

Authority: East York Community Council Report No. 6, Clause No. 4,
as adopted by City of Toronto Council on July 4, 5 and 6, 2000
Enacted by Council: August 3, 2000

CITY OF TORONTO

BY-LAW No. 507-2000

**To adopt Amendment No. 23 to the Official Plan for the former Borough of East York
affecting lands municipally known as 660 Eglinton Avenue East.**

WHEREAS authority is given to Council by 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;

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

1. Part Two of the attached text and the map annexed hereto as Schedule 'A' are hereby adopted as Amendment No. 23 to the Official Plan for the former Borough of East York.

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

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

**AMENDMENT NO. 23 TO THE OFFICIAL PLAN
FOR THE FORMER BOROUGH OF EAST YORK**

PART ONE - PREAMBLE, does not constitute part of this Amendment.

PART TWO - THE AMENDMENT, consisting of the text contained therein and the map attached thereto as Schedule 'A' constitute Amendment No. 23 to the Official Plan for the former Borough of East York.

PART ONE

PREAMBLE

1. TITLE

This is Amendment No. 23 to the Official Plan for the former Borough of East York.

2. PURPOSE

The purpose of this amendment is to delete the policies of Special Policy Area 14 of the Official Plan for the former Borough of East York to be replaced by new policies to permit a 7 to 9 storey 83 unit residential condominium to be located on the north parking lot of the existing strip plaza at 660 Eglinton Avenue East. The existing policies of Special Policy Area 14 accommodated a much larger building with 215 residential units.

3. LOCATION

The lands affected by this amendment are outlined in a heavy black line identified as "Area Subject to Amendment" on Schedule 'A' attached hereto, and are located at the north-east corner of Eglinton Avenue East and Bayview Avenue. Their municipal address is 660 Eglinton Avenue East.

4. BASIS

This development advances the housing policies of the Official Plan and is appropriate for this location. Eglinton Avenue East and Bayview Avenue is a prominent intersection in the City that lends itself to housing intensification.

This application for a 7 to 9 storey 83 unit residential condominium is a scaled back version of what is currently allowed by the existing policies of Special Policy Area 14 and is generally consistent with these Official Plan policies. The applicant has satisfactorily addressed issues respecting a slight increase in permitted height.

PART TWO**THE AMENDMENT**

1. All of this part of the document entitled “Part Two - The Amendment” consisting of the following text and the attached Schedule ‘A’ constitute Amendment No. 23 to the Official Plan for the former Borough of East York.
2. The lands affected by this Amendment are shown on Schedule ‘A’ to this Amendment as “Area Subject to Amendment.”
3. The text of the Official Plan for the former Borough of East York is hereby amended by deleting Section 3.15.14 Special Policy Area 14 in its entirety and by replacing it with a new Section 3.15.14, as follows:

3.15.14 Special Policy Area 14

3.15.14.1 Notwithstanding the provisions of the Main Streets Commercial/Residential policies of Section 3.9 of this Plan, the lands designated as Special Policy Area 14 on Map 7 of this Plan, located at the north-east corner of Eglinton Avenue East and Bayview Avenue, shall only be developed for a maximum of:

