

## **Attachment 6: Draft Zoning Bylaw Amendment**

Authority: North York Community Council Item [-], as adopted by City of Toronto Council on ~, 20~

### **CITY OF TORONTO**

#### **BY-LAW [Clerks to insert By-law number]**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 537-547 Eglinton Avenue East and 59 and 61 Hoyle Avenue.**

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 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law.

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. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.1 respecting the lands outlined by heavy black lines from a zone label of RAC (x303) to a zone label of CR SS2 (x1262) as shown on Diagram 2 attached to this By-law.
3. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1262 so that it reads:

(1262) Exception CR 1262

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 537-547 Eglinton Avenue East and 59 and 61 Hoyle Avenue, 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 (T) 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 153.94 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 [Clerks to insert By-law number];
- (D) 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 [Clerks to insert By-law number]; and
- (i) for the purpose of this exception, a mezzanine and mechanical penthouse does not constitute a **storey**;
- (E) 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 [Clerks to insert By-law number]:
- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, including a mechanical penthouse, 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 6.5 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 divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
- (vi) antennae, flagpoles and satellite dishes, by a maximum of 4.0 metres; and

- (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 26,350 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 26,100 square metres;
  - (ii) the required minimum **gross floor area** for non-residential uses is 200 square metres;
- (G) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
  - (i) a minimum of 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) a minimum of 1.5 square metres of outdoor **amenity space** for each **dwelling unit** of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) a maximum of 25 percent of the outdoor component may be a **green roof**;
- (H) Despite Regulations 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** and separation of **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (I) Despite Clause 40.10.40.60, and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) balconies, by a maximum of 2.0 metres, except as follows:
    - (a) despite (i) above, projecting balconies are not permitted to encroach into the required minimum **building setbacks** and **main wall** separation distances within the areas labelled as "Balcony Restriction Zone" on Diagram 3 of By-law [Clerks to insert By-law number];
  - (ii) canopies and awnings, by a maximum of 3.0 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 0.6 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.0 metres;
  - (vi) terraces and decks, and associated privacy screen or architectural features, are permitted above rooftop areas and may project or encroach up to the extent of the storey below.
- (J) Despite Regulation 40.10.50.10(2), a fence abutting a **lot** in the Residential Zone category or Residential Apartment Zone is not required except along the **rear lot line**;
- (K) Despite Regulation 40.10.50.10(3), a minimum 1.5 metre wide strip of land used only for **soft landscaping** is not required along the part of the eastern **lot line** abutting a **lot** in the Residential Apartment Zone category;
- (L) Despite Regulation 40.10.90.10(C), a **loading space** may be located in a **rear yard** that abuts a **lot** in the Residential Zone category or Residential Apartment Zone category;
- (M) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
  - (ii) width of 3.4 metres; and
  - (iii) vertical clearance of 2.1 metres;
- (N) Despite Regulation 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (O) Despite Regulation 200.5.1.10(2)(A)(iv), 10 percent of the provided **parking spaces** may be obstructed 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 Regulation 200.15.1(4), an accessible parking space is not required to be the **parking space** closest to a barrier free entrance to a **building** or a passenger elevator, but must be within 20 metres to a barrier free entrance to a **building**;
- (Q) Despite Regulation 230.5.1.10(4)(A), the minimum dimension of a

