

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

CITY OF TORONTO

BY-LAW [XXXX](2022)

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 2634, 2636, 2640, 2642, and 2654 Eglinton Avenue West, 1856 Keele Street and 1856A Keele Street.

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; 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 a zone label of CR SS2 (x2624) to a zone label of CR SS2 (exception number) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569 -2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20 for the lands subject to this By-law, from a height and storey label of HT 24, ST 8, to a height and storey label of HT 104.5, ST 33, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by amending and replacing Article 900.11.10 Exception Number [##] so that it reads:

[Insert exception number] Exception CR SS2 [insert exception number]

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 2634, 2636, 2640, 2642, and 2654 Eglinton Avenue West, and 1856A Keele Street 1856 Keele Street, as shown on Diagram 1 of By-law [Clerks to insert By-law ##], 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 (J) below:
- (B) Despite Regulation 40.5.40.10(1) and 40.5.40.10(2), the height of any **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 128.87 metres and the highest point of the **building** or **structure**.
- (C) Despite Regulations 40.10.40.10(2) and 900.11.10(2642)(A), 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 ##];
- (D) Despite Regulations 40.5.40.10(3) to (8) and (B) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
- (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, and vents may project above the height limits to a maximum of 6 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, may project above the height limits to a maximum of 6 metres;
 - (iii) 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
 - (iv) 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;
- (E) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 22,700 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 22,300 square metres; and
 - (ii) the permitted maximum **gross floor area** for non-residential uses is

400 square metres;

- (F) Despite Regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** at an overall rate of 3.7 square metres for each **dwelling unit**, of which:
 - (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**; and
 - (ii) at least 1.7 for each **dwelling unit** as outdoor **amenity space**;
- (G) Despite Clause 40.10.40.60 and (G) above, the following elements may encroach into the required minimum **building setbacks** and separation distances as follows:
 - (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; and
 - (iii) eaves, air conditioners, satellite dishes, antennae, vents, and pipes to a maximum extent of 1.8 metres;
- (H) Despite Regulation 40.10.40.70(2) and 900.11.10(2642)(B) and (C), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to supply By-law ##];
- (I) Accessible **parking spaces** shall be provided at a minimum rate of 1 accessible **parking space** for every 25 **parking spaces**.
- (J) Despite Regulation 40.10.90.10, a **loading space** may be located in the **rear yard**.

Prevailing By-laws and Prevailing Sections: None Apply

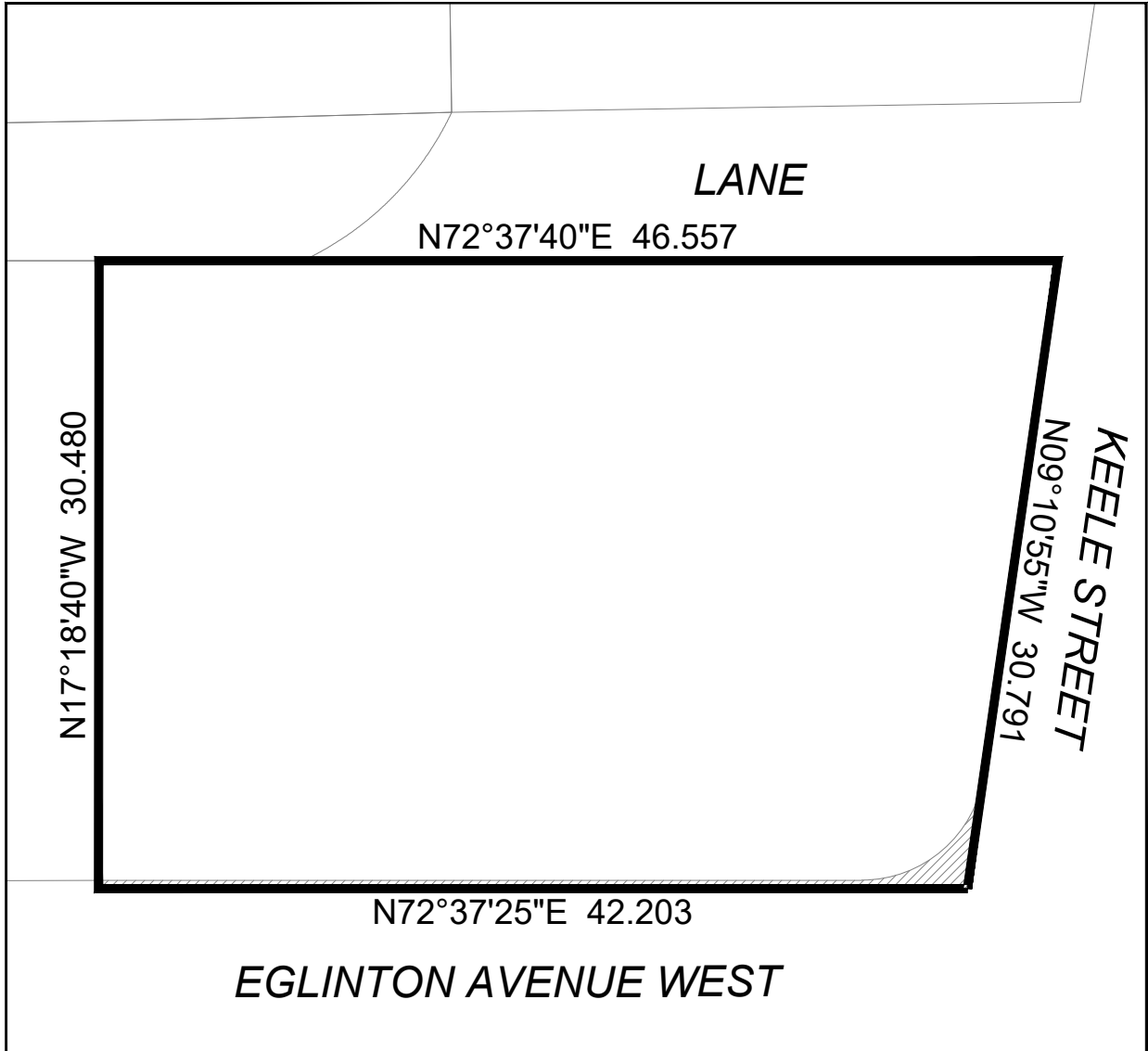
- 6. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [month day, year].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)



