

CITY OF TORONTO

BY-LAW No. 880-2001(OMB)

To amend Restricted Area Zoning By-law No. 1916, as amended, of the former Town of Leaside.

Zoning By-law No. 1916, as amended, is hereby amended as follows:

1. The lands subject to this By-law are those lands outlined in a heavy blackline as shown on Schedule 'A' attached hereto.

2. Permitted Uses

Schedule 'A' to Zoning By-law No. 1916, as amended, is hereby further amended by changing the zoning category for the lands as identified on Schedule 'A' attached hereto. The lands zoned Conservation (P) on Schedule 'A' attached hereto shall include the lands identified as Blocks D, E and F on Schedule 'C' attached hereto.

3. Zoning By-law No. 1916, as amended, is hereby further amended by adding a new Section 6.11.2 as follows:

“6.11.2 Eglinton-Brentcliffe (MRC.2-H)

6.11.2.1 Area Restricted

The provisions of this section 6.11.2 shall only apply to the lands zoned MRC.2 on Schedule 'A'.

6.11.2.2 General Provisions

On those lands referred to in Section 6.11.2.1 of this By-law, no person shall use, occupy, erect or alter or cause to be used, occupied or altered any Building, Structure or land or part thereof except in accordance with the following provisions:

(a) Permitted Uses, Buildings and Structures

- (1) Residential
 - (i) Apartment Dwelling
- (2) Retail Commercial
 - (i) Retail Store
 - (ii) Drug Store
 - (iii) Food Store
 - (iv) Personal Service Shop

- (v) Financial Institution
 - (vi) Tailors Shop
 - (vii) Dressmakers Shop
 - (viii) Dry Cleaners Distributing Station
 - (ix) Automated Teller Machine
 - (x) printing store
 - (xi) artist and photographers studio and/or supplies store
 - (xii) Bakery
 - (xiii) Eating Establishment
 - (xiv) variety/convenience store
- (3) Office
- (i) Business and Professional Office
- (4) Other
- (i) Schools
 - (ii) Day Nursery
 - (iii) Community facilities
 - (iv) Uses accessory to all the foregoing
- (b) Development Requirements

The following general development requirements apply to Block A:

- (1) Density, Height
- (i) The maximum number of Dwelling Units shall be 965 with a maximum Apartment Dwelling Gross Floor Area of 104,080 m², including a maximum Commercial Gross Floor Area of 2,090 m².
 - (ii) The maximum height of buildings in storeys above Finished Grade shall be as shown on Schedule 'B'. The Finished Grade for buildings five storeys in height or greater, shall be measured at a

point adjacent to the main wall of the building on which the main entrance to the building is located. The height regulations herein set forth shall not apply to any mechanical penthouses or enclosures, elevator and stair enclosures, chimney stack or other heating, cooling or ventilating equipment or window washing equipment provided they occupy less than:

10% of the area of the roof - for buildings less than five Storeys in height;

40% of the area of the roof - for buildings located within the areas shown on Schedule 'B' as 12 and 16 Storeys;

50% of the area of the roof - for buildings located within the areas shown on Schedule 'B' as 8 and 18 Storeys.

- (iii) The uses identified in Section 6.11.2.2(a)(2) and (3) of this By-law shall not exceed a Commercial Gross Floor Area collectively of 2,090 m², and shall only be located within the First Floor or below the First Floor of any Building fronting onto Vanderhoof Avenue and or any Building five storeys in height or greater.
- (iv) No individual food store shall exceed a commercial gross floor area of 929 m².
- (v) A minimum of 25% of the Dwelling Units shall collectively have an average Floor Area of 82 m² or less.
- (vi) A maximum of 283 Dwelling Units may be permitted on Blocks A1, A2 and A3, as shown on Schedule 'A' attached hereto and notwithstanding Section (v) above, a minimum of 25% of these Dwelling Units shall collectively have an average Floor Area of 83 m² or less.

(2) Setback Provisions:

All Buildings shall be erected and used in accordance with the following minimum above grade setback requirements, subject to projections and encroachments as identified in Section 5.7:

- (i) for Buildings 5 storeys in height or greater:
 - (a) 15.0 metres between Buildings 5 storeys in height or greater
 - (b) minimum Building setback of 1.5 metres from a Street

- (ii) for Buildings less than 5 storeys in height:
- (a) 13.7 metres between facing Main Rear Walls, except for Buildings on Block K as shown on Schedule 'A' which require a 13.5 minimum above grade setback,
 - (b) minimum 4.0 metres between a side wall and any other Building wall,
 - (c) 1.5 metre Front Yard setback from a Street, and
 - (d) 0.5 metre Side Yard setback from a Street,
 - (e) notwithstanding section b. above, a minimum 2.5 metre setback between a side wall and any other building wall shall be permitted between buildings located in Block A2 as shown on Schedule 'A' attached hereto; and
 - (f) notwithstanding sections c. and d. above, the main walls of the Dwelling Units at each end of an apartment block located in Blocks A2 and A3 as shown on Schedule 'A', attached hereto, may be permitted to locate within 0.0 metres of a Street.
- (iii) In addition to the provisions of Section 5.7, the following projections and encroachments may be permitted within any required building setback, subject to limitation as noted:

stairs or steps (including landings);

stair enclosures;

ramps, curbing and any ancillary underground garage structures;

retaining walls;

buildings or structures housing Bell Canada utility facilities;

sills and cornices to a maximum projection of 0.2 m into any required yard; and,

enclosures for heating and air conditioning equipment to a maximum projection of 1.0 m from the rear wall of a dwelling unit into any required yard.

