

Authority: Toronto East York Community Council Report No. 8, Clause No. 10,
as adopted by City of Toronto Council on June 18, 19 and 20, 2002
Enacted by Council: October 31, 2002

CITY OF TORONTO

BY-LAW No. 907-2002

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands municipally known as 68 Broadview Avenue and 677R Queen Street East.

WHEREAS the owner of the lands known municipally as 68 Broadview Avenue and 677R Queen Street East has made an application to the City of Toronto for a Zoning By-law Amendment; and

WHEREAS the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, regarding the proposed Zoning By-law Amendment; and

WHEREAS the Council of the City of Toronto, at its meeting held on June 18, 19 and 20, 2002, determined to amend the Zoning By-law for the former City of Toronto;

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

1. None of the provisions of Sections 2(1) pertaining to the definitions of *grade*, *height* and *lot*, 4(2)(a), 4(4)(b), 4(12), 4(13)(a), 4(13)(c), 9(1)(a) and 9(3)2 of By-law No. 438-86, as amended, being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, shall apply to prevent the erection and use of *residential buildings* on the lands shown on Map 1 attached to and forming part of this By-law, provided:
 - (1) the *lot* comprises at least the lands shown as Part A and Part B outlined by heavy lines on Map 1 attached to and forming part of this By-law;
 - (2) no portion of any building or structure erected and used above *grade* is located otherwise than wholly within the areas delineated by heavy lines on Map 2A and Map 2B attached to and forming part of this By-law except for projections permitted by the chart in Section 6(3) Part II 8 of the aforesaid By-law No. 438-86, as amended;
 - (3) the maximum *residential gross floor area*:
 - (i) of the building located on Part A shown on Map 1 shall not be greater than 2,500 square metres; and
 - (ii) of the building located on Part B shown on Map 1 shall not be greater than 18,410 square metres;

- (4) the *height* of any building to be erected shall not exceed those *heights* shown on Map 2A and Map 2B exclusive of rooftop facilities, elements and structures otherwise permitted in Section 4(2)(a)(i) of By-law No. 438-86, as amended and where the *height* of any building to be erected exceeds 18.0 metres:
- (i) the building on Part B shown on Map 1 shall not exceed a *height* of 26.0 metres;
 - (ii) the *height* of the water tower located on the roof of the building on Part B shown on Map 1 shall not exceed 35.0 metres;
- (5) visitor *parking spaces* will be provided for the building on Part A of the *lot* at *grade* on Part B of the *lot*; and
- (6) *parking spaces* for Parts A and B of the *lot* shall be provided at a rate of not less than the following minimum parking ratios:
- | | |
|------------------|-----------------------|
| bachelor units | 0.3 spaces per unit |
| 1 bedroom units | 0.7 spaces per unit |
| 2 bedroom units | 1.0 spaces per unit |
| 3+ bedroom units | 1.2 spaces per unit |
| visitors | 0.12 spaces per unit; |
- (7) the building to be erected on Part B shown on Map 1 contains a minimum of 132.92 square metres of indoor *residential amenity space*; and
- (8) *bicycle parking spaces* for the residents of the building to be erected on Part A shown on Map 1 will be provided on Part B shown on Map 1.

2. For the purposes of this By-law:

- (i) all words or terms expressed in italics shall bear the same meaning as such words or terms have for the purposes of the aforementioned By-law No. 438-86, as amended;
- (ii) “*grade*” and “*height*” in respect to both Part A and Part B shown on Map 1 shall have the same meaning as each word as defined in respect of a building in an ‘R’ district in the aforesaid By-law No. 438-86, as amended; and
- (iii) “*lot*” is defined as in Section 2(1) of By-law No. 438-86, as amended except the buildings erected or to be erected need not be assigned a defined part of the parcel.

3. The density of development and *height* of development permitted by Section 1 of this By-law is permitted subject to compliance with the conditions set out therein and return for the provision by the *owner* of the lands shown on Map 1 of the following facilities, services or matters to the City of Toronto, being that the *owner*:
- (i) provide and implement the landscaping outlined in the Approved Landscape Plan, including all landscaping within the public right-of-way, to the satisfaction of both the Commissioner of Works and Emergency Services and the Commissioner of Urban Development Services; and
 - (ii) enter into one or more agreements satisfactory, pursuant to Section 37 of the *Planning Act*, to secure the facilities, services and matters referred to in subsection (a) above and such agreement or agreements are appropriately registered against the title of the Lands.

