

Authority: Toronto Community Council Report No. 14, Clause No. 4,  
as adopted by Council on November 25, 26 and 27, 1998  
Enacted by Council: November 26, 1998

## **CITY OF TORONTO**

### **BY-LAW No. 881-1998**

#### **To amend the General Zoning By-law No. 438-86 with respect to lands known as part of No. 123 Eglinton Avenue East.**

The Council of the City of Toronto HEREBY ENACTS as follows:

**1.** None of the provisions of Sections 4(2), 4(4)(b) respecting visitor parking requirements, 4(13)(a) and (c), 4(16) or 8(3) PART I 3(a) of By-law No. 438-86 of the former City of Toronto, 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 an 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 erection and use on the *lot* of an *apartment building* containing not more than 21 620.0 square metres of *residential gross floor area*, provided:

- (1) the *lot* consists of at least the lands shown outlined by heavy lines on the attached Plan 1;
- (2) the maximum number of *dwelling units* erected or used on the *lot* does not exceed 183;
- (3) no portion of the building above the natural level of the ground is located otherwise than wholly within the area delineated by heavy lines as shown on the attached Plan 2;
- (4) the *heights* of the building do not exceed those shown on Plan 2, including the structures and elements referred to in Section 4(2)(a)(i) and (ii) of By-law No. 438-86, as amended, provided chimney stacks, rooftop balustrades and parapets may exceed such *heights*;
- (5) not less than 194 *parking spaces* are provided and maintained by the owner on the *lot*, of which not less than 172 *parking spaces* are reserved for the exclusive use of residents of the *lot* and of which not less than 22 *parking spaces* are reserved for residential visitors; and
- (6) not less than 72 *bicycle parking spaces* are provided and maintained by the owner on the *lot* for the exclusive use of residents of the *lot* .

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

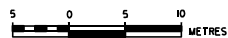
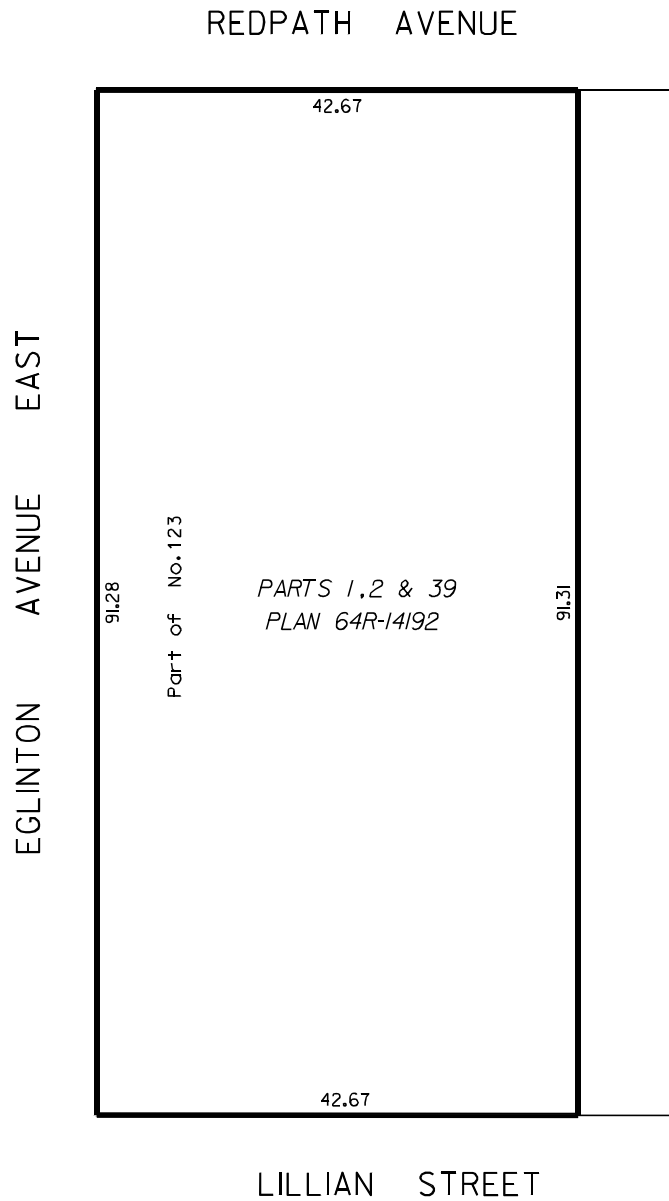
ENACTED AND PASSED this 26th day of November, A.D. 1998.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

PLAN 1

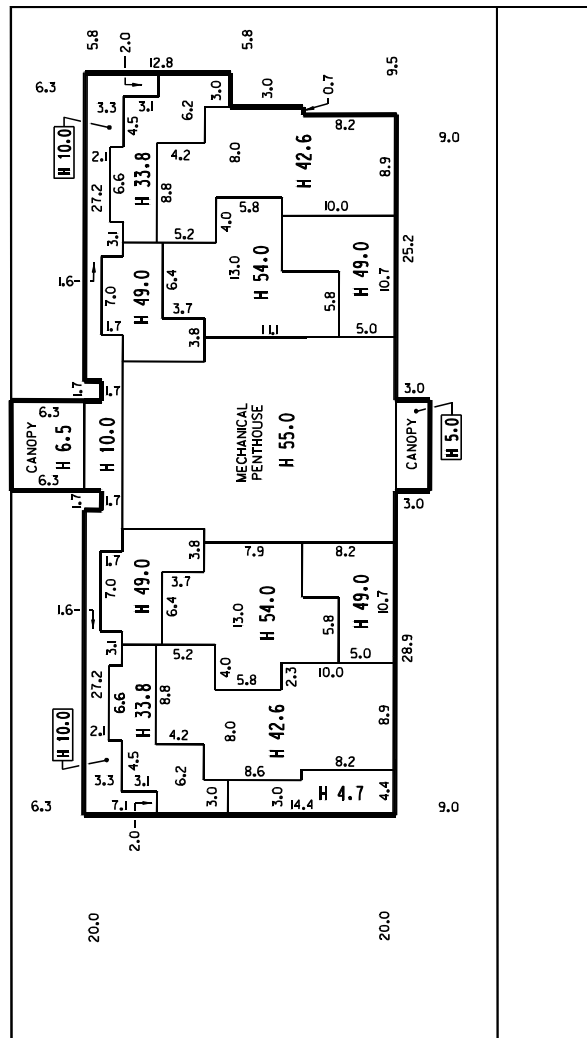


WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SECTION  
TORONTO NOVEMBER, 1998  
BL2/123EGL1.DGN  
FILE: E7-22  
MAP No. 51K-321 DRAWN: PG

## PLAN 2

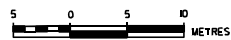
REDPATH AVENUE

EGLINTON AVENUE EAST



LILLIAN STREET

H: DENOTES MAXIMUM HEIGHT IN METRES  
ABOVE GRADE



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SECTION  
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