

Authority: Midtown Community Council Report No. 9, Clause No. 23,
as adopted by the City of Toronto Council on December 4, 5 and 6, 2001
Enacted by Council: December 6, 2001

CITY OF TORONTO

BY-LAW No. 1077-2001

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

WHEREAS the Council of the City of Toronto has proposed an amendment to its zoning by-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990 c.P. 13, as amended, respecting the lands municipally known in the year 2001, as 45 Overlea Boulevard; and

WHEREAS the Midtown Community Council of the City of Toronto conducted a public meeting on November 20, 2001 under Section 34 of the *Planning Act*, R.S.O. c.P. 13, as amended, regarding the Zoning Amendment; and

WHEREAS the Council of the City of Toronto, at its meeting held December 4, 5 and 6, 2001 determined to amend By-law No. 1916, as amended, of the former Borough of East York;

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

1. The lands subject to this By-law are those lands outlined by a heavy 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 adding a new Section 2.49 g) immediately following Section 2.49 f) as follows:

"2.49 g) Gross Leasable Floor Area

Gross Leasable Floor Area as it applies to the East York Town Centre, located on lands municipally known as 45 Overlea Boulevard, shall mean the aggregate of the areas of each Storey above and below the Finished Grade, measured between the exterior faces of the exterior walls of the Building or Structure or any part thereof, or, measured between the exterior faces of the outside walls of the Building and/or from the centre line of finished partitions, at the level of each Storey above or below Finished Grade, but shall not include:

- (a) foyers and common pedestrian circulation areas unless they include areas used as food courts or retail kiosks;
- (b) stairwells fire exits, heating and cooling plants, and public washrooms;
- (c) staff cafeterias and change rooms not accessible to the general public;

- (d) car parking and loading areas within the building;
- (e) below grade storage areas other than those found within commercial units leased to individual tenants; and
- (f) utility, mechanical and electrical rooms other than those found within the units leased to individual tenants.

3. Zoning By-law No. 1916 as amended, is hereby further amended by adding a new section 7.1.3 g) immediately following section 7.1.3 f)

“7.1.3 g) 45 Overlea Boulevard - C.1 - 7.1.3 g)

7.1.3. g) i) Area Restricted

The provisions of this section shall only apply to those lands being Block D, E and F and part of Block A, Registered Plan M-778 and Part of Block N, Registered Plan M-736, known municipally in the year 2001, as 45 Overlea Boulevard which are zoned Commercial C1 Zone on the Schedule to By-law No.1916 and which are identified as “Area Subject to Amendment” on Schedule “1” to By-law No. 1077-2001.

7.1.3 g) ii) Zone Requirements for Commercial Uses

The maximum Gross Leasable Floor Area permitted on the lands referred to in section 7.1.3.g) i) shall be 38,057 square metres”.

7.1.3 g) iii) Off-Street Parking

Notwithstanding the provisions of section 5.17 of By-law No. 1916, as amended, the parking requirement for the lands subject to this by-law shall be 3.5 parking spaces/100 square metres of Gross Leasable Floor Area. This parking requirement shall only apply up to 38,057 square metres of the Gross Leasable Floor Area identified on Schedules “1A”, “1B”, and “1C” as “Areas Included in Calculation of Gross Leasable Floor Area ”. Any expansion of the subject premises beyond 38,057 square metres of Gross Leasable Floor Area shall require a parking study to determine suitable parking requirements.

