

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. 508-2000**

**To amend Restricted Area Zoning By-law No. 1916, as amended, of the former Town of Leaside, with respect to the lands municipally known as 660 Eglinton Avenue East.**

WHEREAS authority is given to Council by Sections 34 and 37 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 Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act; and

WHEREAS Section 4.3.2 and Section 3.15.14 (Special Policy Area 14) of the Official Plan of the former Borough of East York contain provisions relating to the authorization of increases in the height of development; and

WHEREAS pursuant to Section 37 of the Planning Act R.S.O. 1990, c.P. 13, the Council of a Municipality may, in a By-law passed under Section 34 of the Planning Act, R.S.O., c.P. 13, as amended, authorize increases in the height of development otherwise permitted by the By-law that will be permitted in return for the provision of such facilities, services and matters as are set out in the By-law; and

WHEREAS subsection 37(3) of the Planning Act, R.S.O. 1990, c.P. 13, provides that, where an owner of land elects to provide facilities, services or matters in return for an increase in the height of development, the Municipality may require the owner to enter into one or more agreements with the Municipality dealing with the services, facilities and matters; and

WHEREAS the owner of the lands hereinafter referred to has elected to provide the facilities, services and matters as hereinafter set forth; and

WHEREAS the increase in height of the development hereunder, beyond that otherwise permitted in the aforesaid lands by By-law No. 1916, as amended, is to be permitted in return for the provision of the facilities, services and matters set out in this By-law, which are to be secured by one or more agreements between the owner of such lands and the City of Toronto; and

WHEREAS the City of Toronto has required the owners of the lands described below to enter into one or more agreements dealing with certain facilities, services and matters in return for an increase in height above 7 storeys in connection with the lands described below as permitted by this By-law;

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

**1.** The lands subject to this By-law are those lands outlined in a heavy dotted and dashed black line and identified as "Area Subject to Amendment" as shown on Schedule "1" attached hereto.

2. Zoning By-law No. 1916, as amended, is hereby further amended by deleting Section 6.11 in its entirety and by replacing it with a new Section 6.11 as follows:

6.11 MRC ZONE - SITE SPECIFIC

6.11.1 BAYVIEW- EGLINTON (MRC.1)

The lands identified as "Area Subject to Amendment" as shown on Schedule "1" attached hereto are hereby zoned Mixed Use Residential Commercial-1 (MRC.1).

6.11.1.1 AREA RESTRICTED

The provisions of this section shall only apply to those lands being Lot 301 and Parts of Lots 7, 314 and 302 Registered Plan 1908, being in the City of Toronto designated "MRC.1" on Schedule "A" to By-law No. 1916 and as more particularly described as follows:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Toronto (formerly the Borough of East York, in the Municipality of Metropolitan Toronto) (formerly in the Town of Leaside, in the County of York, in the Province of Ontario) being composed of Lot 301, parts of Lots 7, 302 and 314, all according to a plan registered in the Registry Office for the Registry Division of Toronto Boroughs (No. 64) as Number 1908, the boundaries of the said parcel of land being described as follows;

PREMISING that all bearings herein are astronomic and are referred to Longitude seventy-nine degrees, thirty minutes West (79 degrees 30' 00" W);

COMMENCING at a point in the Southerly limit of Craig Crescent, distant seventeen feet (17' 0") measured Easterly thereon from the original Easterly limit of Bayview Avenue;

THENCE South seven degrees, six minutes, ten seconds East (S 7 degrees 06' 10"E) parallel with the said original Easterly limit of Bayview Avenue, and being along the Easterly limit of lands designated as Part 2 on a Plan of Survey deposited in the said Registry Office as Number R.S. 1234, a distance of four hundred and two feet, and seven and ¼ inches (402' 7¼") more or less, to an iron bar planted to mark a point therein, distant fifteen feet and one and one-half inches (15' 1½") measured Northerly thereon from the Northerly limit of Eglinton Avenue East as widened by By-law Number 1415 (Leaside and registered in the said Registry Office as Instrument Number 29804 (Leaside);

