

Authority: Toronto and East York Community Council Item 12.7,  
adopted as amended, by City of Toronto Council on January 29 and 30, 2008  
Enacted by Council: January 30, 2008

**CITY OF TORONTO**

**BY-LAW No. 129-2008**

**To adopt Amendment No. 379 to the Official Plan of the former City of Toronto  
with respect to lands municipally known as 629, 633 and 675 Eastern Avenue.**

WHEREAS authority is given to Council under 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. The attached Amendment No. 379 to the Official Plan is hereby adopted pursuant to the  
*Planning Act*, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this 30th day of January, A.D. 2008.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**AMENDMENT NO. 379**

**TO THE OFFICIAL PLAN OF THE FORMER CITY OF TORONTO**

The following text constitutes Amendment No. 379 to the Official Plan of the former City of Toronto.

**18.695           LANDS KNOWN IN 2008 AS 629, 633 AND 675 EASTERN AVENUE**

Notwithstanding any of the provisions of this Plan, Council may pass by-laws applicable to the lands known as 629, 633 and 675 Eastern Avenue to permit the erection and use of any building containing the following uses – manufacturing, warehousing, distribution, office uses, research and development facilities, knowledge and creative based industries, media and communications operations, film, video and recording production, business and trade schools and branches of community colleges or universities and retail outlets which are ancillary and subordinate to the preceding uses.

Small scale stores and services that serve area businesses and workers and which support the primary economic function of the South of Eastern Restricted Industrial Area will:

- (i) be considered only within a building that contains uses as described above and when the uses described above occupy a substantial majority of the building floor space;
- (ii) be limited in the zoning by-law;
- (iii) be restricted to the ground floor; and
- (iv) be generally limited to a floor area of 300 m<sup>2</sup>.

All other retail forms and scale are prohibited.

This site is at the centre of the Restricted Industrial Area. Given the context, any redevelopment of this site will proceed in accordance with the following:

**Linkages**

- (a) improvement of the connections, both physically and strategically, to related uses in the Central Waterfront area and to the surrounding neighbourhoods;
- (b) creating a complementary relationship with the emerging Waterfront to the south and the stable residential neighbourhoods to the north and east;
- (c) building linkages with film and media businesses in the Central Waterfront area;

**Building**

- (d) improvement to the internal circulation within the Employment District;
- (e) additional east/west and north/south linkages to reduce the dependence on perimeter roads, facilitate pedestrian and cycling linkages to the broader pedestrian system and limit the number of accesses across the lands designated *Parks and Open Space Areas* along the north side of Lake Shore Boulevard East;
- (f) if new streets are required, they will be designed to accommodate cycling connections, sidewalks, streetscaping, potential on-street parking and public utilities;
- (g) new street intersections and driveway access points to and from Lake Shore Boulevard will be limited and considered if they are consolidated to serve shared use among properties;
- (h) a single consolidated access/egress point onto Lake Shore Boulevard will provide a shared use driveway among properties;
- (i) screen any parking garage/structure/area from any public roads;
- (j) creation of a clearly marked public pedestrian walkway/cycling connection in a north/south direction between Eastern Avenue and Lake Shore Boulevard East satisfactory to the City;

**Public Realm**

- (k) the quality of the public realm must be improved to create/promote a healthy and comfortable pedestrian environment;
- (l) a building setback of at least 2 metres, above and below grade, from the north property line will be required;
- (m) tree planning and landscaping using native species will be encouraged on private lands as buffers between properties, around and within parking areas;
- (n) redevelopment along the southern edge of Eastern Avenue should improve the quality and character of the right-of-way including sidewalks;

Any redevelopment also has to address the following:

**Environment**

- (o) the City's environmental objectives related to air quality, green house gas emissions and energy efficiency, solid waste, water quality and efficiency and urban ecology;
- (p) construction of new buildings to meet minimum environmental performance measures and the rehabilitation of existing buildings;
- (q) the migratory bird fly-way;

- (r) green roofs for new buildings and retrofit of existing buildings to address storm water management, reduce the urban heat island effect and energy efficiency;
- (s) use of green technologies and practices;
- (t) meet minimum environmental performance targets and the rehabilitation of existing buildings will strive to meet the targets as much as possible; and
- (u) development on the site will be consistent with the site's location within the Lower Don Special Policy Area.