

Authority: Planning and Growth Management Committee Item 35.3, adopted as amended, by City of Toronto Council on August 25, 26, 27 and 28, 2014

CITY OF TORONTO

BY-LAW No. 1030-2014

To amend Zoning By-law No. 569-2013, as amended, with respect to certain lands abutting Eglinton Avenue West and Eglinton Avenue East between Jane Street and Kennedy Road.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 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*;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagrams '1' to '21' inclusive, attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label for each of the lands outlined by heavy black lines as shown on Diagrams '1' to '9' inclusive, attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by:
 - (a) adding each of the lands outlined by heavy black lines on Diagrams '10' and '11', attached to this By-law, to the Zoning By-law Map in Section 990.10; and
 - (b) adding the zone labels to each of the lands outlined by heavy lines as shown on Diagrams '10' and '11', attached to this By-law.
5. Zoning By-law No. 569-2013, as amended, is further amended by:
 - (a) adding each of the lands outlined by heavy black lines on Diagrams '12' and '13', attached to this By-law, to the Height Overlay Map in Section 995.20.1; and
 - (b) adding the height and storey label to each of the lands as shown on Diagrams '12' and '13', attached to this By-law .
6. Zoning By-law No. 569-2013, as amended, is further amended by:
 - (a) adding each of the lands outlined by heavy black lines on Diagrams '12' and '13', attached to this By-law, to the Lot Coverage Overlay Map in Section 995.30.1;

- (b) adding each of the lands outlined by heavy black lines on Diagrams '12' and '13', attached to this By-law, to the Rooming House Overlay Map in Section 995.40.1; and
 - (c) adding each of the lands outlined by heavy black lines on Diagrams '12' and '13', attached to this By-law, to the Policy Areas Overlay Map in Section 995.10.1.
7. Zoning By-law No. 569-2013, as amended, is further amended by amending the Policy Areas Overlay Map in Section 995.10.1 for each of the lands outlined by heavy black lines on Diagrams '14' to '21' inclusive, attached to this By-law, by amending the Policy Area label as shown on Diagrams '14' to '21' inclusive.
8. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2621 as follows:

(2621) Exception CR 2621

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from **the front lot line**; and
- (B) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(138) of former City of York By-law 1-83.
9. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2622 as follows:

(2622) Exception CR 2622

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;

- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 2.3 metres and 2.8 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 2.3 metres and 7.8 metres from the **front lot line**; and
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point.

Prevailing By-laws and Prevailing Sections: (None Apply)

10. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2623 as follows:

(2623) Exception CR 2623

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
 - (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
 - (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
11. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2624 as follows:

(2624) Exception CR 2624

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.5 metres and 1.0 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.5 metres and 6.0 metres from the **front lot line**; and
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point.

Prevailing By-laws and Prevailing Sections: (None Apply)

12. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2625 as follows:

(2625) Exception CR 2625

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 22.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the main wall of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;

- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) By-law 458-2005.

13. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2626 as follows:

(2626) Exception CR 2626

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 22.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

14. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2627 as follows:

(2627) Exception CR 2627

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 22.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access; and
- (E) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
 - (B) Section 12(2) 118 of former City of Toronto By-law 438-86;
 - (C) Section 12(2) 119 of former City of Toronto By-law 438-86;
 - (D) By-law 458-2005; and
 - (E) Section 12(1)348 of former City of Toronto By-law 438-86.
15. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2628 as follows:

(2628) Exception CR 2628

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.6 metres and 2.1 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.6 metres and 7.1 metres from the **front lot line**; and

- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(358) of former City of York Zoning By-law 1-83; and
 (B) Section 16(220) of former City of York Zoning By-law 1-83.

16. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2629 as follows:

(2629) Exception CR 2629

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;
- (C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access; and
- (E) Properties located at 253, 253 1/2, 257, 265 Eglinton Avenue West and 187, 189, 191 Highbourne Road must comply with Exception 900.11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Properties located at 253, 253 1/2, 257, 265 Eglinton Avenue West and 187, 189, 191 Highbourne Road;
- (i) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (ii) Section 12(2) 119 of former City of Toronto By-law 438-86; and

(iii) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

17. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2630 as follows:

(2630) Exception CR 2630

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(123) of former City of York Zoning By-law 1-83.

18. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2631 as follows:

(2631) Exception CR 2631

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 22.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;

- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access;
- (E) These **premises** must comply with Exception 900 11.10(2); and
- (F) On the lands municipally known as 483-497 Eglinton Avenue West in 1968, office is permitted in a six **storey** building that exists on the site; [TO: 438-86; 12 (1) 315].

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (E) Section 12(1) 348 of former City of Toronto By-law 438-86.

19. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2632 as follows:

(2632) Exception CR 2632

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 19.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, the remaining 25% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and

(D) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

20. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2633 as follows:

(2633) Exception CR 2633

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum height of a **building** or **structure** is 19.5 metres;

(B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;

(C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and

(D) The minimum **lot frontage** for a **lawfully existing detached house** is 8.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

21. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2634 as follows:

(2634) Exception CR 2634

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum height of a **building** or **structure** is 22.5 metres;

(B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;

- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) The minimum **lot frontage** for a **lawfully existing detached house** is 8.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

22. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2635 as follows:

(2635) Exception CR 2635

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.5 metres and 6.9 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (D) The lands must comply with exception 900.2.10(7); and
- (E) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 227 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) On 245 Eglinton Avenue East, former City of Toronto By-law 770-84; and
- (F) Section 12(2) 63 of former City of Toronto By-law 438-86.

23. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2636 as follows:

(2636) Exception CR 2636

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 13.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access.

Prevailing By-laws and Prevailing Sections: (None Apply)

24. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2637 as follows:

(2637) Exception CR 2637

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;

- (D) Any addition or extension above the **first floor** of a **lawfully existing detached house** must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193];
- (E) A **lawfully existing detached house** must comply with exception 900.2.10(7); and
- (F) The minimum **lot frontage** for a **lot** with a **detached house** is 7.5 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B'].

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) On 595 Eglinton Avenue East, former City of Toronto By-law 96-0145.

25. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2638 as follows:

(2638) Exception CR 2638

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**; and
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the located below that point.

Prevailing By-laws and Prevailing Sections:

- (A) Dwelling units must comply with Section 7.2.1 of former Town of Leaside Zoning By-law 1916.

26. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2639 as follows:

(2639) Exception CR 2639

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 22.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**; and
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point.

Prevailing By-laws and Prevailing Sections:

- (A) Dwelling units must comply with Section 7.2.1 of former Town of Leaside Zoning By-law 1916; and
 - (B) Section 7.2.4.1 of former Town of Leaside Zoning By-law 1916.
27. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2640 as follows:

(2640) Exception CR 2640

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and

- (D) dwelling units are only permitted above the **first floor**.

Prevailing By-laws and Prevailing Sections: (None Apply)

28. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2641 as follows:

(2641) Exception CR 2641

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**;
- (B) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (C) The **first floor** of the **building** may not be used for residential purposes, other than lobby access.

Prevailing By-laws and Prevailing Sections: (None Apply)

29. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2642 as follows:

Exception CR 2642

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 22.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have

a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and

- (D) The minimum **lot frontage** for a **lawfully existing detached house** is 8.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

30. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2643 as follows:

(2643) Exception CR 2643

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;
- (B) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (C) The **first floor** of the **building** may not be used for residential purposes, other than lobby access.

Prevailing By-laws and Prevailing Sections: (None Apply)

31. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2644 as follows:

(2644) Exception CR 2644

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;

- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (D) 795 Eglinton Avenue East must comply with the following:
- (i) A **mixed use building** is permitted;
 - (ii) The maximum **lot coverage** is 40%;
 - (iii) The maximum number of **dwelling units** is 88 and the maximum number of extended care beds is 45;
 - (iv) The maximum height of a **building** is 7 **storeys**;
 - (v) The maximum **gross floor area** of commercial and professional office is 794 square metres;
 - (vi) The minimum **building setbacks** are as follows:
 - (a) **front yard** is 1.5 metres;
 - (b) the westerly **side yard** is 6.5 metres;
 - (c) the easterly **side yard** is 1.5 metres; and
 - (d) the **rear yard** is 13.7 metres; and
 - (vii) The minimum number of **parking spaces** is as follows:
 - (a) apartment **dwelling unit** is 1.25 **parking spaces** per dwelling unit;
 - (b) apartment **dwelling unit** occupied by senior citizens is 1 parking space for each 4 dwelling units;
 - (c) 1 **parking space** for each 47.5 square metres of office floor area; and
 - (d) 1 **parking space** for each 19 square metres of commercial floor area.