THENCE Easterly along the arc of a curve to the left having a radius of twenty-three feet (23' 0") and being along the Northerly limit of that part of the said Lot 314, designated as Part 1 on the said Plan of survey Number R.S. 1234, a distance of fifteen feet, five inches (15' 5") to the end of said curve, the chord of the said arc having a length of 15 feet, one and one-half inches (15' 1½") inch) and a course of South eighty-six, five minutes, thirty seconds East (S86 degrees 05'30" E);

THENCE North seventy-four degrees, thirty-nine minutes, ten seconds East (N 74 degrees 39'10" E) continuing along the said Northerly limit of Part 1, a distance of forty feet (40' 0');

THENCE North eighty-two degrees, eight minutes, ten seconds East (N 82 degrees 08'10" E) continuing along the last mentioned Northerly limit, a distance of seventy-four feet and two and ¼ inches (74' 2¼") more or less, to a point in the Northerly limit of Eglinton Avenue widened as aforesaid;

THENCE North seventy-four degrees, thirty minutes, fifty seconds East (N 74 degrees 30'50" E) along the said Northerly limit of Eglinton Avenue East as widened, a distance of four hundred and thirty feet, eleven inches (430' 11") more or less, to a point of intersection thereof with the Northeasterly limit of the said Lot 314;

THENCE North fifty-three degrees, nine minutes, ten seconds West (N 53 degrees 09'10" W) along the said Northeasterly limit a distance of two hundred and sixty-seven feet, ten inches (267' 10") more or less, to the Northerly limit of the said Lot 314;

THENCE South eighty-two degrees, fifty-two minutes West (S 82 degrees 52' 00 W) along the last mentioned Northerly limit, a distance of one hundred and ninety-nine feet, four inches (199' 4") more or less, to the South-easterly angle of the said Lot 302;

THENCE North seven degrees, three minutes, forty seconds West (N 7 degrees 03'40" W) along the Easterly limit of the said Lot 302, a distance of sixty feet (60' 0');

THENCE South eighty-two degrees, fifty-two minutes West (S 82 degrees 52'00" W) parallel with the Southerly limit of Lot 302, a distance of sixty feet (60' 0") more or less, to the Westerly limit of the said Lot;

THENCE North seven degrees, four minutes, ten seconds West (N 7 degrees 04'10" W) along the said Westerly limit of Lot 302, a distance of ninety feet and two and ¼ inches (90' 2 ¼") more or less, to the said Southerly limit of Craig Crescent;

THENCE South eighty-two degrees, fifty-five minutes West (S 82 degrees 55'00" W) along the last mentioned southerly limit of Craig Crescent, a distance of one hundred and three feet (103' 00") more or less, to the said point of commencement.

As in Instrument No. 505233 East York.

#### 6.11.1.2 GENERAL PROVISIONS

On those lands referred to in Section 6.11.1.1 of this By-law as shown on Schedule "1" to this By-law, no person shall use, occupy, erect or alter or cause to be used, occupied, erected or altered any Building, Structure or land or part thereof except in accordance with the following provisions:

- (1) Permitted Uses for Building A
  - (a) Residential
    - (i) Apartment Dwelling
    - (ii) Structures Accessory to the foregoing.
- (2) Permitted Uses for Building B
  - (a) Retail Commercial
    - (i) Retail Store
    - (ii) Drug Store
    - (iii) Food Store
    - (iv) Personal Service Shop
    - (v) Financial Institution
    - (vi) Tailor's Shop
    - (vii) Dressmaker's Shop
    - (viii) Dry Cleaners Distribution Station
    - (ix) Automated Teller Machine
    - (x) printing store
    - (xi) artists and photographer's studio
  - (b) Office
    - (i) Business and Professional Office
  - (c) Restaurant
    - (i) Restaurant

## (d) Other

- (i) uses accessory to the foregoing

## (3) Development Requirements

- (a) All buildings and structures shall be constructed and used in compliance with the minimum setbacks and maximum heights shown on Schedule "1" attached to this By-law.

