Authority: Item No. 326 from the Minutes of Meeting of the Former City of North York Council held on September 17, 1997
Enacted by Council: February 4, 1999

CITY OF TORONTO

BY-LAW No. 34-1999

To amend City of North York By-law No. 7625 in respect of lands municipally known as 1100 Eglinton Avenue East and repeal By-laws 32826 and 33094.

WHEREAS authority is given to Council by 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 North York 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 HEREBY ENACTS as follows:

1. Schedules "B" and "C" of By-law No. 7625 are amended in accordance with Schedule "1" of this By-law.

2. Section 64.23 of By-law No. 7625 is amended by adding the following subsection:

64.23 (57) C1 (57)(H)

PERMITTED USES

(a) The only permitted uses shall be the following:

(i) For Parcel 1, as shown on Schedule C1(57), apartment house dwellings which may include: day nurseries within an apartment house dwelling; accessory recreational amenity areas; retail stores and personal service shops to a maximum ground gross floor area of 10% of the building in which the commercial use is located.

(ii) For Parcel 2, as shown on Schedule C1(57), the permitted uses shall be those of the Industrial-Commercial Zone, MC, as cited in Section 33(2).

DEFINITIONS

(b) For the purpose of this exception, the following definitions shall apply:

(i) "Apartment House Dwelling" means a building containing more than four (4) dwelling units where each unit has access from an internal corridor and may also have access from the outside.

(ii) "Average Dwelling Unit Gross Floor Area", shall mean the total gross floor area of an apartment house dwelling divided by the total number of dwelling units. For the purpose of this definition, the total gross floor area of an apartment house dwelling shall exclude the gross floor area of any day nursery, retail store, personal service shop or recreational amenity area.

EXCEPTION REGULATIONS FOR ALL PERMITTED USES

(c) The provisions of this exception and the provisions of By-law 7625 shall apply to each of the Parcels identified on Schedule C1(57) notwithstanding their severance, partition or division for any purpose.

EXCEPTION REGULATIONS FOR HOTELS AND ALL USES PERMITTED ON PARCEL 1

(d) The following shall apply to hotels and apartment house dwellings:

(i) **Gross Floor Area**

(A) The maximum gross floor area for all uses shall be 103,200m^2

(B) For Parcel 1, the maximum gross floor area shall be 45,110m^2.

(C) For Parcel 2, the maximum gross floor area shall be 58,090m^2.

(ii) **Dwelling Units**

(A) The maximum number of dwelling units for all Apartment House Dwellings shall be 420.

(B) A minimum of 30% of the total number of dwelling units shall consist of one and two bedroom units having a maximum gross floor area of 70m^2 for a one bedroom dwelling unit, and 80m^2 for a two bedroom dwelling unit.

(C) The minimum average dwelling unit gross floor area shall be 103m^2 for all the dwelling units located within the Apartment House Dwellings identified as Building 1 and Building 2 on Schedule C1(57).

(D) The minimum average dwelling unit gross floor area shall be 105m^2 for all the dwelling units located within the Apartment House Dwellings identified as Building 3, Building 4 and Building 5 on Schedule C1(57).

(iii) **Building Height**

For Parcel 1, the maximum building heights shall be as shown on Schedule C1(57).

(iv) **Yard Setbacks**

The minimum yard setbacks, excluding parking structures, shall be as shown on Schedule C1(57).

(v) **Lot Coverage**

For Parcel 1, the maximum lot coverage shall be 4,500m^2.

(vi) **Parking**

The following parking regulations shall apply:

(A) Parking spaces required for all uses permitted on Parcel 1 shall be provided on Parcel 1.

(B) For a hotel, a minimum of 700 parking spaces shall be provided, and shall be located on either Parcel 1, Parcel 2 or a combination of the two parcels.

(vii) **Recreational Amenity Area**

For Parcel 1, recreational amenity area shall be provided as follows:

(A) Outdoor: a minimum of 1500m^2, in the area identified as Block "A" on Schedule C1(57).

(B) Indoor: a minimum of 3.0m^2 per dwelling unit.

(viii) Lot Area and Requirements for Dwellings in Commercial Buildings regulations of By-law No. 7625 shall not apply.

