

Attachment 6: Draft Zoning By-law Amendment

Authority: Scarborough Community Council Item [-], as adopted by City of Toronto Council on [-]

CITY OF TORONTO

BY-LAW - 2023

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 3174, 3176, 3178, 3180 and 3182 Eglinton Avenue East and 1 and 7 Centre Street.

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; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; and

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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 0.4 (C0.4; R0.4); SS2 (x ###), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying no value.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands

to the Height Overlay Map in Article 995.20.1, and applying the following height label to these lands: HT 14.0, as shown on Diagram 3 attached to this By-law.

6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying the following lot coverage label to these lands: 33, as shown on Diagram 4 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number [###] so that it reads:

[###] Exception CR_(x ###)

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 3174 to 3182 Eglinton Avenue East and 1 to 7 Centre Street, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (U) 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 159.60 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Clause 40.10.30.40, the permitted maximum lot coverage, does not apply;
- (D) Despite regulation 40.10.40.1(1)(C), regulation 40.10.40.1(1)(A) does not apply to **dwelling units** on a **lot** subject to Development Standard Set 2 (SS2), if the **dwelling units**:
 - (i) face onto and have direct access to a **street**, which is not a major **street** on the Policy Areas Overlay Map; and
 - (ii) do not face onto and have direct access to a major **street** on the Policy Areas Overlay Map;”
- (E) 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 5 of By-law [Clerks to insert By-law number];

- (F) Despite Regulations 40.5.40.10(3),(4),(6) to (8) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 5 of By-law [Clerks to insert By-law number]:
- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.0 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 6.0 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 6.0 metres;
 - (v) planters, **landscaping** features, guard rails, and on a balcony and/or terrace, by a maximum of 2.0 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 2.0 metres; and
 - (vii) trellises, pergolas, divider screens, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (G) Despite Regulation 40.5.40.10(5), the mechanical penthouse referenced in (F)(ii), must not exceed 70% of the area of the roof of a **building**, measured horizontally;
- (H) Regulation 40.10.40.10(5) does not apply to any portion of the first **storey** used for **dwelling units** and uses **ancillary** to residential uses, such as **amenity space**, **bicycle parking spaces**, **loading spaces**, shower and change facilities, corridors, storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms.;
- (I) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 21,600 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 21,300 square metres; and

- (ii) the required minimum **gross floor area** for non-residential uses is 300 square metres;
- (J) The provision of **dwelling** units is subject to the following:
- (i) A minimum of 15 percent of the total number of **dwelling units must have 2** or more bedrooms;
 - (ii) A minimum of 9.5 percent of the total number of **dwelling units must have 3** or more bedrooms; and
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (K) Despite Regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** at a minimum rate of 4.0 square metres for each **dwelling unit**, of which:
- (i) at least 2.6 square metres for each **dwelling unit** as indoor **amenity space**; and
 - (ii) at least 1.4 square metres for each **dwelling unit** as outdoor **amenity space**;
- (L) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law [Clerks to insert By-law number];
- (M) Despite Regulation 40.10.40.80(2), the required minimum separation of **main walls** are as shown in metres on Diagram 5 of By-law [Clerks to insert By-law number];
- (N) Despite Clause 40.10.40.60, and (L) and (M) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, and balconies, by a maximum of 1.5 metres;
 - (ii) canopies and awnings, by a maximum of 4.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
 - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.2 metres;
 - (v) architectural features, such as a pilaster, decorative column,

- cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
- (vi) window projections, including bay windows and box windows, by a maximum of 0.5 metres;
 - (vii) eaves, by a maximum of 0.5 metres; and
 - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a maximum of 0.7 residential **parking spaces** for each Bachelor **dwelling unit** up to 45 m²;
 - (ii) a maximum of 1.0 residential **parking spaces** for each Bachelor **dwelling unit** greater than 45 m²;
 - (iii) a maximum of 0.8 residential **parking spaces** for each One-Bedroom **dwelling unit**;
 - (iv) a maximum of 0.9 residential **parking spaces** for each Two-Bedroom **dwelling unit**;
 - (v) a maximum of 1.1 residential **parking spaces** for each Three-Bedroom or more **dwelling unit**;
 - (vi) a minimum of 2.0 residential visitor **parking spaces** plus 0.05 **parking spaces** for each **dwelling unit**; and
 - (vii) a maximum of 4.0 non-residential **parking spaces** per 100 square metres of non-residential **gross floor area**;
- (P) For each on-site "car-share" **parking space** provided on the **lot**, the minimum residential **parking** required may be reduced by four **parking spaces**, up to a maximum reduction as calculated by the following formula:
- (i) 4 x (the total number of **dwelling units** on the lands divided by 60), rounded down to the nearest whole number; and
 - (ii) For the purposes of this exception:
 - (a) "car-share" or "car-sharing" means the practice whereby a number of people share the use of one or more motor

vehicles and such "car-share" motor vehicles are made available to at least the occupants of the building for short-term rental, including hourly rental;

(b) "car-share **parking space**" means a **parking space** exclusively reserved and actively signed for a vehicle used only for "car-sharing" purposes;

- (Q) Despite Regulation 200.5.1.10(2)(E), equipment for the charging of one electric **vehicle** is permitted within a **parking space**, subject to the equipment being located in the same **parking space** as the **vehicle** to be charged and:
- (i) being within 0.5 metres of two adjoining sides of the **parking space** which are not adjacent and parallel to a **drive aisle** from which **vehicle** access is provided, measured at right angles;
 - (ii) being at least 5.1 metres from a **drive aisle** from which **vehicle** access is provided, measured at right angles, and at least 1.0 metre from the ground;
- (R) Despite Regulation 230.5.1.10(4), **stacked bicycle parking spaces** will have the following minimum dimensions:
- (i) Minimum height: 1.2 metres
 - (ii) Minimum length: 1.7 metres; and
 - (iii) Minimum width: 0.45 metres;
- (S) Despite, regulation 200.15.1(4), up to 50% of the required accessible **parking spaces** must be located no more than 60 metres from a barrier free entrance to a **building** or to a passenger elevator that provides access to the first **storey** of the **building**;
- (T) Despite Regulation 230.5.1.10(9)(A) any long-term **bicycle parking space** may be located on the first below grade level or on the first or second **storey** inside the **building**;
- (U) Despite Regulation 230.40.1.20(2), 50% of the required short-term **bicycle parking spaces** may be located more than 30 metres but no more than 60 metres from a pedestrian entrance to the **building** on the **lot** as well as below **grade**.

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

8. 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.