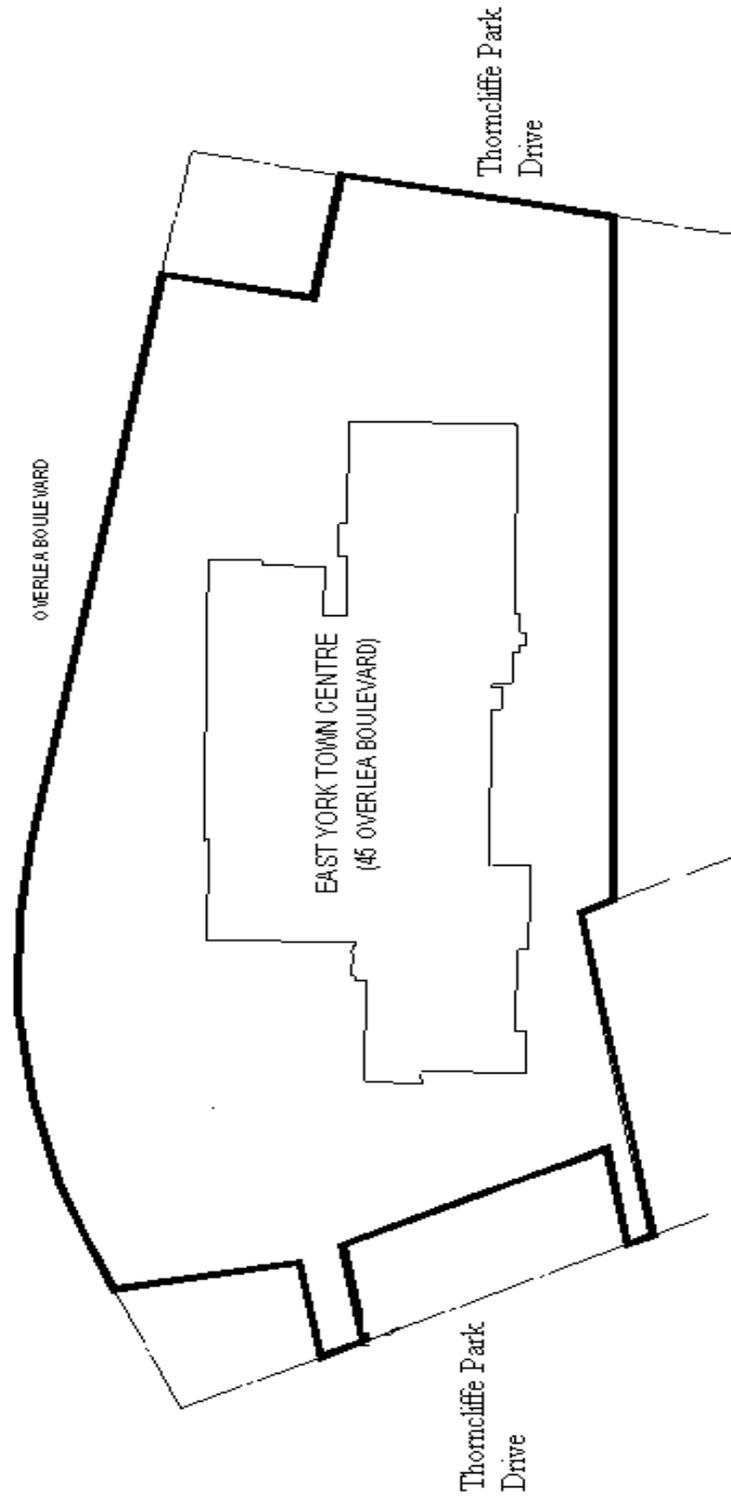
ENACTED AND PASSED this 6th day of December, A.D. 2001.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule "1" to By-law



