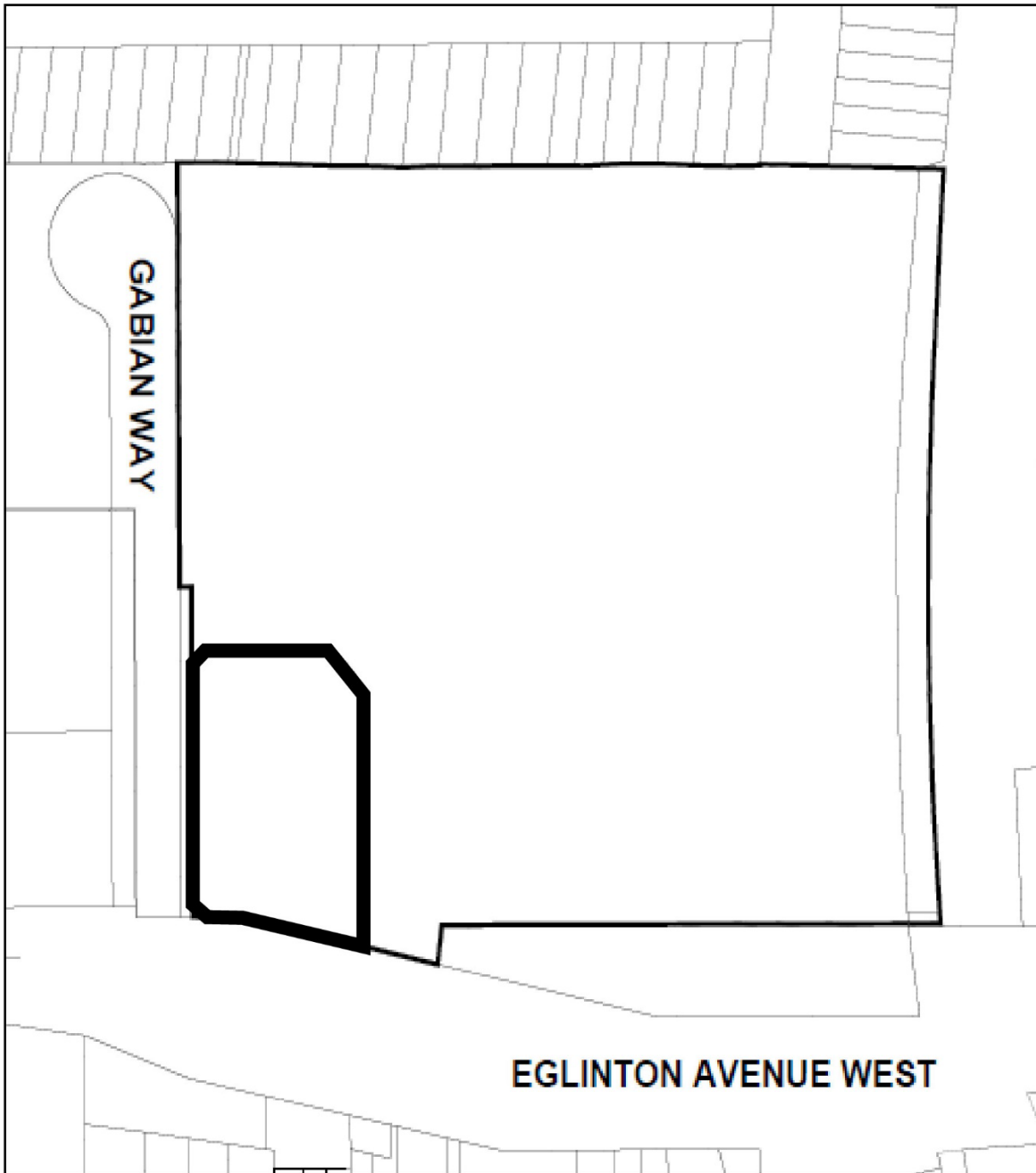
Enacted and passed on November 14, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