9. Holding Symbol Provisions:

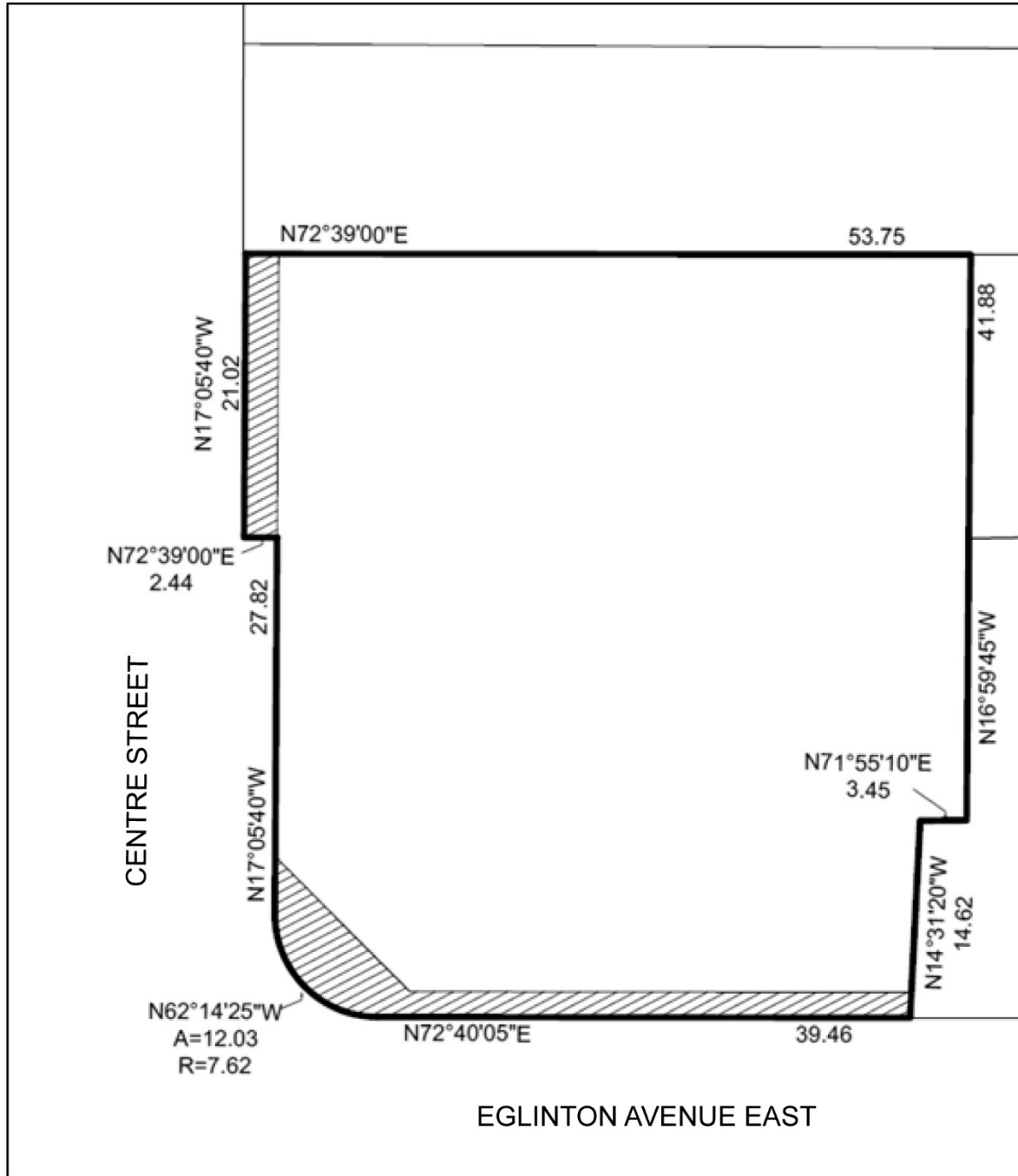
- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
- (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
 - (i) The owner has submitted, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, a revised Functional Servicing Report confirming the capacity in the existing sanitary municipal infrastructure to accommodate the proposed development and what, if any, sanitary infrastructure improvements are required; and
 - (ii) The Owner has entered into a financially secured agreement with the City, or alternate arrangements have been made, satisfactory to the Chief Engineer and Executive Director, Engineering and Construction Services, to pay for and construct any improvements to the municipal infrastructure in connection with the accepted Functional Servicing Report, should it be determined that improvements to such infrastructure are required to support this development.

Enacted and passed on [Clerks to insert date].

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk



(Seal of the City)