**stacked bicycle parking space** is:

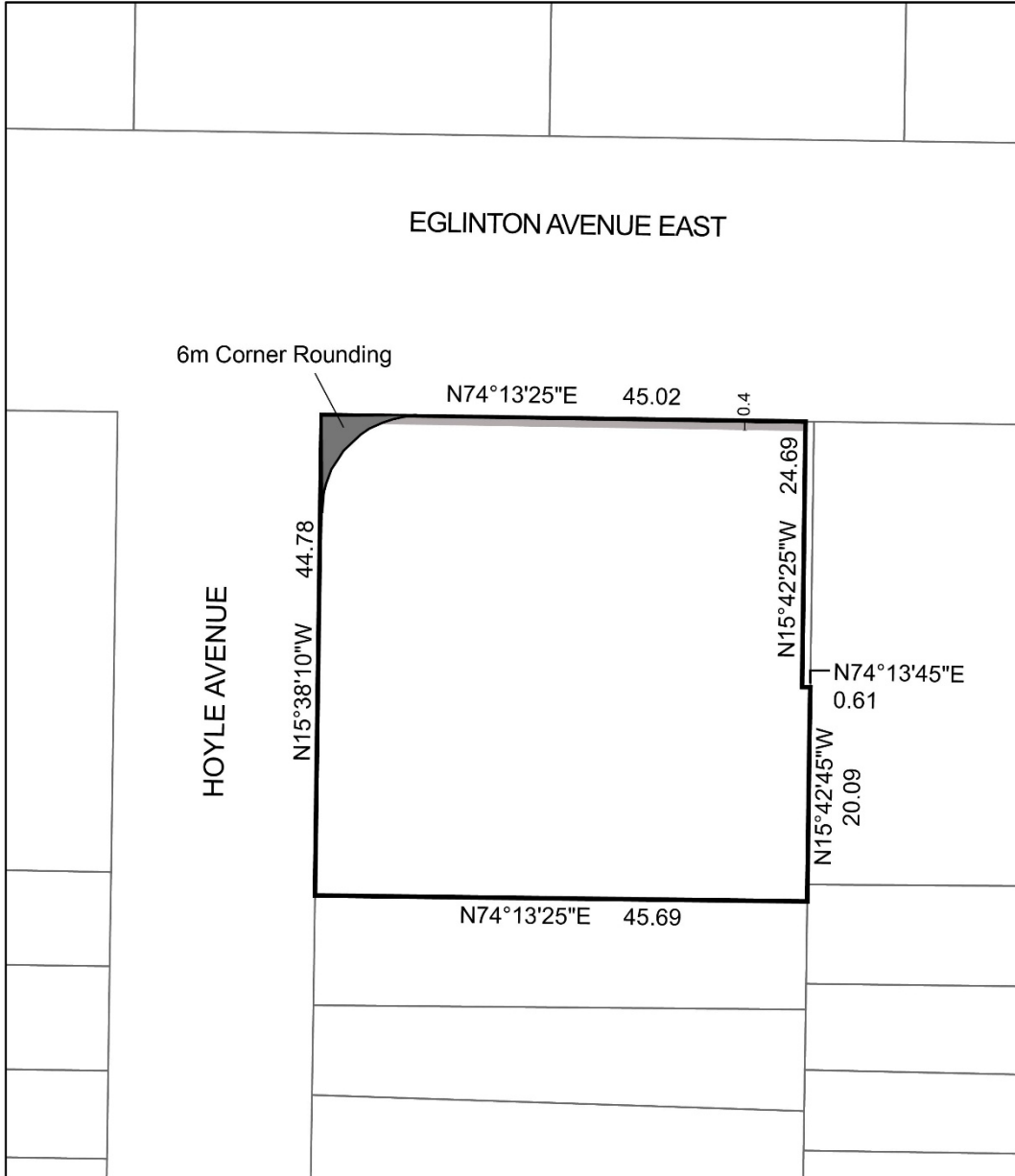
- (i) minimum length of 1.8 metres;
  - (ii) minimum width of 0.4 metres;
  - (iii) minimum vertical clearance from the ground of 1.9 metres;
- (R) Despite Regulations 230.5.1.10(9)(B)(i) to (iii), the required “long-term” **bicycle parking spaces** for a **dwelling unit** may be located:
- (i) on a mezzanine level above the first **storey** of the **building**; and
  - (ii) on the first **storey** of the **building**;
  - (iii) on any level of the **building** below ground.
- (S) Despite Regulation 230.5.1.10(10), a “long-term” **bicycle parking space** may be located in a stacked bicycle space in accordance with (Q) and (R) above;
- (T) Despite Regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
- (i) 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**;
  - (ii) 0.2 "short-term **bicycle parking spaces** for each **dwelling unit**;
4. 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.
5. Temporary Use(s):
- (A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of **Construction Office** or **Sales Office** on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.
  - (B) For the purpose of (A) above, “Construction Office/Sales Office” means **buildings, structures**, facilities or trailers, or portions thereof, used for the purpose of the administration and management of construction activity and/or for selling or leasing **dwelling units**.