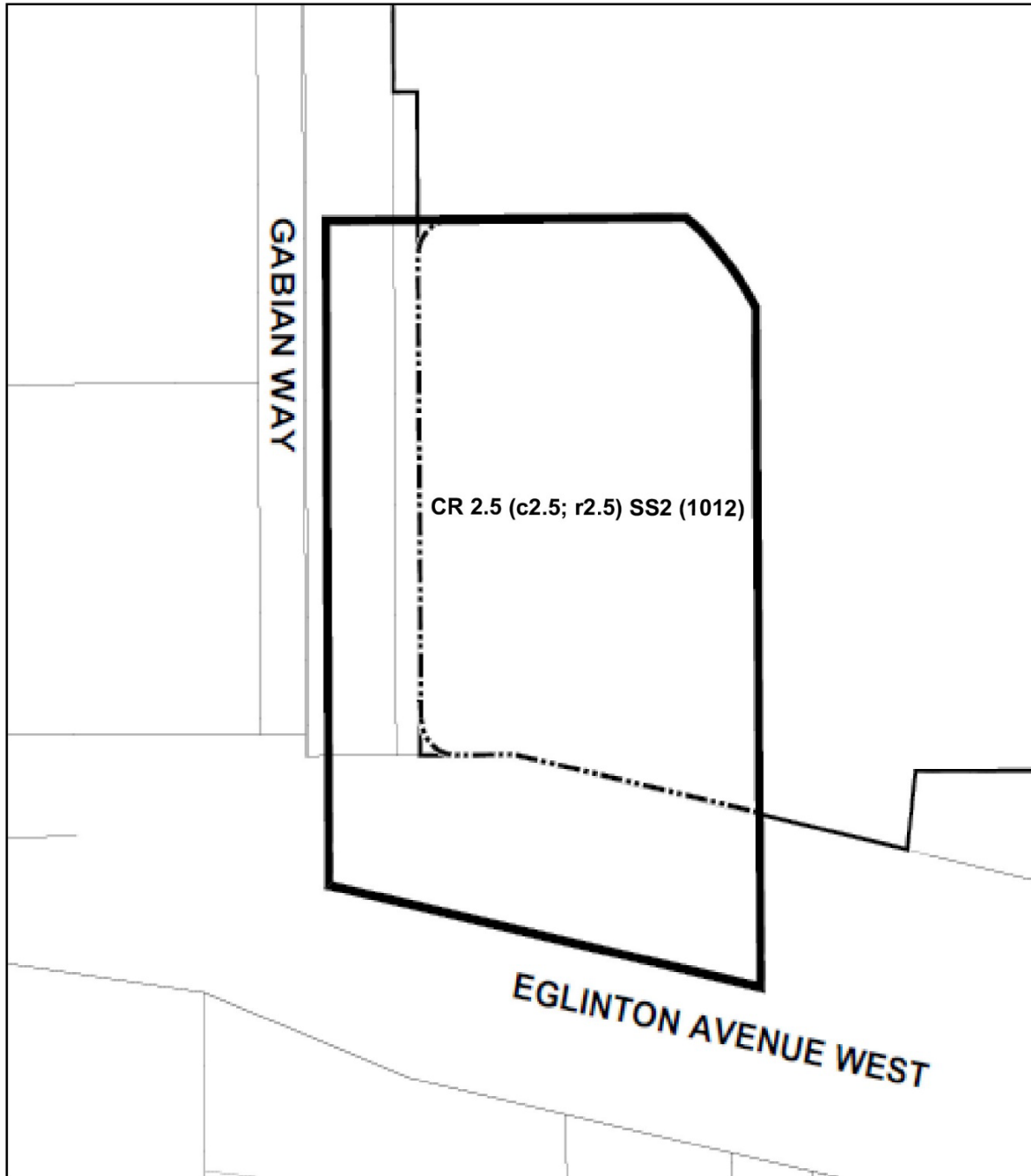


 **Toronto**
Diagram 1

2400 Eglinton Avenue West

File # 21 111665 WET 05 0Z

Diagram 2



Toronto
Diagram 2

2400 Eglinton Avenue West

File # 21 111665 WET 05 02

Diagram 3