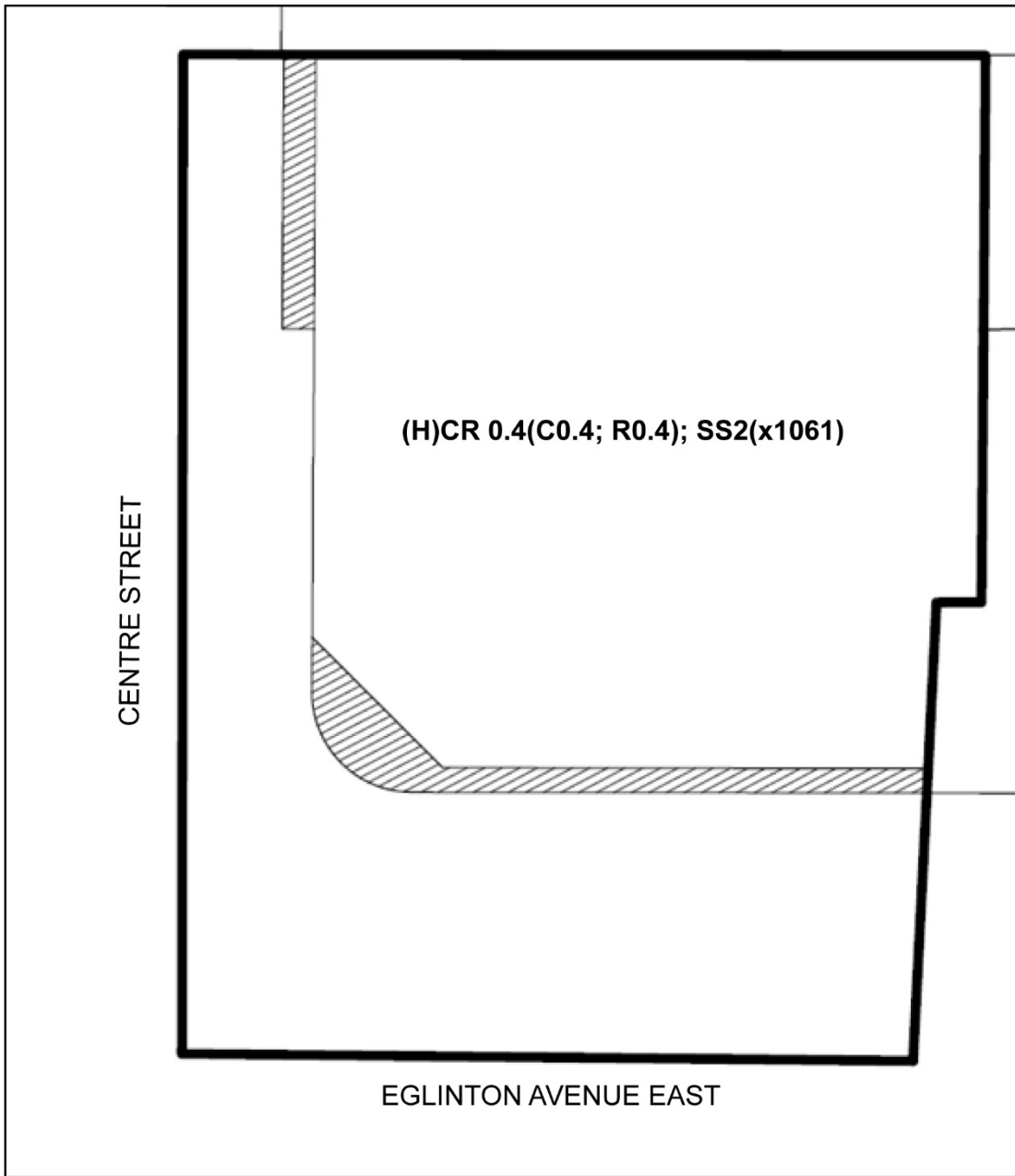
TORONTO
Diagram 1

**3174-3182 Eglinton Avenue East
 and 1-7 Centre Street**

File # 23 143925 ESC 24 0Z

-  Land subject to this by-law
-  Area of Road Widening and Corner Triangle




 City of Toronto By-law 569-2013
 Not to Scale
 11/19/2024




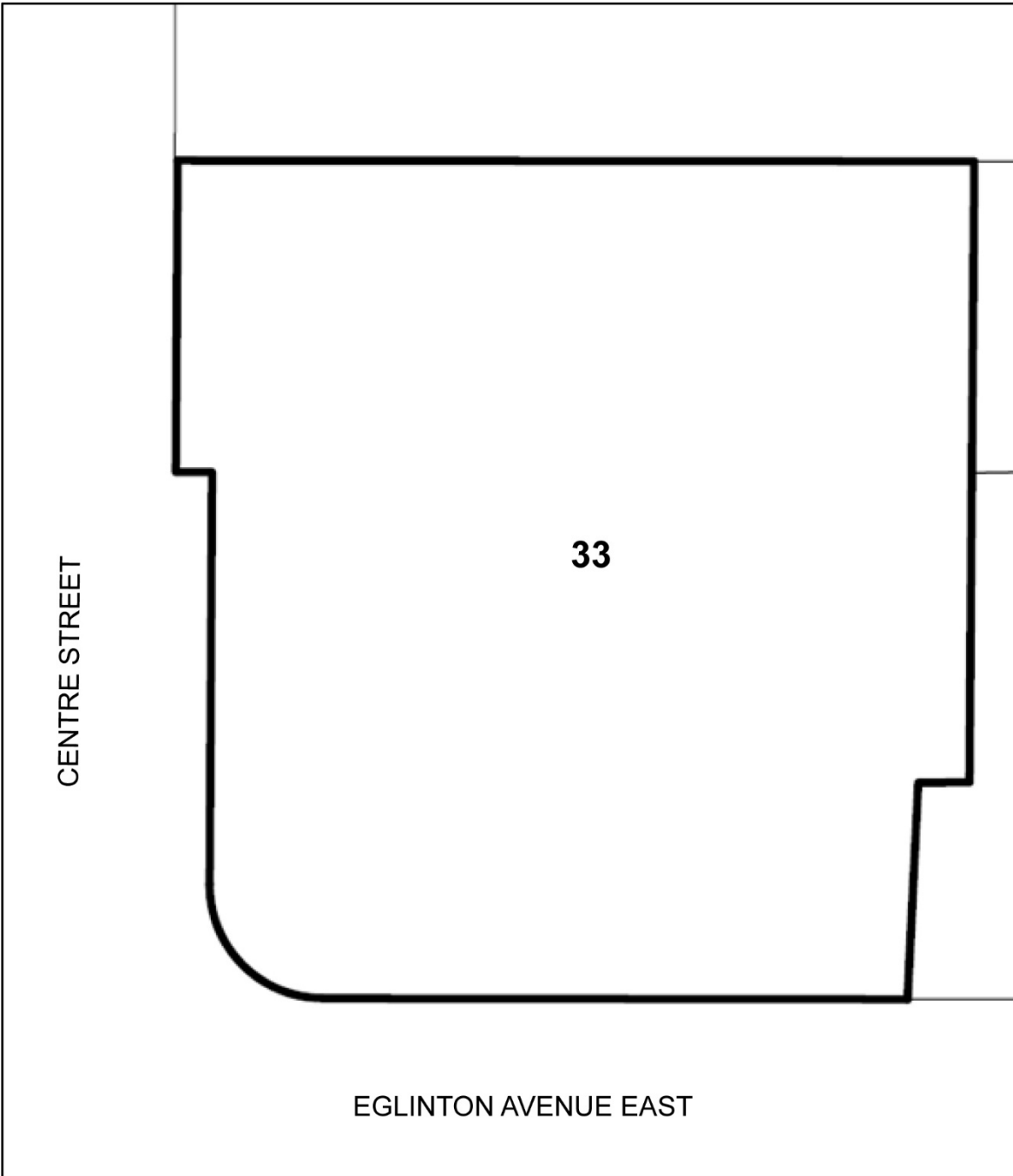