- (b) The maximum total Gross Floor Area -- Apartment Dwelling and Gross Floor Area -- Commercial for all permitted uses shall be 13,750 square metres provided that:

- (i) The maximum total Gross Floor Area -- Apartment Dwelling shall not exceed 9000 square metres and the maximum number of Dwelling Units shall not exceed 83 units; and

- (ii) The maximum Gross Floor Area -- Commercial shall not exceed 4,750 square metres.

- (c) The maximum height of the apartment dwelling including any mechanical penthouse or enclosure as shown on Schedule "1" to this By-law shall:

- (i) not exceed 7 storeys (169.13 m geodetic elevation) for the north portion of the building except for the exit stairwell shown on Schedule "1" to this By-law; and

- (ii) not exceed 9 storeys (172.10 m geodetic elevation) for the south portion of the building.

- (d) The 8th and 9th storeys of the apartment dwelling shall be enclosed within a mansard roof.

- (e) A minimum of 232 parking spaces shall be provided on the site in accordance with the following:

- (i) a minimum of 78 outdoor parking spaces will be provided to service the commercial plaza;

- (ii) three levels of underground parking with a minimum of 154 parking spaces shall be provided underneath the apartment dwelling, of these spaces at least 50 will be allocated for commercial parking, at least 83 will be allocated to residents of the building and at least 21 will be allocated to visitor parking.

Notwithstanding the above, between the issuance of a building permit for the apartment dwelling and its substantial completion, a minimum of 78 parking spaces shall be provided on the site.

- (f) Three loading spaces shall be provided for the commercial plaza and 1 loading space shall be provided for the apartment dwelling.
- (g) None of the provisions of this by-law shall apply to prevent the use, occupation, erection or alteration of any building, land or part thereof on any lands referred to in Subsection 6.11.1.1 in accordance with the provisions of Section 6.11.1.2. In all other respects, the provisions of By-law No. 1916 shall apply to the lands referred to in Section 6.11.1.1.

6.11.1.3 **FACILITIES, SERVICES OR MATTERS TO BE PROVIDED PURSUANT TO SECTION 37 OF THE PLANNING ACT, R.S.O. 1990, C.P.13 AS AMENDED**

(a) **Section 37 Requirements**

If the owner of the lands referred to in Section 6.11.1.1 of this by-law applies for a permit to build any building or structure in accordance with this by-law, then the owner shall, at their own expense and in accordance with and subject to the agreements referred to in subsection 6.1.1.3 b) provide the following facilities, services and matters to the City:

- (i) submit in conjunction with the site plan application site grading and servicing plans including a storm water management report prepared by a registered Consulting Engineer and any work required on Eglinton Avenue East and Bayview Avenue to service this development, for approval by the Commissioner of Works and Emergency Services;

- (ii) submit a functional plan of the extension of the median referred to above, that includes the widths of the adjacent traffic lanes and the locations of any driveways on the west side of Bayview Avenue, for the review and the approval of the Commissioner of Works and Emergency Services;
- (iii) pay the funds required to extend the concrete median on the north leg of the Bayview/Eglinton Avenue East intersection northerly past the driveway access to the apartment dwelling specified by the Commissioner of Works and Emergency Services;
- (iv) pay for the cost of a study, or alternatively, retain a qualified transportation consultant, of traffic infiltration impacts on Craig Crescent within 6 months of the first occupancy of the development to the satisfaction of the Commissioner of Works and Emergency Services;
- (v) pay for the costs of any measures which are required, in the opinion of the Commissioner of Works and Emergency Services resulting from the results of the traffic infiltration study; and
- (vi) provide an irrevocable standby letter of credit as security for the matters set out above to be provided to the City before any building permit will be issued for any construction on the lands referred to in Section 6.11.1.1.

(b) Agreements

The owners of the lands referred to in Section 6.11.1.1 shall enter into one or more agreements with the City pursuant to Section 37 of the Planning Act, R.S.O. 1990, c.P.13, as amended to secure the facilities, services and matters referred to in subsection 6.11.1.3 a)".