EXCEPTION REGULATIONS FOR ALL USES PERMITTED ON PARCEL 2 OTHER THAN HOTELS

(e) For Parcel 2, the zone regulations of the Industrial-Commercial Zone, MC, as cited in Section 33(3) to (6), shall apply to all permitted uses other than hotels, except:

(i) The maximum gross floor area of retail stores and personal service shops, whether accessory or as a main use, shall be 5,000 m^2; and

(ii) The maximum gross floor area of office uses shall be 5,000 m^2.

3. Section 64.23 of By-law No. 7625 is amended by adding Schedule C1(57) attached to this by-law.

4. By-laws Nos. 32826 and 33094 are hereby repealed.

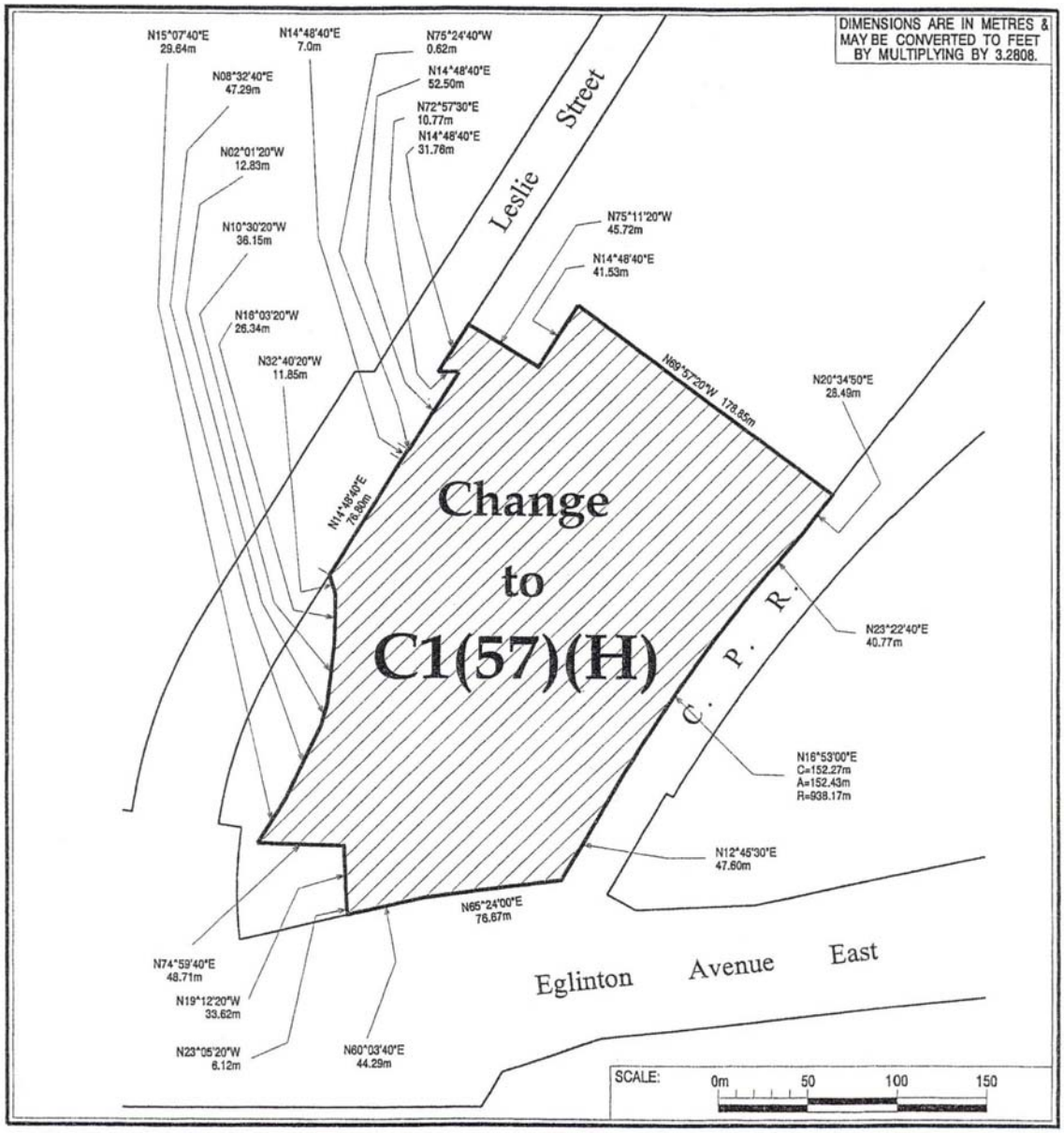
ENACTED AND PASSED this 4th day of February, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "1" TO BY-LAW No. 34-1999