 **TORONTO**
Diagram 2

3174-3182 Eglinton Avenue East
and 1-7 Centre Street

File # 23 143925 ESC 24 0Z

-  Land subject to this by-law
-  Area of Road Widening and Corner Triangle

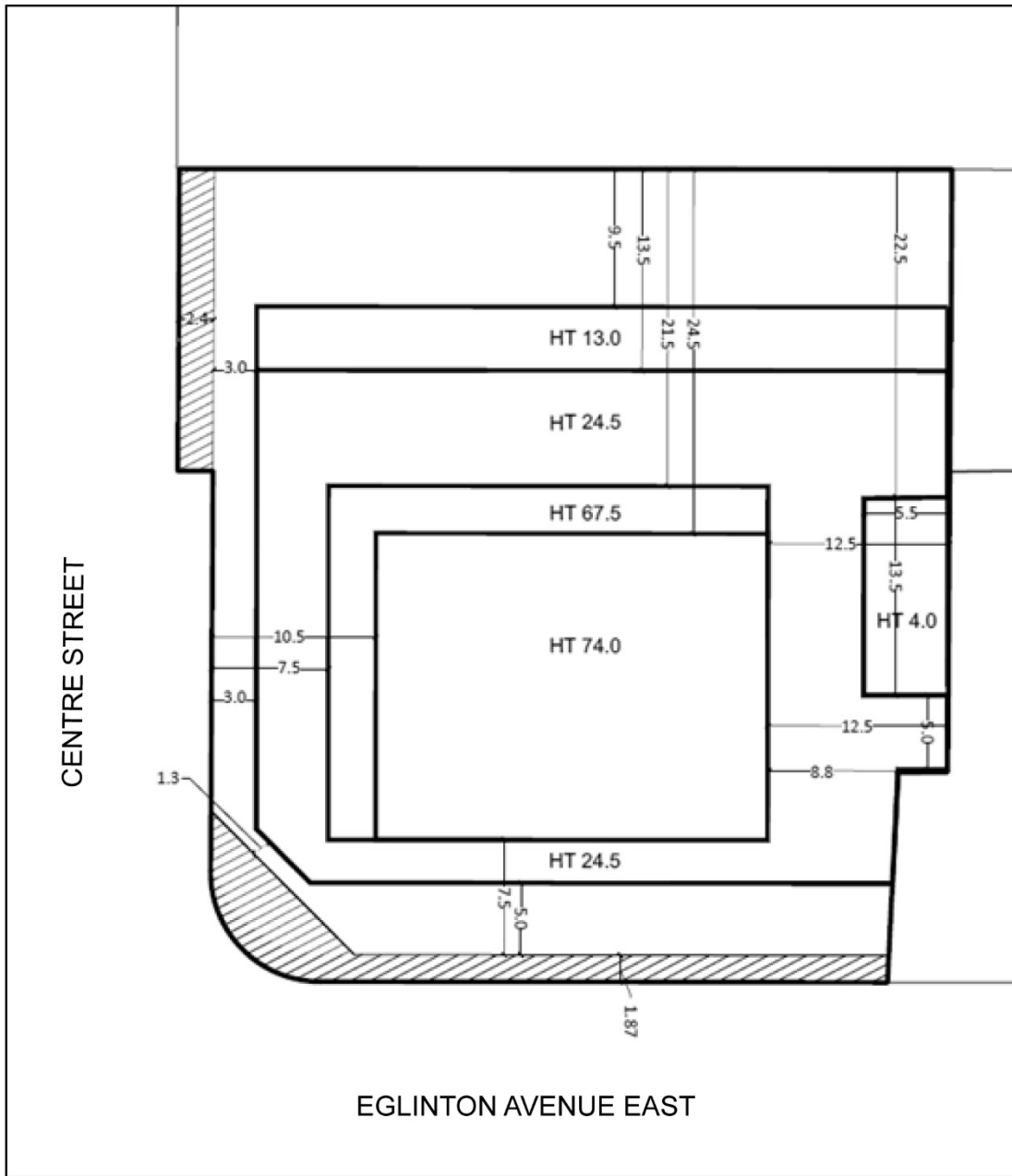

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 **TORONTO**
Diagram 4

**3174-3182 Eglinton Avenue East
and 1-7 Centre Street**



File # 23 143925 ESC 24 0Z




 **TORONTO**
Diagram 5

**3174-3182 Eglinton Avenue East
and 1-7 Centre Street**

File # 23 143925 ESC 24 02

-  Land subject to this by-law
-  Area of Road Widening and Corner Triangle


City of Toronto By-law 569-2013
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11/28/2024