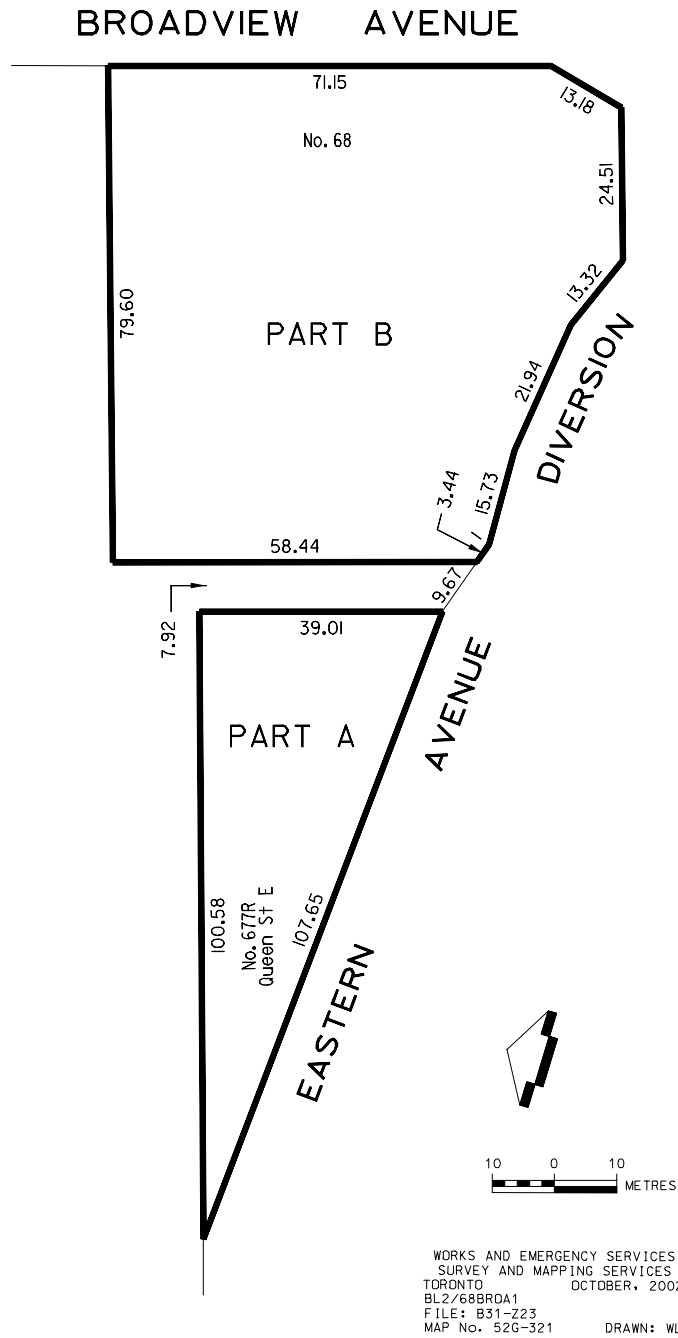
ENACTED AND PASSED this 31st day of October, A.D. 2002.