2634, 2636, 2640, 2642, and 2654 Eglinton Avenue West &
1856 and 1856A Keele Street, Toronto

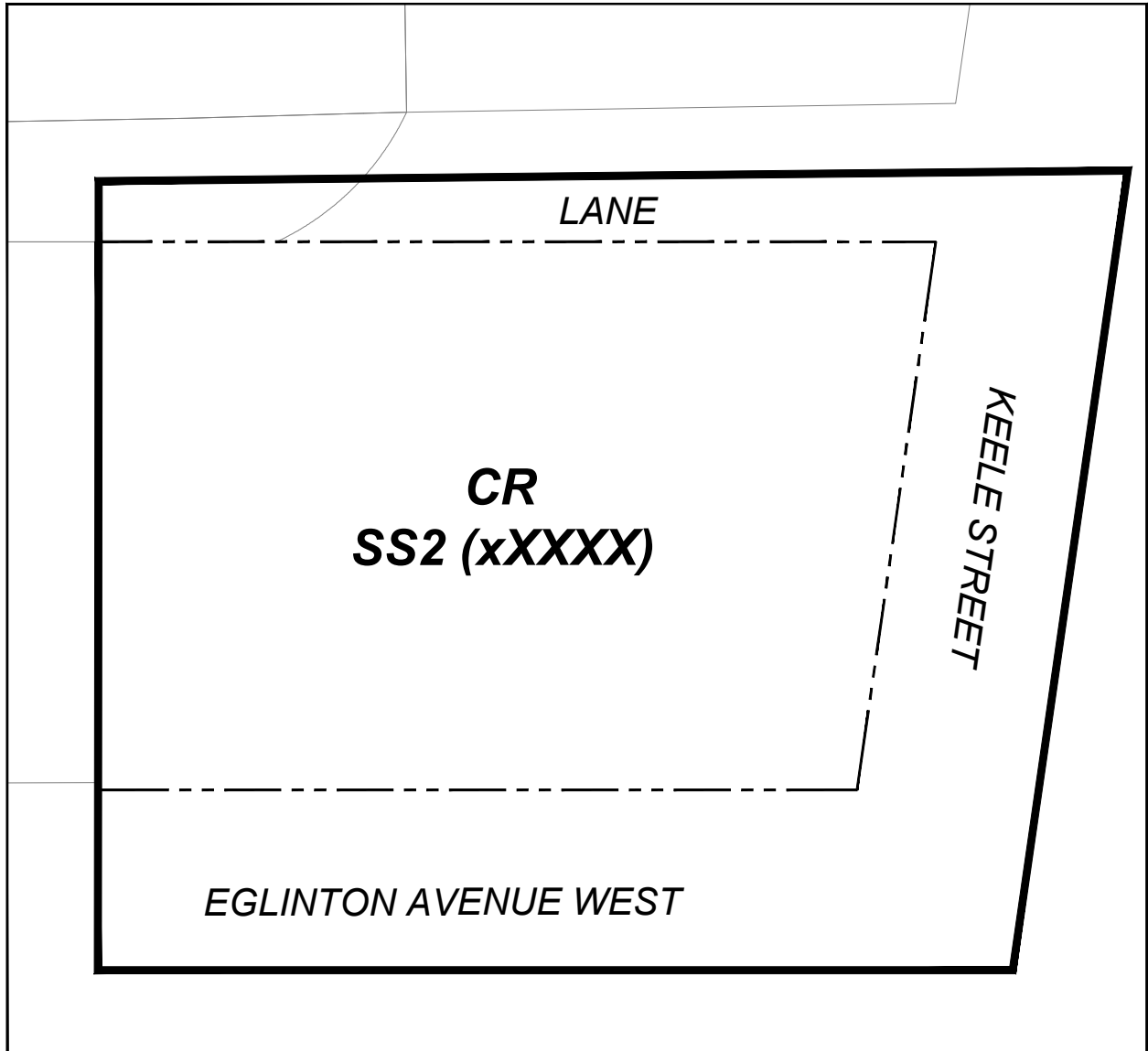
Diagram 1

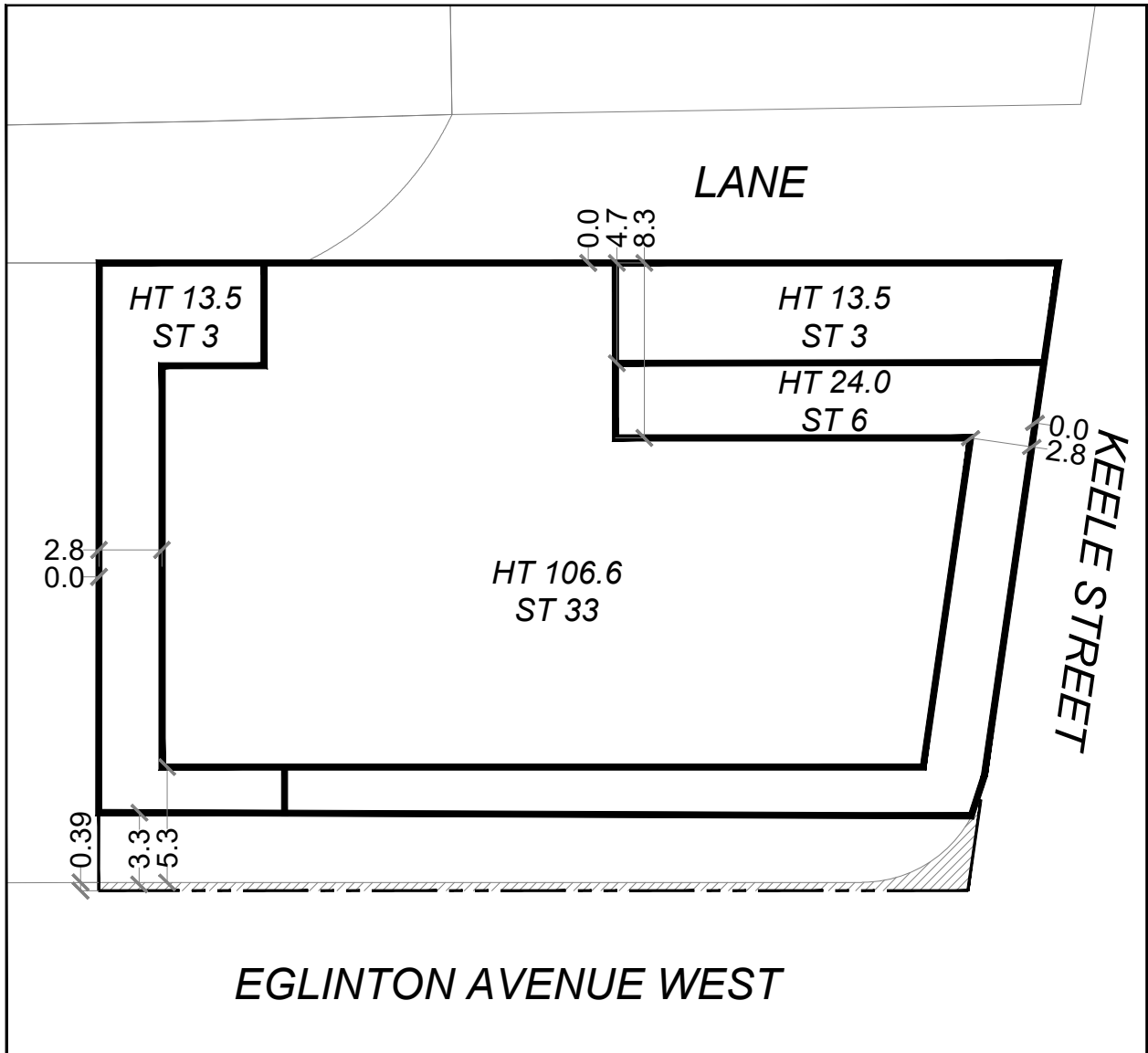
File #22

 Road Widening



Not to Scale





TORONTO
Diagram 3

**2634, 2636, 2640, 2642, and 2654 Eglinton Avenue West &
1856 and 1856A Keele Street, Toronto**

File #22_____

Road Widening



Not to Scale