- (iv) Below grade parking structures may maintain a 0.0 m setback from any lot line.

Where the provisions of this subsection conflict with the provision of section 5.7, the provisions of this subsection shall apply.

(3) Parking and Loading

The requirements of Section 5.17, 5.18 and 5.19 apply.

(4) Holding Zone

On those lands zoned Mixed Residential Commercial (MRC.2) with the further designation “Holding Zone” denoted by the suffix “H” on Schedule ‘A’ to this By-law, development of not more than 965 Dwelling Units with a maximum gross floor area of 104,080 m² and not more than 400 m² Commercial Gross Floor Area pursuant to Section 6.11.2.2.(b)(1)(iii) shall be permitted until the Hold (H) designation is removed by amendment to this By-law.

The Council of the City of Toronto, may upon application, approve an amendment to this By-law to remove the Hold (H) designation from any parcel of land or part thereof zoned MRC.2-H, provided that Council are satisfied that a transportation report has been submitted in accordance with Section 3.15.4.3(f) of the Official Plan of the former Borough of East York, and that the implementation of any required transportation improvements has been addressed to the satisfaction of Council”.

4. Zoning By-law No. 1916, as amended, is hereby further amended by adding a new Section 8.4.3 as follows:

“Eglinton-Brentcliffe (BC -H)

The provisions of this section 8.4.3 apply to the lands identified as Block E on Schedule ‘A’, notwithstanding the provisions of Section 8.4 except where specifically noted.

(a) Permitted Uses

Section 8.4.1.(a) and (b) apply to Block E, subject to the following:

- (1) Eating Establishments and Retail Stores are also permitted as business services located in the first storey above grade of any free standing office Building, as well as day nurseries and community facilities; and
- (2) the maximum Commercial Gross Floor Area for business services, including the uses permitted in Section 8.4.3 (a)(1), shall not exceed 3,252 m².

- (iv) Notwithstanding any of the foregoing, the retail sale, display and storage of food or food products in any building or as part of any building where it exceeds a Commercial Gross Floor Area of 929 m² shall be deemed to be a food store for the purposes of this By-law and shall not be permitted.
- (v) Notwithstanding any of the foregoing, the maximum Commercial Gross Floor Area for all Retail Stores and Retail Warehouses collectively is 9,290 m².

(d) Holding Zone

Unless in accordance with Section 8.4.3(c), on those lands zoned Business Centre (BC) with a further designation “Holding Zone” denoted by the suffix “H” on Schedule ‘A’ to this By-law, development shall not be permitted until the Hold (H) designation is removed by amendment to this By-law.

The Council of the City of Toronto, may upon application approve an amendment to this By-law to remove the Hold (H) designation from any parcel of land or part thereof which is zoned BC-H, and identified as Block E on Schedule ‘A’ to this By-law, provided that Council is satisfied that a transportation report has been submitted in accordance with Section 3.15.4.3(f) of the Official Plan for the former Borough of East York, and that the implementation of any required transportation improvements has been also addressed to the satisfaction of Council”.

5. Zoning By-law No. 1916, as amended, is hereby further amended by adding a new Section 8.2.3 as follows:

“8.2.3

Notwithstanding the provisions of Section 8.2.1 of By-law 1916, as amended, the lands identified as Block D on Schedule ‘A’, as attached to By-law No. 880-2001(OMB), may also be used as a Place of Assembly; subject to the development requirements of Section 8.2.2”.

6. Zoning By-law No. 1916, as amended, is hereby further amended by adding a new Section 8.2.3 as follows:

“8.2.3

Notwithstanding the Maximum Floor Space provisions of Section 8.2.2 of By-law No. 1916, as amended, the lands identified as Block D on Schedule ‘A’, may be developed up to a Maximum Floor Space Index of 2.0”.

7. Zoning By-law No. 1916, as amended, is further amended by adding a new Section 8.2.3 as follows:

“8.2.3

On the portion of those lands identified as Block D which are zoned Light Industrial (M1) with the further designation “Holding Zone” denoted by the suffix “H” on Schedule ‘A’, no additional gross floor area, beyond that existing as of March 27, 1998, shall be permitted prior to the removal of the Hold (H) designation by amendment to this By-law.

The Council of the City of Toronto, may upon application approve an amendment to this By-law to remove the Hold (H) designation from any parcel of land or part thereof zoned M1-H, provided that Council is satisfied that a transportation report has been submitted in accordance with Section 3.15.4.3(f) of the Official Plan for the former Borough of East York, and that the implementation of any required transportation improvements has been also addressed to the satisfaction of Council”.

8. Section 4.1 of Zoning By-law No. 1916, as amended, is amended by adding the following zone classification:

Mixed Use Residential Commercial - site specific Zone MRC

PURSUANT TO THE ONTARIO MUNICIPAL BOARD ORDER NO. 1898, ISSUED DECEMBER 22, 2000.





