

## Attachment 5: Draft Zoning By-law Amendment

Authority: Scarborough Community Council ##, as adopted by City of Toronto Council on ~, 20~

### CITY OF TORONTO

Bill No. ~

**BY-LAW No. [XXXX- 2023]**

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2021 as, 2911 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*;

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 No. 569-2013, Chapter 800 Definitions;
3. Zoning By-law No. 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 0.3 (c0.3; r0.0) SS3 (x604) to a zone label of CR 0.74 (c0.74; r0.0) SS3 (x604) as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by deleting Article 900.11.10 Exception Number 604 and replacing it with the following, 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 2911 Eglinton Avenue East if the requirements of By-law [Clerks to insert By-law ##] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (N) below;
- (B) Despite land use permissions for this zone, the outdoor sales or display of goods or commodities not associated with a **Self-Storage Warehouse** is only permitted if it is located:

- (i) within 30 metres of the main wall; and
  - (ii) within 210 metres of the west lot line;
- (C) Despite Regulation 40.5.40.10(1), the height of the **building** or **structure** is the distance between the Canadian Geodetic Datum 161.55 metres and the elevation of the highest point of the **building** or **structure**;
- (D) In addition to the uses permitted by Regulation 40.10.20.10(1)(A), the following use is also permitted:
- (i) **Self-Storage Warehouse**;
- (E) Despite Regulation 40.10.30.40(1), the permitted maximum **lot coverage** excluding canopies is 33%;
- (F) Despite Regulation 40.10.40.10(3), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law **[Clerks to insert By-law ##]**;
- (G) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.0 metres.
- (H) Despite Regulation 40.10.40.60(2), a canopy for a **Self-Storage Warehouse** may encroach 1.3 metres into a required minimum **building setback**, as shown in metres on Diagram 3 of By-law **[Clerks to insert By-law ##]**;
- (I) Despite Regulation 40.10.40.70(3):
- (i) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and
  - (ii) The required minimum **building setbacks** for a **Self-Storage Warehouse** are as shown in metres on Diagram 3 of By-law **[Clerks to insert By-law ##]**;
- (J) Despite (F) above; no minimum **building setback** from a **lot line** that abuts a **street** is required for patios, roof overhangs, canopies and supporting columns;
- (K) Despite Regulation 40.10.150.1(1)(A), waste and **recyclable material** may be stored in outdoor partially buried storage containers;
- (L) Despite Regulations 970.10.15.5 and 200.5.10.1(1):

- (i) A minimum of 16 **parking spaces** are required for a **Self-Storage Warehouse**; and
  - (ii) A minimum of 3.41 **parking spaces** per 100 square metres are required for **Retail Stores** existing on the date of enactment of By-law [Clerks to insert By-law ##];
- (M) 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 [Clerks to insert By-law ##];
- (N) 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.

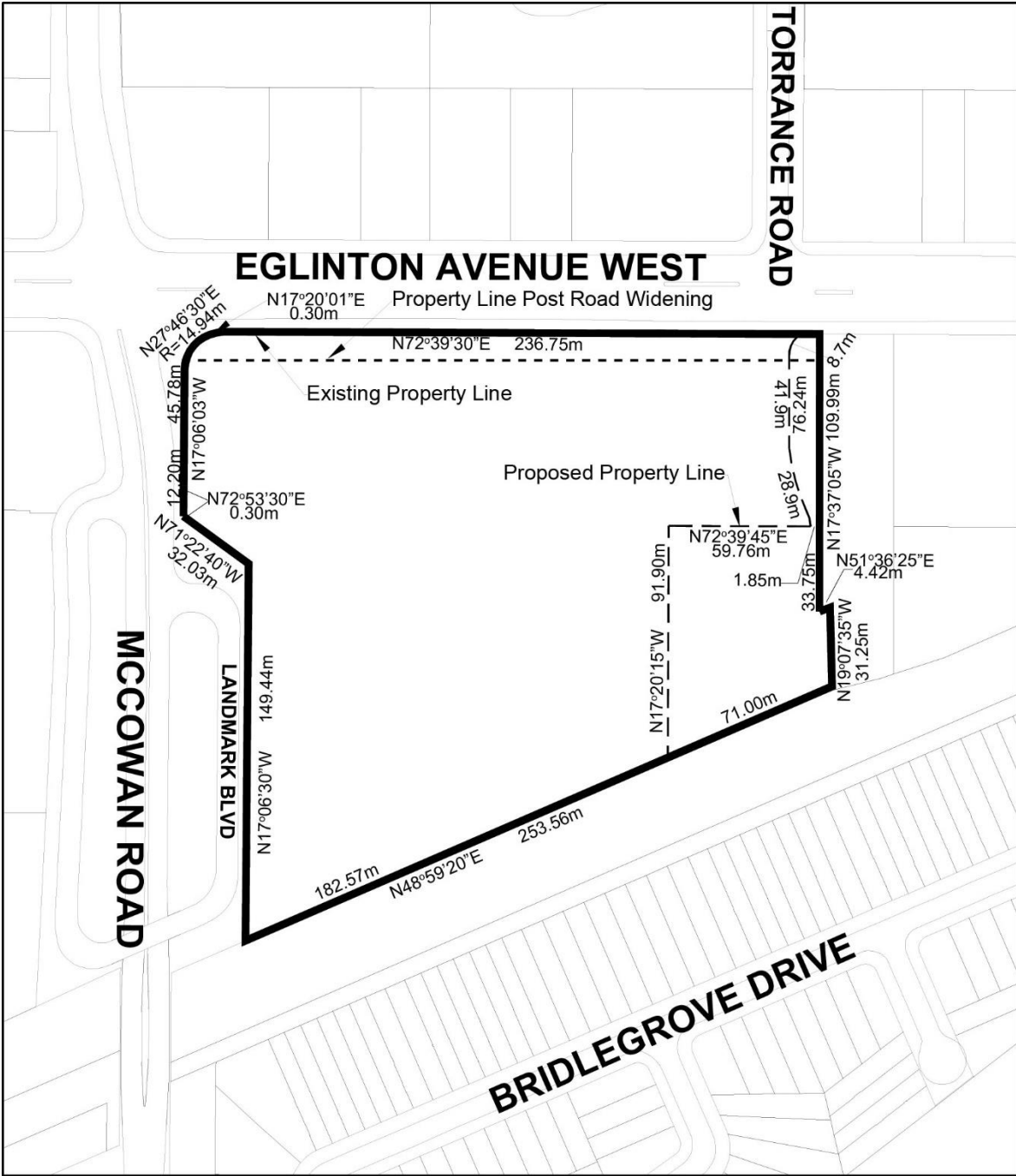
Prevailing By-laws and Prevailing Sections: (None apply)

Enacted and passed on month ##, 20##.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)



 **TORONTO**  
Diagram 1

2911 Eglinton Avenue East

File # 21 245219 ESC 20 02

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

