

## Attachment 5: Draft Zoning By-law Amendment

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

### CITY OF TORONTO

### BY-LAW **XXX**-2025

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 2823, 2825, 2827 and 2829 Eglinton Avenue East.**

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; 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, 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 subject to this By-law from zone labels of CR 0.63 (c0.63; r0.0) SS3 (x685) and CR 0.4 (c0.4; r0.0) SS3 (x686) to a zone label of and CR 2.2 (c0.4; r1.8) SS3 (x1080) 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 1080 so that it reads:

#### **(1080) Exception CR 1080**

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 in the year 2024 as 2823, 2825, 2827 and 2829 Eglinton Avenue East, as shown on Diagram 1 of By-law [Clerks to insert By-law ##], a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (V) below;
- (B) Despite Regulations 5.10.30.20(1) and (2), the **front lot line** is the **lot line** running parallel to Eglinton Avenue East;
- (C) 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 two or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms; and
  - (iii) any **dwelling units** provided to satisfy (D)(ii) above are not included in the provision required by (D)(i) above;
- (D) 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 159.2 metres and the elevation of the highest point of the **building** or **structure**;
- (E) Regulation 40.10.30.40(1), with respect to maximum **lot coverage**, does not apply;
- (F) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building** on the **first floor** only;
- (G) 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 supply By-law ##];
- (H) Despite Regulations 40.5.40.10(3) to (8), in addition to (G) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building** shown on Diagram 3 of By-law [Clerks to supply By-law ##]:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, cooling equipment, enclosed stairwells, roof access, maintenance

- equipment storage, elevator shafts, garbage chutes, 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, inclusive of a mechanical penthouse, by a maximum of 6.0 metres;
  - (iii) **green roof** and blue roof elements and parapets may project an additional 1.0 metre above the elements set out in (i) and (ii) above.
  - (iv) **building** maintenance units and window washing equipment by a maximum of 5.0 metres;
  - (v) cabanas, pergolas, trellises and unenclosed **structures** providing safety or wind protection to rooftop terraces or outdoor **amenity space**, by a maximum of 3.0 metres;
  - (vi) planters, **landscaping** features, guard rails, balustrades, privacy and decorative screens, terrace dividers, fences, exterior stairs, roof drainage features and terrace walls by a maximum of 2.0 metres;
  - (vii) architectural features, parapets, and elements and structures associated with a **green roof**, by a maximum of 1.6 metres; and
  - (viii) **structures** and elements related to outdoor flooring and roofing assembly features by a maximum of 0.5 metres;
- (I) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 15,625 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 15,000 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 625 square metres;
- (J) Despite Regulation 40.10.50.10(1), **landscaping** is not required along the **front lot line**;
- (K) Despite Regulation 40.10.50.10(3), **soft landscaping** is not required along portions of the south **lot line** abutting a **lot** in the Residential Zone Category;

- (L) Despite Regulation 40.10.40.70(3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to supply By-law ##];
- (M) Despite Clause 40.10.40.60 and Regulation (L) above, the following elements may encroach into the required minimum **building setbacks** as follows:
- (i) balconies, to a maximum of 1.5 metres;
  - (ii) canopies, awnings and wind mitigation features, to a maximum of 3.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, to a maximum of 3.0 metres;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, and chimney breast, to a maximum of 2.0 metres;
  - (v) eaves, to a maximum of 1.0 metre; and
  - (vi) light fixtures, satellite dishes, antennae, vents, and pipes, to a maximum of 1.0 metre;
- (N) Despite Regulation 970.10.15.5(5), (7) and Table 970.10.15.5, **parking spaces** must be provided in accordance with the following:
- (i) for residential occupants:
    - (a) at a minimum rate of zero;
    - (b) at a maximum rate of:
      - i. 0.7 **parking spaces** for each bachelor **dwelling unit** up to 45 square metres and 1.0 **parking space** for each bachelor **dwelling unit** greater than 45 square metres;
      - ii. 0.8 **parking spaces** for each one bedroom **dwelling unit**;
      - iii. 0.9 **parking spaces** for each two bedroom **dwelling unit**; and