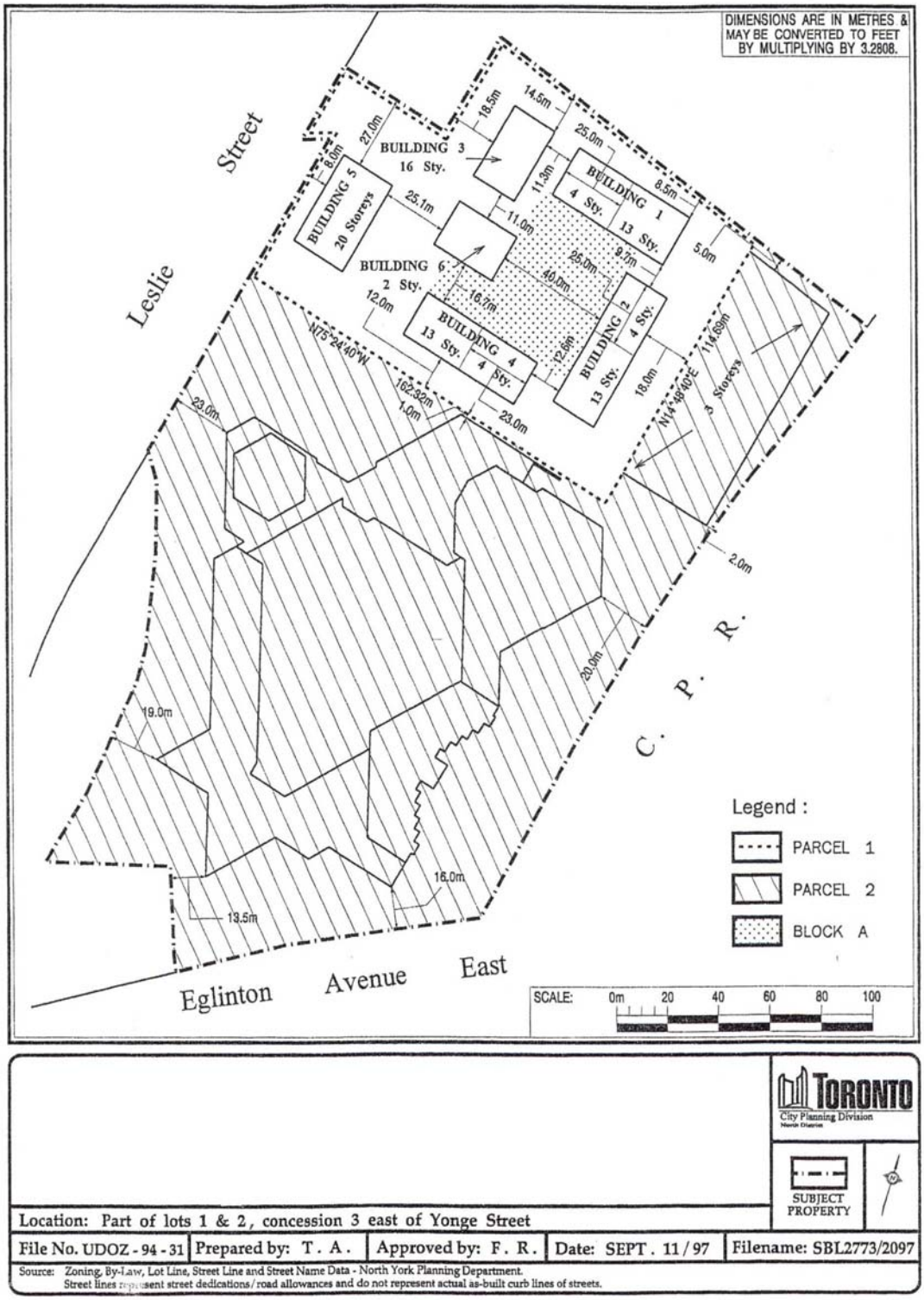


TORONTO
City Planning Division
North District

SUBJECT PROPERTY

Location: Part of lots 1 & 2, concession 3 east of Yonge Street

File No. UDOZ-94-31	Prepared by: T. A.	Approved by: F. R.	Date: SEPT. 10/97	Filename: SBL2773/2084

Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - North York Planning Department.
Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.

SCHEDULE "C1(57)" TO BY-LAW No. 34-1999