Enacted and passed on [Clerks to insert date].

[full name],  
Speaker

[full name],  
City Clerk

Diagram 1



537-547 Eglinton Avenue East & 59-61 Hoyle Avenue

File # 25 271066 NNY 15 0Z

- 6.0 metre corner rounding
- 0.4 metre road widening

Diagram 2

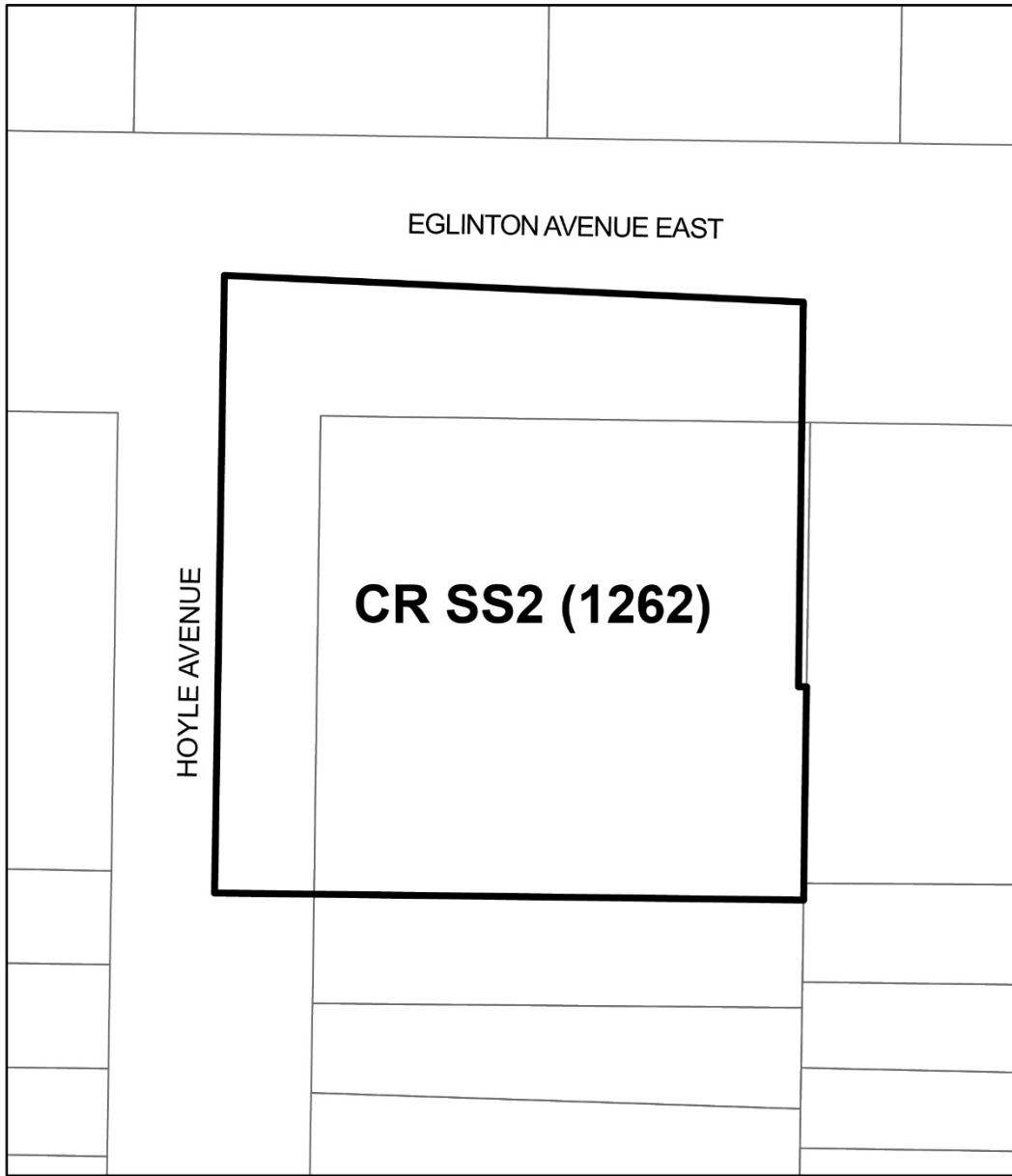
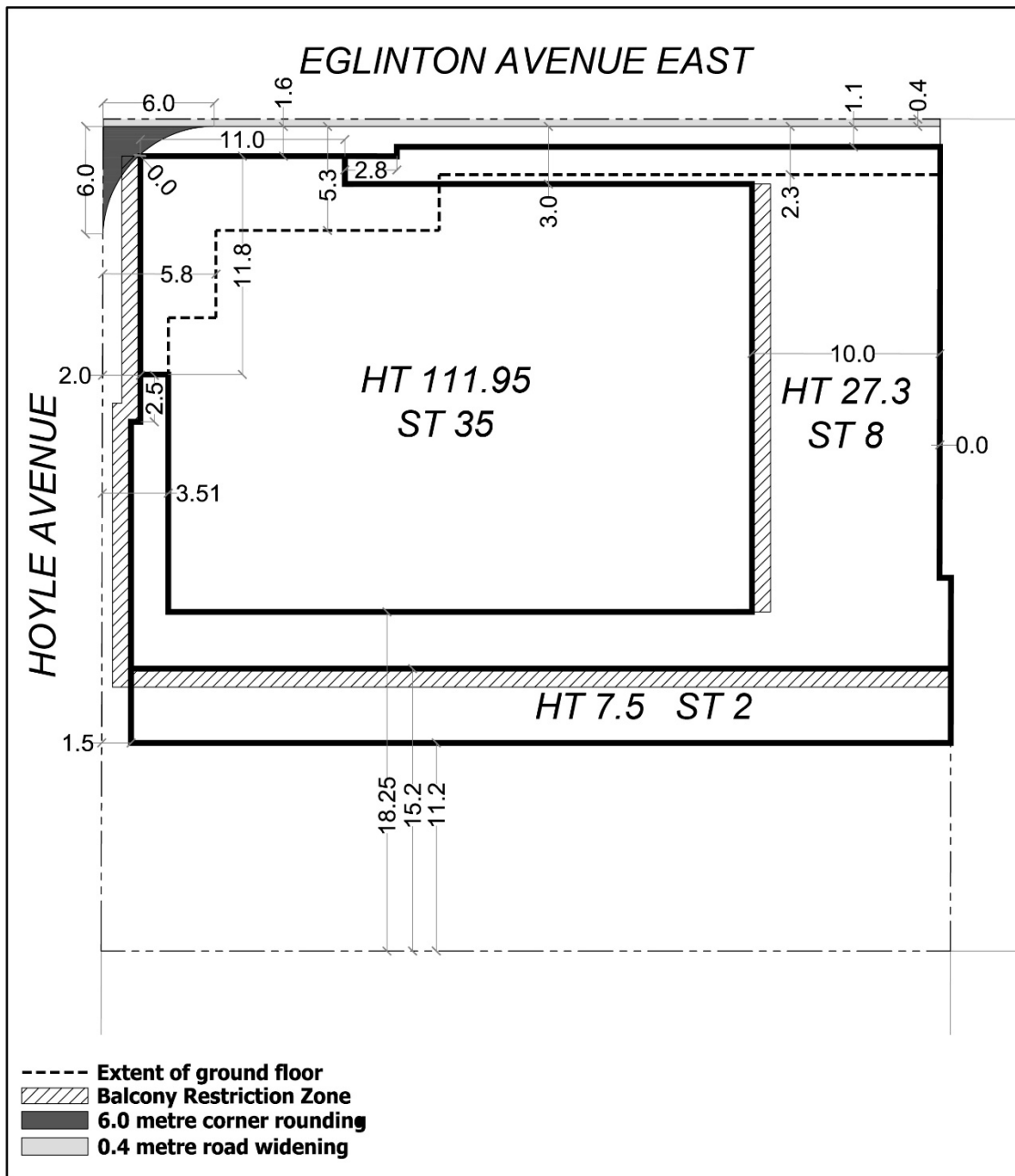


Diagram 3



537-547 Eglinton Avenue East & 59-61 Hoyle Avenue

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