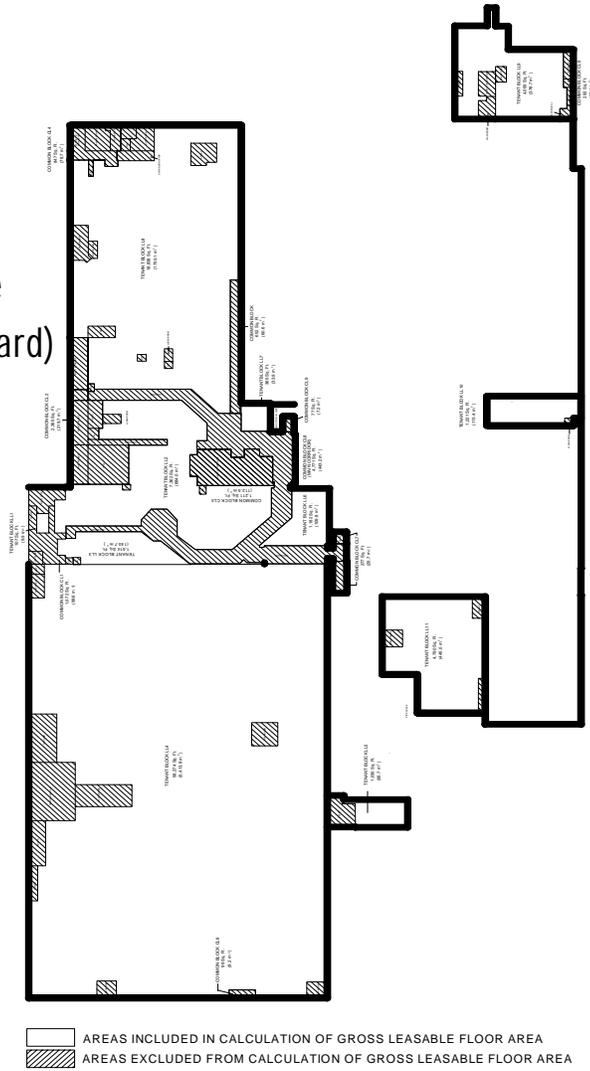
 Area Subject to Amendment
 C1 Zone

Block D, E & F & Part of Block A, Reg. Plan M-778
 & Part of Block N, Reg. Plan M-736

Not To Scale
10/30/01

Schedule '1A' to By-law

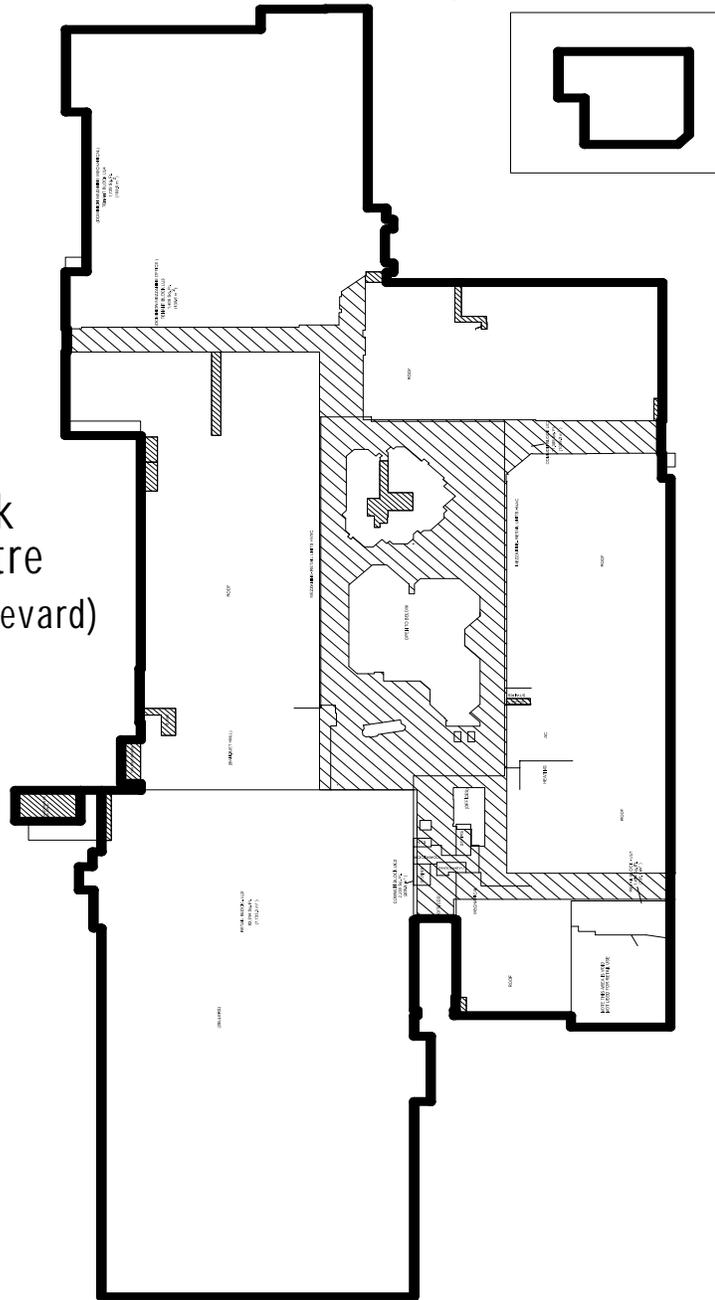
East York
Town Centre
(45 Overlea Boulevard)