- iv. 1.1 **parking spaces** for each three or more bedroom **dwelling unit**;
  - (ii) for residential visitors:
    - (a) at a minimum rate of 2.0 **parking spaces** plus 0.05 **parking spaces** per **dwelling unit**; and
    - (b) at a maximum rate of 1.0 **parking space** per dwelling unit for the first five **dwelling units** plus 0.1 **parking spaces** per **dwelling unit** for the sixth and subsequent **dwelling units**;
  - (iii) for non-residential uses, at a maximum rate of 4.0 **parking spaces** for each 100 square metres of non-residential **gross floor area**; and
  - (iv) **parking spaces** for residential visitors and non-residential uses may be provided in a shared, non-exclusive basis;
- (O) Despite Regulation 200.5.1.10(2), a maximum of 15 percent of the total **parking spaces** provided on the lands may have a minimum width of 2.6 metres, despite being obstructed on one or both sides as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (P) Despite Regulations 200.5.1.10(2)(D), electric **vehicle** infrastructure, including electrical **vehicle** supply equipment or an **energized outlet**, does not constitute an obstruction to a **parking space**;
- (Q) Despite Regulations 200.15.1(1) and (3), accessible **parking spaces** must comply with the following:
- (i) an accessible **parking space** must have the following minimum dimensions:
    - (a) length of 5.6 metres;
    - (b) width of 3.4 metres; and
    - (c) vertical clearance of 2.1 metres;

- (ii) and the entire length of an accessible **parking space** must be adjacent to a minimum 1.5 metre wide accessible barrier free aisle or path;
- (R) Despite Regulation 200.15.10.10(1), a minimum of 3 accessible **parking spaces** are required;
- (S) Despite Regulation 220.5.10.1(1), a minimum of 1 Type “G” **loading space** is required;
- (T) Despite Regulation 230.5.1.10(4), a **stacked bicycle parking space** may have a minimum width of 0.4 metres;
- (U) Despite Regulation 230.5.1.10(10), required “short-term” **bicycle parking spaces** may be located in a **stacked bicycle parking space** arrangement; and
- (V) Despite Regulations 230.40.1.20(2), a “short-term” **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot**;

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

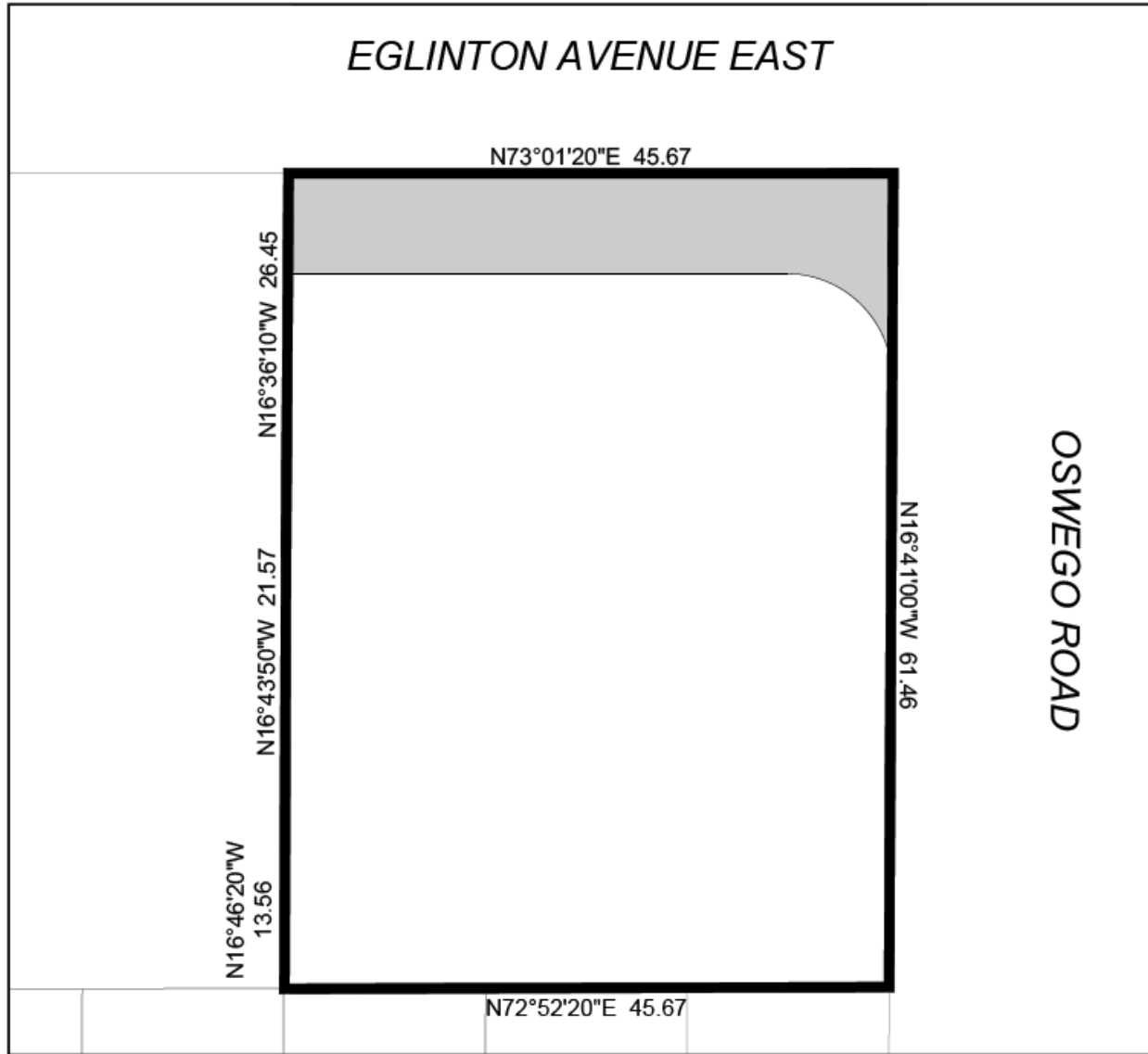
5. Despite any severance, partition or division of the lands, the provisions of this Bylaw shall apply as if no severance, partition, or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],  
Speaker