Prevailing By-laws and Prevailing Sections: (None Apply)

32. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2645 as follows:

(2645) Exception CR 2645

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**; and
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(338) of former City of York Zoning By-law 1-83.
33. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2646 as follows:

(2646) Exception CR 2646

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step- back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) The minimum **lot frontage** for a **lawfully existing detached house** is 8.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

34. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2647 as follows:

(2647) Exception CR 2647

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access; and
- (E) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

35. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception number 2648 as follows:

(2648) Exception CR 2648

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 19.5 metres;

- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access; and
- (E) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

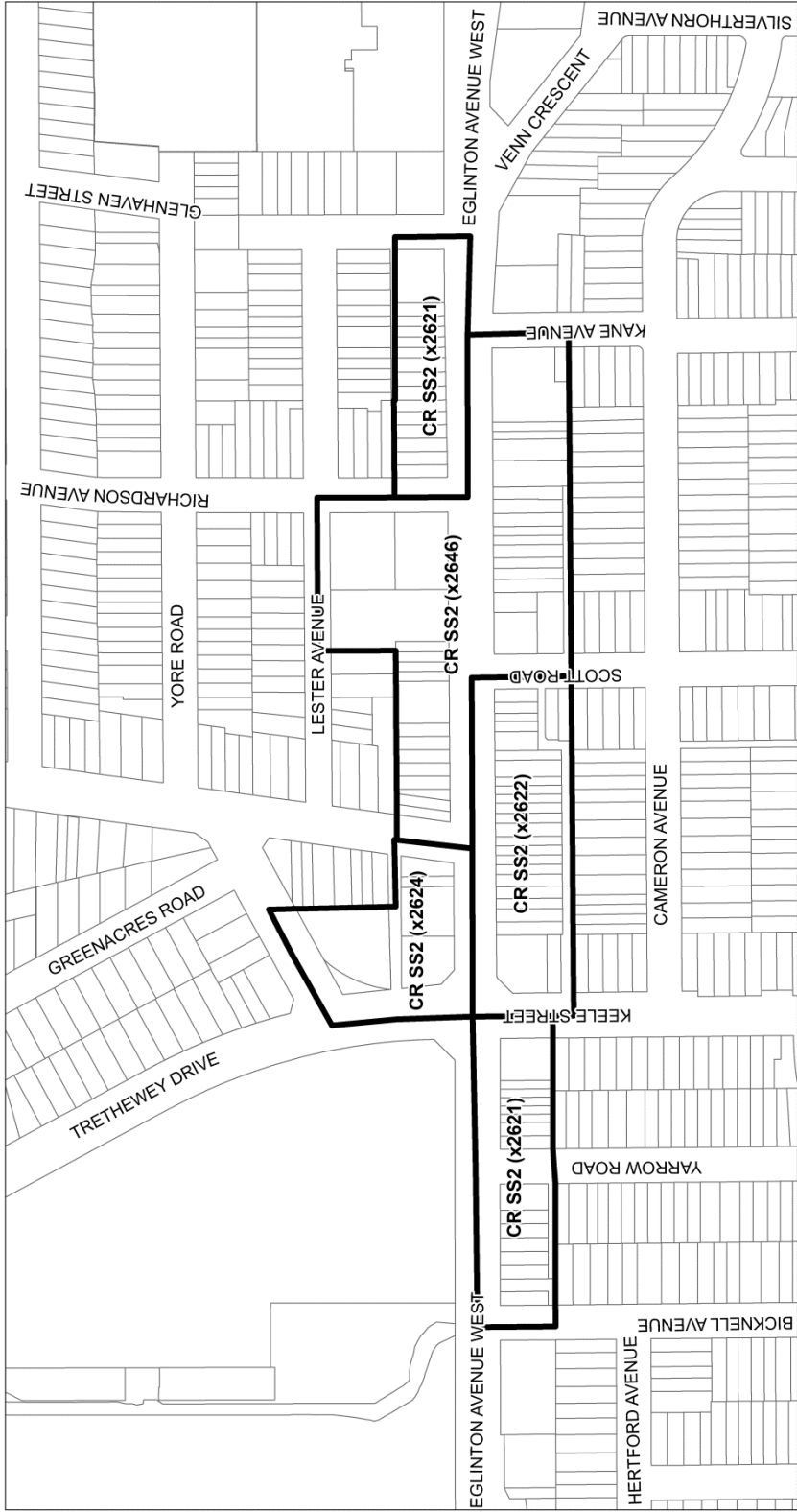
- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 119 of former City of Toronto By-law 438-86.