**3.** Section 4.1 of Zoning By-law No. 1916, as amended, is further amended by adding the following zone classification: "Mixed Use Residential Commercial- site specific zone MRC.

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

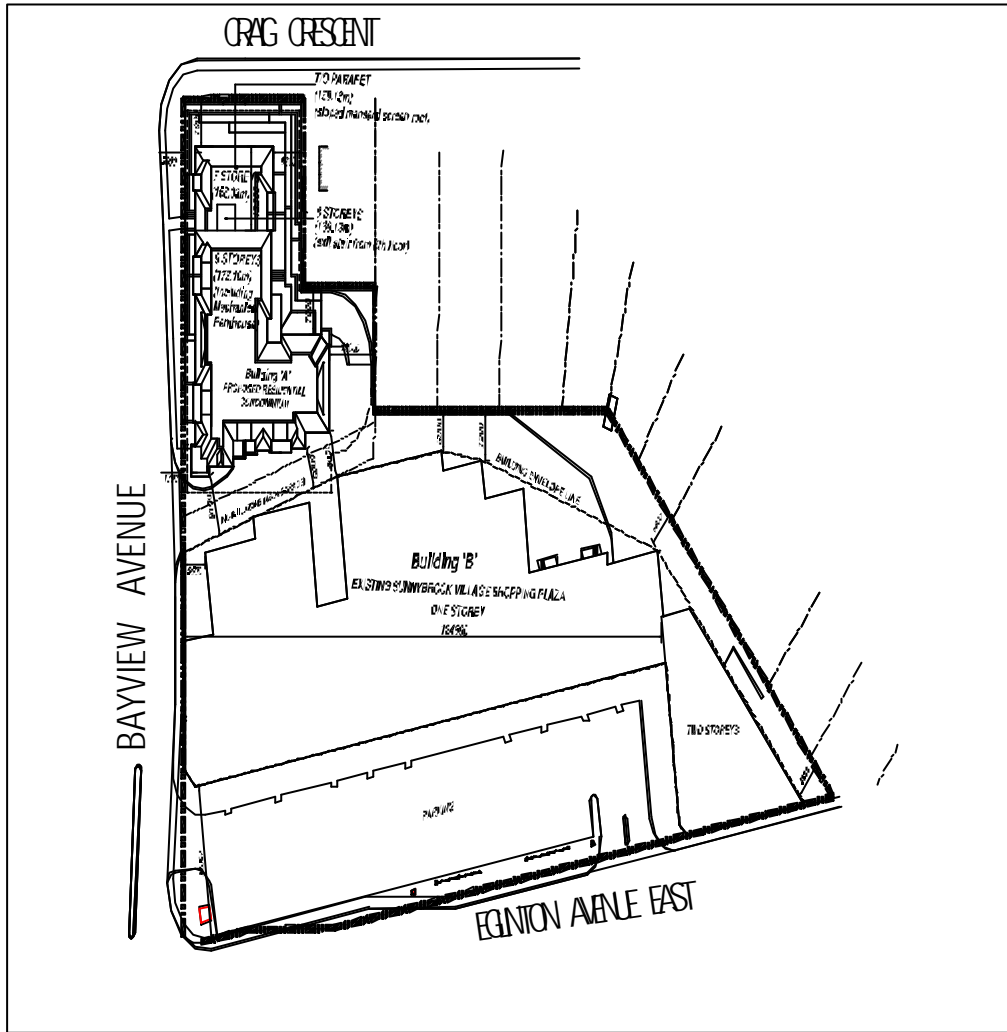
CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

SCHEDULE "1"

Schedule '1' to By-law No. \_\_\_\_\_




 Urban Development Services  
**Zoning By-Law Amendment**

660 Eglinton Avenue East


 Area Subject to Amendment

Notes: This schedule forms a part of Zoning By-law Amendment No. \_\_\_\_\_  
 and must be read in conjunction with the written text.

11/4/03 scale: Z3A3-33/1/5-1