[full name],  
City Clerk

(Seal of the City)



**2823-2829 Eglinton Avenue East**

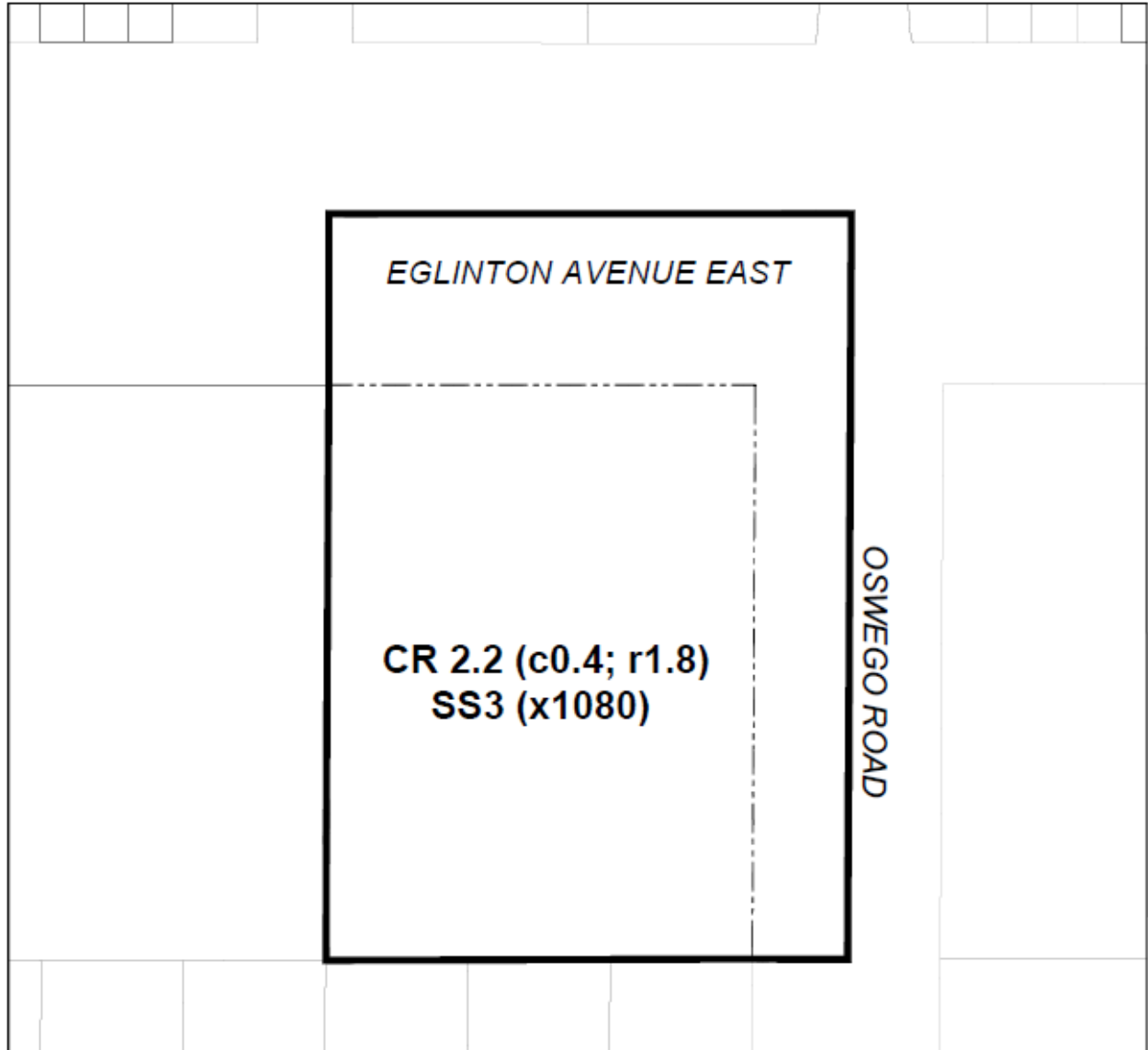
**Diagram 1**

File #22 139337 ESC 20 OZ

 Road widening



Not to Scale

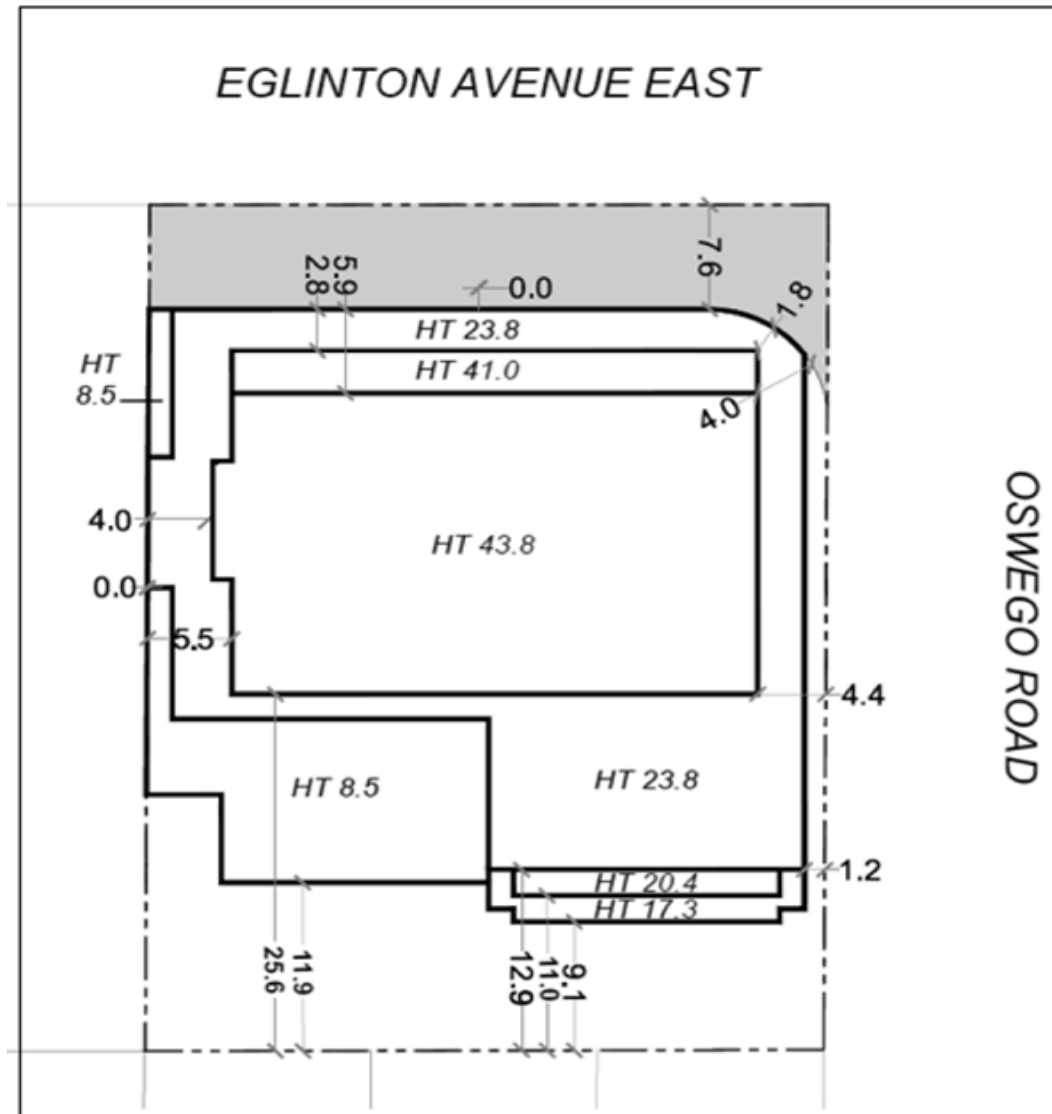
**2823-2829 Eglinton Avenue East****Diagram 2**

File #22 139337 ESC 20 OZ



Not to Scale





**Toronto**  
Diagram 3

2823, 2825, 2827, 2829 Eglinton Avenue East

File # 22 139337 ESC 20 02

 Road Widening

  
City of Toronto By-law 569-2013  
Not to Scale  
05/30/2025