CASE OOTES,
Deputy Mayor

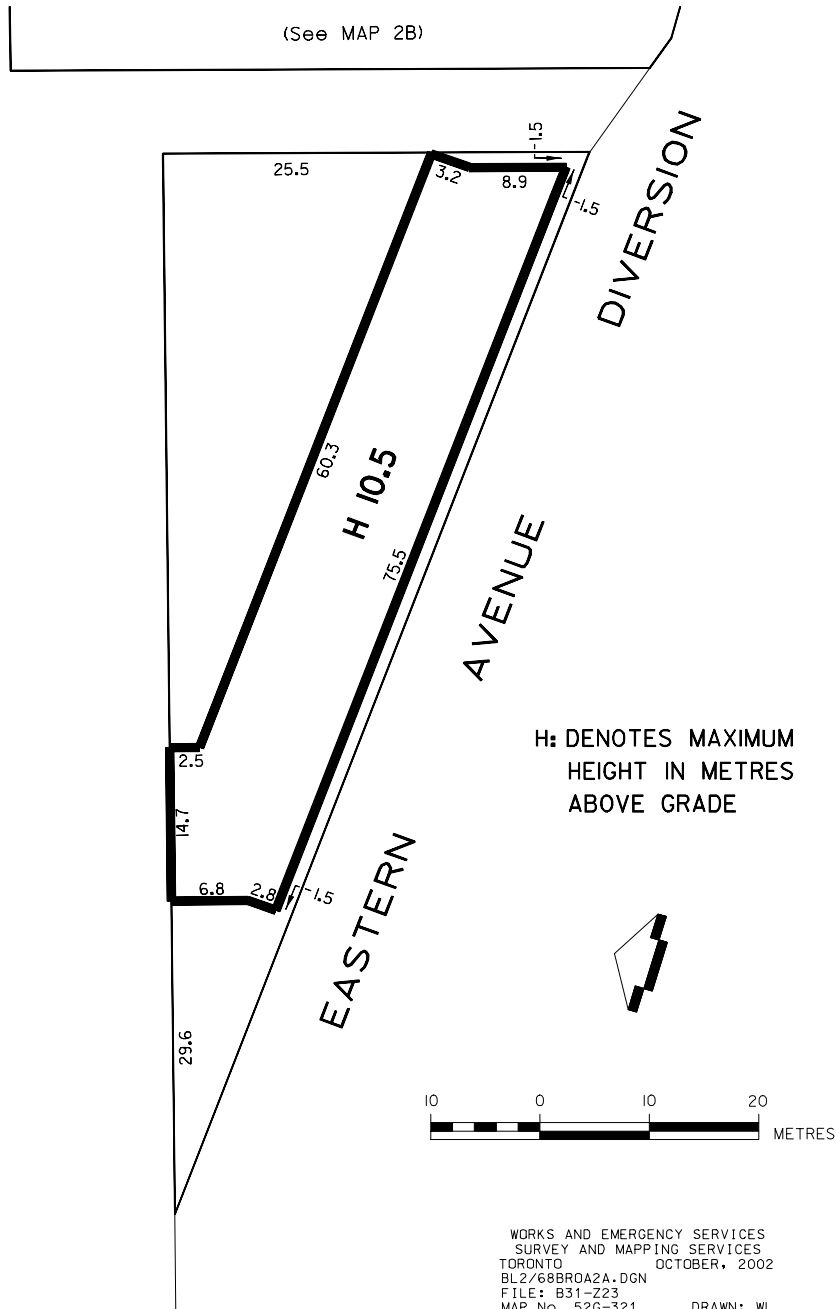
ULLI S. WATKISS
City Clerk

(Corporate Seal)

MAP 1

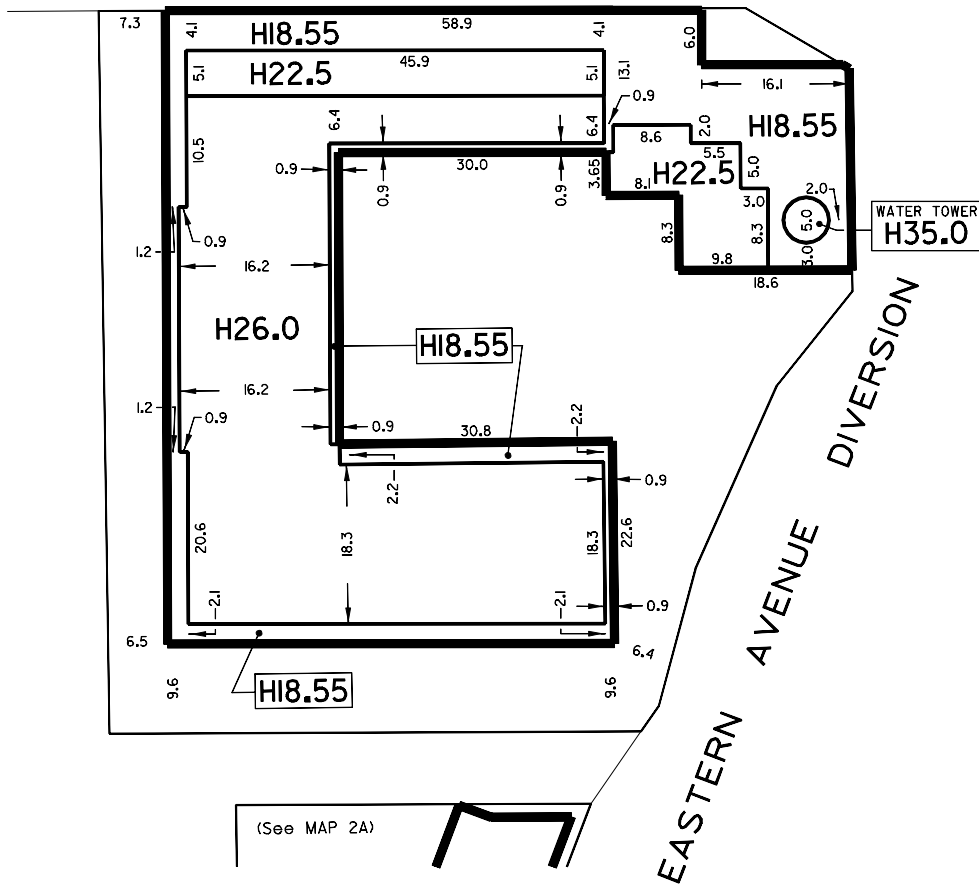


**MAP 2A
(PART A)**



MAP 2B
(PART B)

BROADVIEW AVENUE



(See MAP 2A)

H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO OCTOBER, 2002
 BL02/68BROA2B.DGN
 FILE: B31-23
 MAP No. 526-321 DRAWN: WL