Enacted and passed on August 28, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



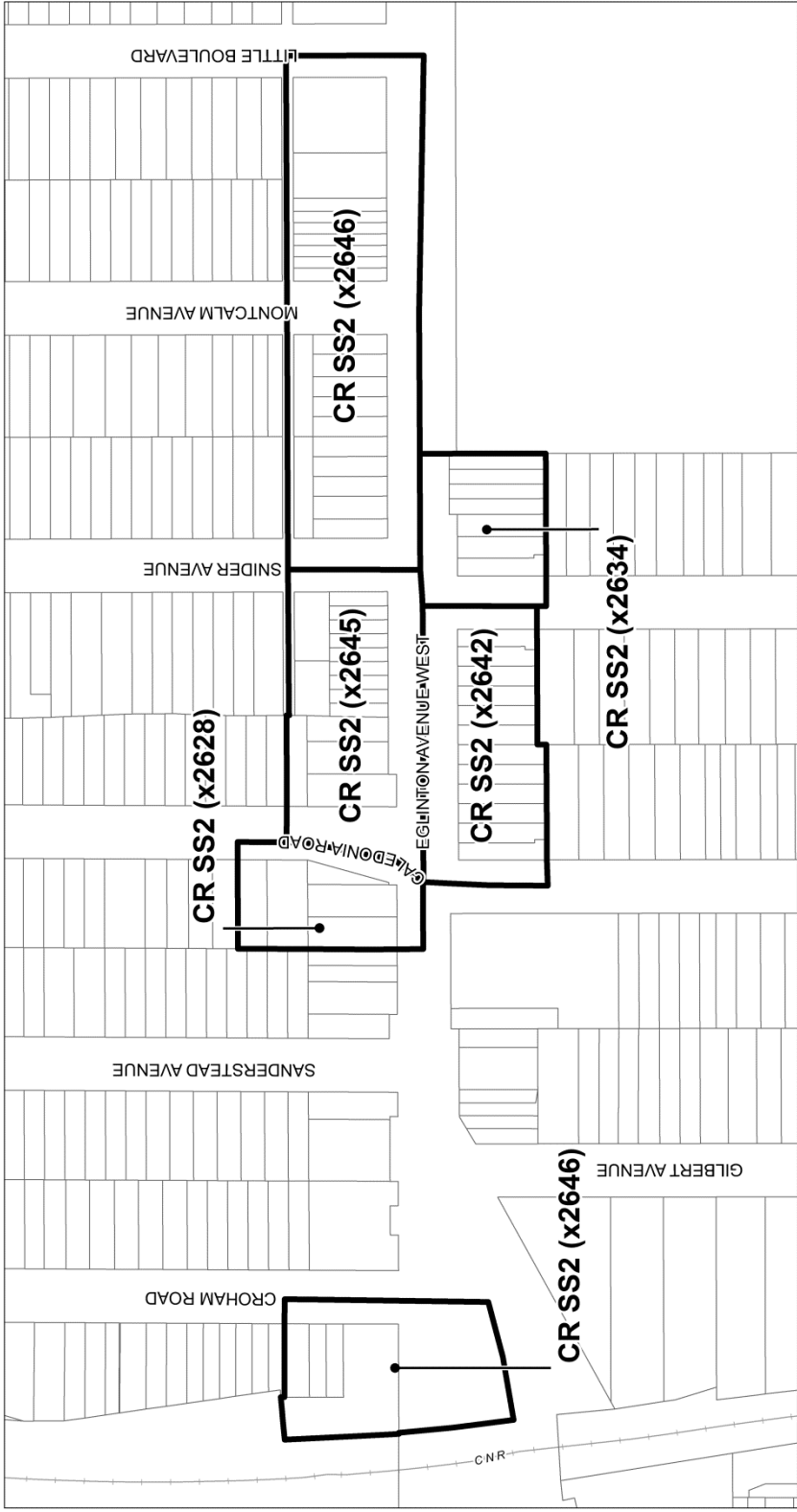
Eglinton Connects Planning Study

Diagram '1' - Zoning Amendments

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