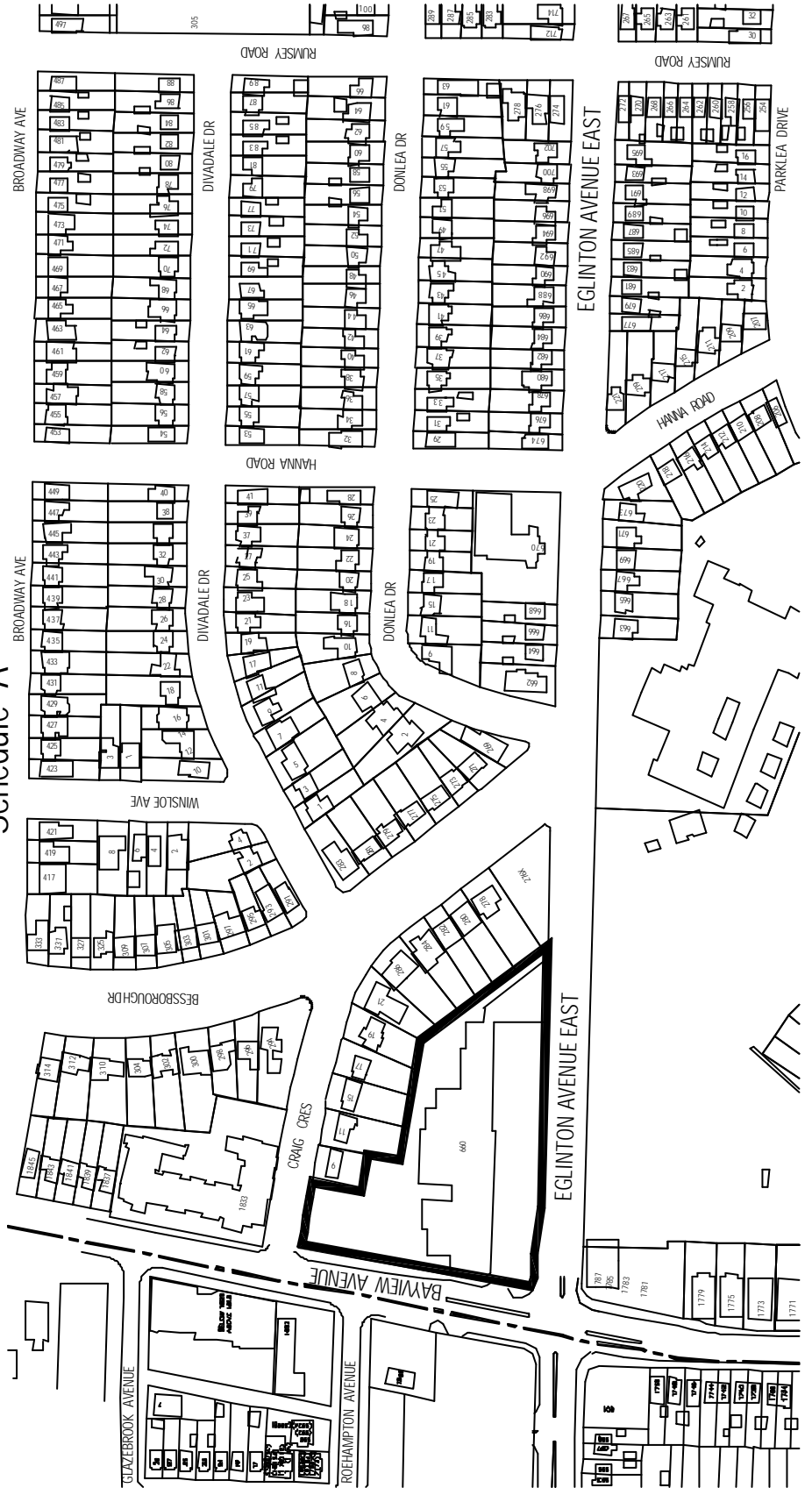
- (a) 4,750 square metres gross floor area of retail and office uses; and
- (b) 9,000 square metres of residential gross floor area incorporating not more than 83 units, in a 7 to 9 storey high rise building, of which no more than 8 residential units are permitted above 7 storeys.

3.15.14.2 Council shall, in the implementing Zoning By-law, authorize an increase in height of the residential condominium from 7 to 9 storeys for the southern portion of the building. Council shall require the owner to provide such facilities, services or matters as it considers appropriate in order to permit a maximum height of 9 storeys. Council shall secure the following related to the subject lands:

- (a) off-site sanitary and storm sewer service improvements required to accommodate the development and to ensure a continued high level of service in the immediate area;
- (b) funds for off-site road alterations required for the development; and

- (c) funds for a study, or alternatively, retain a qualified transportation consultant to undertake the study, to be completed within 6 months of the occupancy of the development, of traffic infiltration impacts and funds for possible traffic controls should these be required.

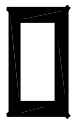
Schedule 'A'



Urban Planning &
Development Services

Amendment No.23 to the Official Plan
for the former Borough of East York Planning Area

660 Eglinton Avenue East



Area Subject to Amendment
Special Policy Area 14

Not to Scale
ZBA3_99-a/E-1