

Authority: Scarborough Community Council Report No. 1, Clause No. 17,
adopted as amended, by City of Toronto Council on February 1, 2 and 3, 2000
Enacted by Council: February 3, 2000

CITY OF TORONTO

BY-LAW No. 33-2000

To amend Scarborough Zoning By-law No. 10048, the Eglinton Community Zoning By-law.

WHEREAS authority is given to Council of the City of Toronto by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and whereas Council 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. **SCHEDULE "A"** is amended by deleting the current zoning and substituting the following zoning as shown on Schedule "1":

NC, OU and A - 154 - 174 - 175 - 186 - 200 - 331 - 332 - 333 - 408

2. **SCHEDULE "B", PERFORMANCE STANDARD CHART**, is amended by deleting performance standards 154, 174 and 331.

3. **SCHEDULE "B", PERFORMANCE STANDARD CHART**, is amended by adding the following Performance Standards:

MISCELLANEOUS

154. Maximum **height** of all buildings 55 metres.

174. Minimum 1.4 **parking spaces** per **dwelling unit** shall be provided, of which 0.2 **parking spaces** per **dwelling unit** may be provided in tandem.

175. Underground structures may be erected to the streetline.

186. After a minimum of 150 dwelling units are constructed on the site, indoor recreational floor space shall be provided for the 150 existing units, and any additional units constructed, calculated on the basis of a minimum of 1 m² per **dwelling unit**.

INTENSITY OF USE

331. **Gross floor area** of all buildings shall not exceed 2.7 times the site area.

332. Maximum 397 **dwelling units**.

333. **Gross floor area** of retail uses shall not exceed 860 m².

BUILDING SETBACKS

408. Minimum 3 metre building setback from the streetline. Canopies and supporting columns may be erected to the streetline.

4. SCHEDULE “C”, EXCEPTIONS LIST, is amended by deleting Exception Number 53 and replacing it with the following Exception Number 53:

53. On those lands identified as Exception Number 53 on the Schedule “C” map, the following provisions shall apply, provided that all other provisions of this By-law, as amended, not inconsistent with this Exception, shall continue to apply:

1. Prohibited Uses

- Automobile Service Stations
- Banquet Halls
- Restaurants

2. Matters to be provided pursuant to Section 37 of the Planning Act, R.S.O. 1990, c.P. 13:

2.1 The owner of the lands, at its expense, and in accordance with, and subject to, the Agreements referred to in Section 2.2 herein, shall provide the following facilities, services and matters:

The payment of a maximum of \$297,750 based on a full build-out of 397 residential units. Payments will be collected at the time of building permit issuance and shall be calculated on the basis of \$750 for every unit for which a permit is issued. All funds collected shall be used for such purposes as the City shall determine.

2.2 The owner of the land shall enter into one or more agreements with the Corporation of the City of Toronto pursuant to Section 37 of the Planning Act, R.S.O. 1990, to secure the facilities, services and matters referred to in Section 2.1 herein, which agreements shall be registered on title to the lands to which this By-law applies prior to the issuance of any building permits.

ENACTED AND PASSED this 3rd day of February, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

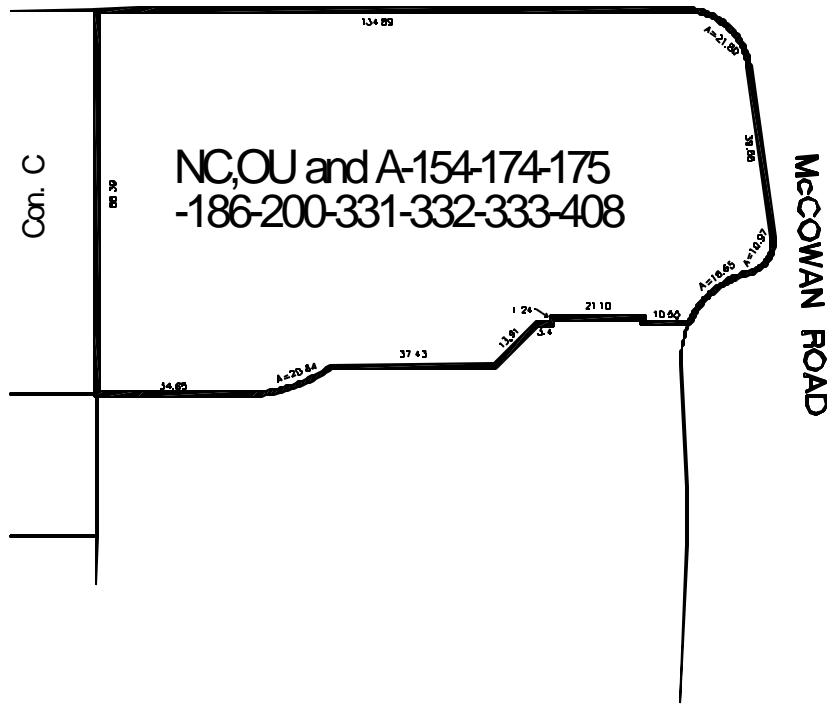
SCHEDULE “1”

Schedule '1'

Lot 23




EGLINTON AVENUE EAST



City of Toronto Urban Development Services
Zoning By-Law Amendment

2899 Eglington Avenue E.
 File # SC-Z19990018, SC-P19990010

 Area Affected By This By-Law


 Not to Scale
 Eglington Community By-Law
 Extracted 13/12/99 - BP
 Job No. Z99018Z