Basement

Schedule '1B' to By-law

East York
Town Centre
(45 Overlea Boulevard)

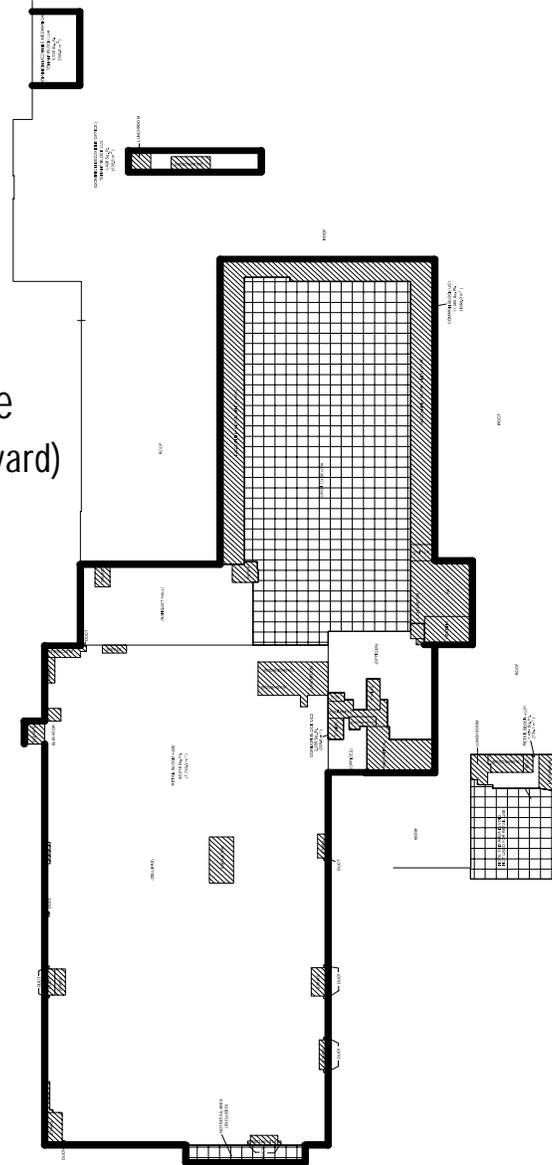


- AREAS INCLUDED IN CALCULATION OF GROSS LEASABLE FLOOR AREA
- ▨ AREAS EXCLUDED FROM CALCULATION OF GROSS LEASABLE FLOOR AREA

Ground Floor

Schedule '1C' to By-law

East York
Town Centre
(45 Overlea Boulevard)



AREAS INCLUDED IN CALCULATION OF GROSS LEASABLE FLOOR AREA
AREAS EXCLUDED FROM CALCULATION OF GROSS LEASABLE FLOOR AREA

Upper Floor