

# CITY OF TORONTO

## BY-LAW No. 275-1998 (OMB)

### To amend the General Zoning By-law with respect to lands known as 117 Eglinton Avenue East.

WHEREAS the Ontario Municipal Board by way of Disposition issued on May 27, 1997, and Order issued on April 20, 1998, determined to amend the General Zoning By-law for the City of Toronto.

#### THEREFORE:

1. None of the provisions of Sections 2(1) respecting the definitions of “*lot*”, “*parking space*” (insofar as it pertains to being readily accessible), and “*bicycle parking space - visitor*”, 4(4)(b), 4(4)(c), 4(10), 4(11)(b), 6(1)(a), 6(3) Part I 1, 6(3) Part II 2, 4, and 5 and 6(3) Part IX 1 of By-law No. 438-86, being “A By-law To regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the maintenance on the *lot* of the existing commercial building within Area A as shown on Map 2 attached hereto and the erection and use on the *lot* of an *apartment building* and a *below-grade parking garage* and *commercial parking garage* within Area B as shown on Map 2, provided that:

- (i) the *lot* consists of at least the lands shown within the heavy lines on Map 1 attached hereto;
- (ii) no part of the *apartment building* above *grade* extends beyond the area outlined by heavy lines shown on Map 2, attached hereto;
- (iii) the *residential gross floor area* of the *apartment building* does not exceed 2 163 square metres and the *apartment building* contains not more than 25 *dwelling units*;
- (iv) the *height* above *grade* of the *apartment building*, and the *height* above *grade* of the existing commercial building do not exceed those *heights* shown on Map 2 attached hereto; and
- (v) a minimum of 48 *parking spaces* are provided and maintained, including at least:
  - (1) 18 *parking spaces* on the *lot* for the exclusive use of the residents of the *apartment building*; and

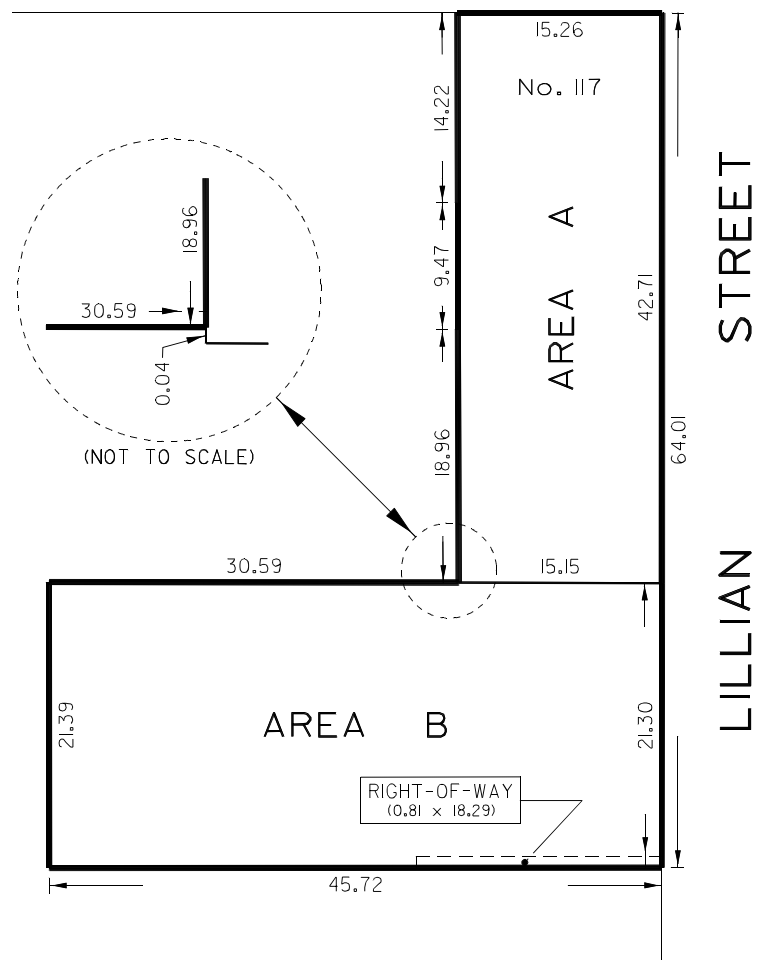
- (2) 30 *parking spaces* for the shared use of the existing commercial building and residential visitors, of which 24 of the *parking spaces* shall be on the *lot*, and 6 *parking spaces* for the existing commercial building may be provided off-site within 300 metres of the *lot*,

provided that, notwithstanding the definition of *parking space*, no more than 2 of the *parking spaces* on the *lot* may have a length of not less than 4.6 metres.

**2.** For the purposes of this By-law, except as otherwise provided for in this By-law, each word or expression which is italicized shall have the same meaning as each such word or expression as defined in the aforesaid By-law No. 438-86, as amended.

## MAP 1

## EGLINTON AVENUE EAST



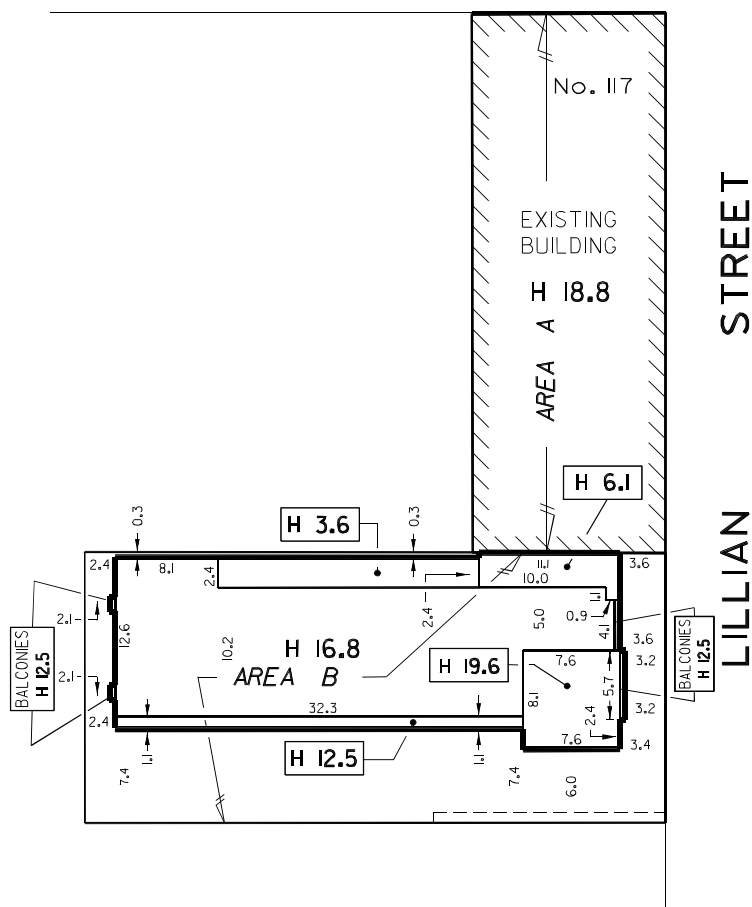
LANDS REFERRED TO AS THE "LOT"



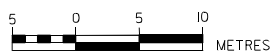
CITY WORKS SERVICES  
SURVEY AND MAPPING SECTION  
TORONTO MAY, 1997  
BL2/117EGL1B.DGN  
FILE: E7-Z26  
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## MAP 2

# EGLINTON AVENUE EAST



H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



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TORONTO SEPTEMBER, 1997  
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MAP No. 51K-321 DRAWN: D.R.