

Authority: Etobicoke York Community Council Item ##, as adopted by City of Toronto Council on ~, 20~

## CITY OF TORONTO

### BY-LAW XXX-2022

**To amend former City of York Zoning By-law 1-83, as amended, with respect to the lands municipally known in the year 2022 as 2634, 2636, 2640, 2642, and 2654 Eglinton Avenue West and 1856 and 1856A Keele 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;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Schedule A attached to this By-law.
2. Section 6 Amendments of Use Districts and Districts Maps of the former City of York Zoning By-law 1-83, as amended, be further amended by adding the following new Subsection (XX):

**“(XX) Lands – 2634, 2636, 2640, 2642, and 2654 Eglinton Avenue West and 1856 and 1856A Keele Street”**

By changing the area shown on District Map 23 comprising of lands shown on Schedule A from MCR (Main Street Commercial /Residential Zone) to MCR and Section 16 (XX).

3. That Section 16 General Exceptions of the former City of York Zoning By-law 1-83, as amended, be further amended by adding a new Subsection (XX) with the following:

**“(XX) Lands – 2634, 2636, 2640, 2642, and 2654 Eglinton Avenue West and 1856 and 1856A Keele Street”**

Notwithstanding the provisions of former City of York Zoning By-law 1-83, the lot, as delineated by heavy black lines on Schedule "A" to this Subsection attached hereto, municipally known as 2634, 2636, 2640, 2642, and 2654 Eglinton Avenue West and 1856 and 1856A Keele Street, may be used for the purposes of erecting a mixed use building subject to the following provisions:

#### MAXIMUM GROSS FLOOR AREA

- a. The maximum residential gross floor area of the building shall be 22,700 square metres.
- b. The maximum non-residential gross floor area of the building shall be 400 square metres.

#### PERMITTED USES

- c. Apartment House

#### DWELLING UNITS:

- d. A minimum of 25 percent of the total number of dwelling units on the lot must have two bedrooms.
- e. A minimum of 10 percent of the total number of dwelling units on the lot must have three or more bedrooms.

#### BUILDING HEIGHT

- f. The maximum height of the building or structure, or portion thereof, shall not exceed the height limits in metres specified by the number following the "H" symbol as shown on Schedule "B" attached hereto, except for the following:
  - (i) equipment used for the functional operation of the building including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, structures that enclose, screen or cover the equipment, structures and parts of a building, inclusive of a mechanical penthouse, may project above the height limits to a maximum of 6 metres;
  - (ii) planters, landscaping features, guard rails, and divider screens on a balcony and/or terrace may project above the height limits to a maximum of 3 metres; and
  - (iii) trellises, pergolas, and unenclosed structures providing safety or wind protection to rooftop amenity space may project above the height limits to a maximum of 3.5 metres;

#### YARD SETBACKS

- g. No portion of the building or structure erected or used above grade shall be located otherwise than wholly within the areas delineated by the lines as shown on Schedule "B" attached hereto, as to provide the minimum and maximum setbacks, with the exception of the following:

- (i) decks, porches, balconies, canopies and awnings, to a maximum extent of 2.5 metres;
- (ii) cladding added to the exterior surface of the main wall of a building, to a maximum extent of 0.35 metres;
- (iii) eaves, air conditioners, satellite dishes, antennae, vents, and pipes to a maximum extent of 1.8 metres;

## PARKING

- h. parking spaces must be provided in accordance with the following:
  - a. a minimum of 0.14 residential occupant parking spaces for each dwelling unit;
  - b. a minimum of 2 residential visitor parking spaces; and
  - c. a minimum of 2 non-residential parking spaces;
- i. Accessible parking spaces shall be provided and maintained on the lot as follows:
  - a. An accessible parking space shall have the following minimum dimensions:
    - i. length of 5.6 metres;
    - ii. width of 3.4 metres;
    - iii. vertical clearance of 2.1 metres; and
    - iv. a 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible parking space;
  - b. Accessible parking spaces must be the parking spaces closest to a barrier free:
    - i. entrance to a building;
    - ii. passenger elevator that provides access to the first storey of the building; and
    - iii. and the shortest route from the required entrances in (i) and (ii) above.
- j. Accessible parking spaces shall be provided at a minimum rate of 1 accessible parking space for every 25 parking spaces.

## BICYCLE PARKING

- k. Bicycle parking spaces shall be provided and maintained on the lot in accordance with the following:
  - a. A minimum of 0.9 residential long-term bicycle parking spaces per dwelling unit;
  - b. A minimum of 0.1 residential short-term bicycle parking spaces per dwelling unit;
  - c. No retail/non-residential bicycle parking spaces are required.
- l. Bicycle parking spaces shall be provided and maintained on the lot as follows:
  - a. An accessible parking space shall have the following minimum dimensions:
  - b. length of 1.8 metres;
  - c. width of 0.6 metres;
  - d. vertical clearance of 1.9 metres;

## LOADING

- m. A minimum of one (1) Type ‘G’ loading space shall be provided and maintained on the lot.

## AMENITY SPACE

- n. A minimum of 2.0 square metres for each dwelling unit as indoor amenity area shall be provided and maintained;
- o. A minimum of 1.7 square metres for each dwelling unit as outdoor amenity area shall be provided and maintained.

## DEFINITIONS

- a. "*lot*" means the lands delineated by heavy lines on Schedule A attached to and forming part of this By-law;
- b. "*mixed use building*" means a building with a minimum of one dwelling unit a non-residential use, including retail and service commercial uses;
- c. "*height*" means the vertical distance between the Canadian Geodetic Datum elevation of 128.87 metres and the highest point of any building on the *lot*, excluding for those elements prescribed by this By-law;
- d. "*gross floor area*" shall mean the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior main wall of each floor level.

For the purpose of this exception, the "*gross floor area*" of an apartment house is reduced by the area in the building used for:

- i. Parking spaces and bicycle spaces below the ground level;
  - ii. Required bicycle parking spaces at or above-ground;
  - iii. Storage rooms, washroom, electrical, utility, mechanical and ventilation rooms in the basement;
  - iv. Elevator shafts
  - v. Mechanical penthouse; and,
  - vi. Exit stairwells in the building
- e. "bicycle parking space" means an area used for parking or storing bicycle and;
- f. "long-term bicycle parking space" means an area with bicycle parking spaces that is equipped with a bicycle rack or locker for residents of the building for the purpose of parking and securing bicycles;

- g. “short-term bicycle parking space” means an area with bicycle parking spaces that is equipped with a bicycle rack or locker for visitors of the building for the purpose of parking and securing bicycles;
- h. “stacked bicycle parking space” means a horizontal bicycle parking space that is positioned above or below another bicycle parking space;
- i. "*temporary sales office*" means a building or structure used for the purpose of the sale of dwelling units to be erected on the lot.

#### OTHER PROVISIONS

- j. None of the provisions of this By-law shall apply to prevent a *temporary sales office* on the *lot*;
- k. Despite any existing or future severance, partition or division of the lot, the provisions of this By-law shall apply to the whole of the lot as if no severance, partition or division occurred.

Enacted and passed on xxxxx, 2022.

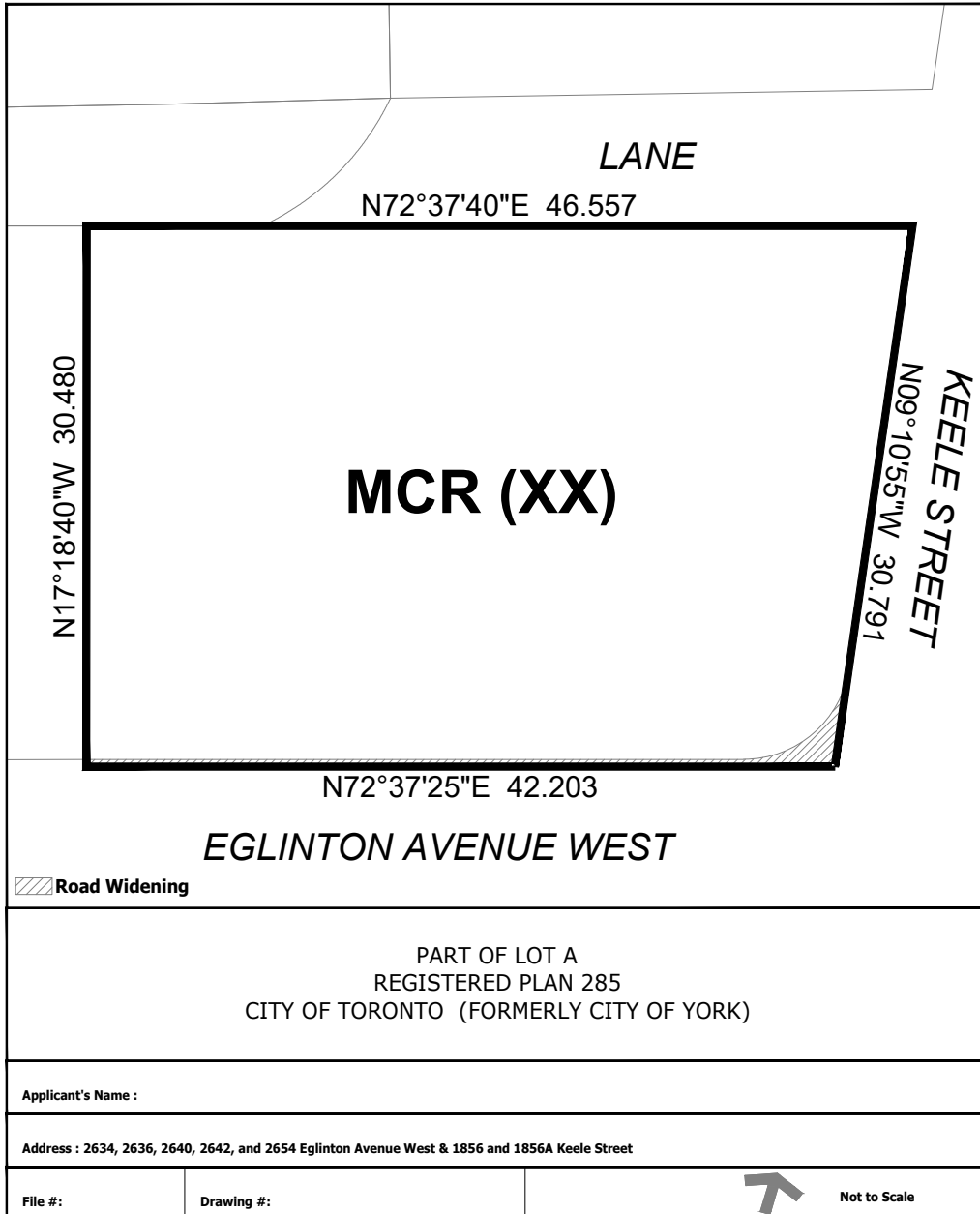
[Full Name],  
Speaker  
(Seal of the City)

[Full Name]  
City Clerk

### Schedule A



Schedule A BY-LAW Number XXXX-2022  
and to Section 16(XX) of Zoning By-Law 1-83, as amended



### Schedule B



Schedule A BY-LAW Number XXXX-2022  
and to Section 16(XX) of Zoning By-Law 1-83, as amended