Not to Scale
7/23/2014



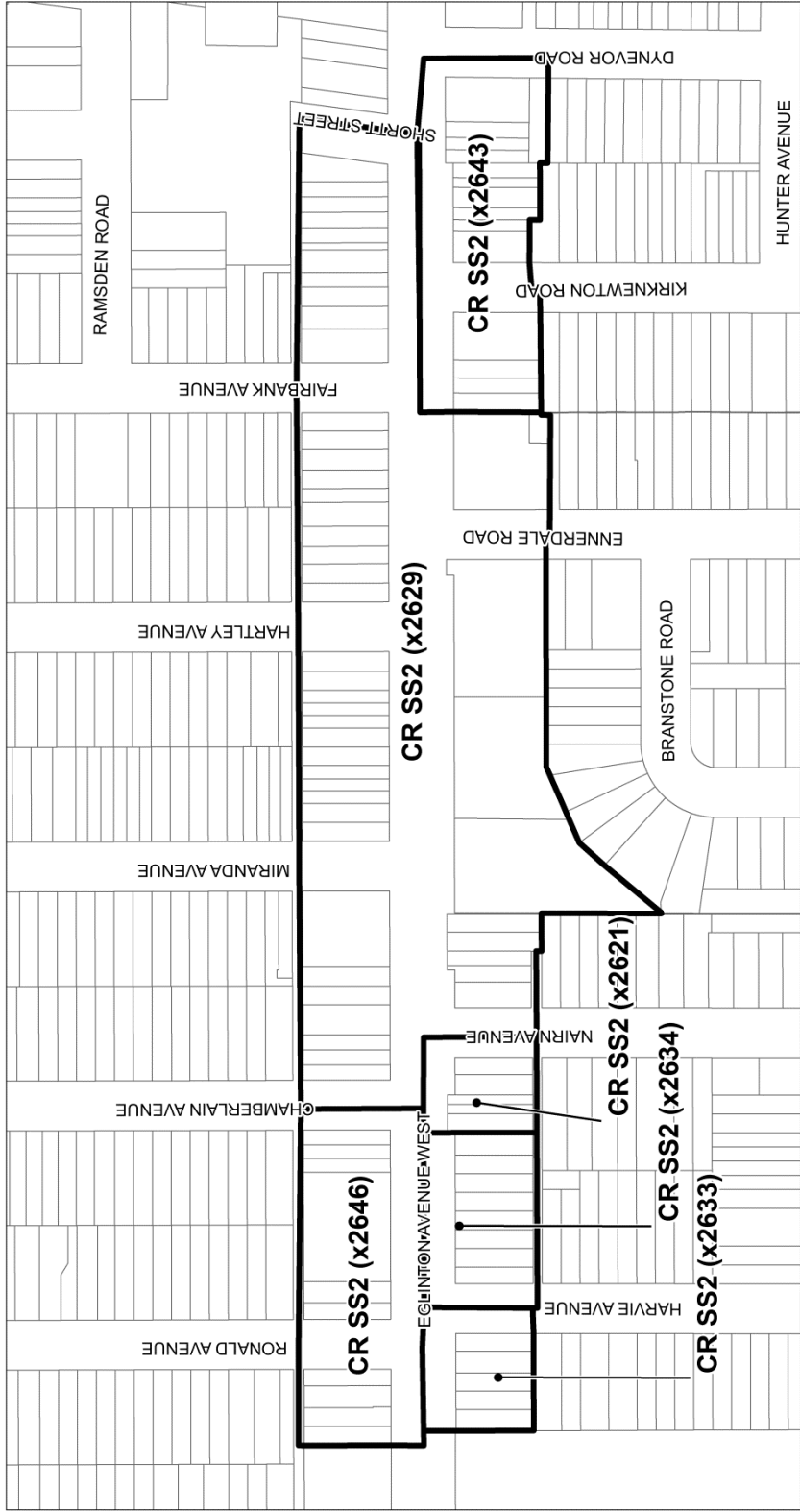
Eglinton Connects Planning Study

Diagram '2' - Zoning Amendments

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
Not to Scale
7/23/2014



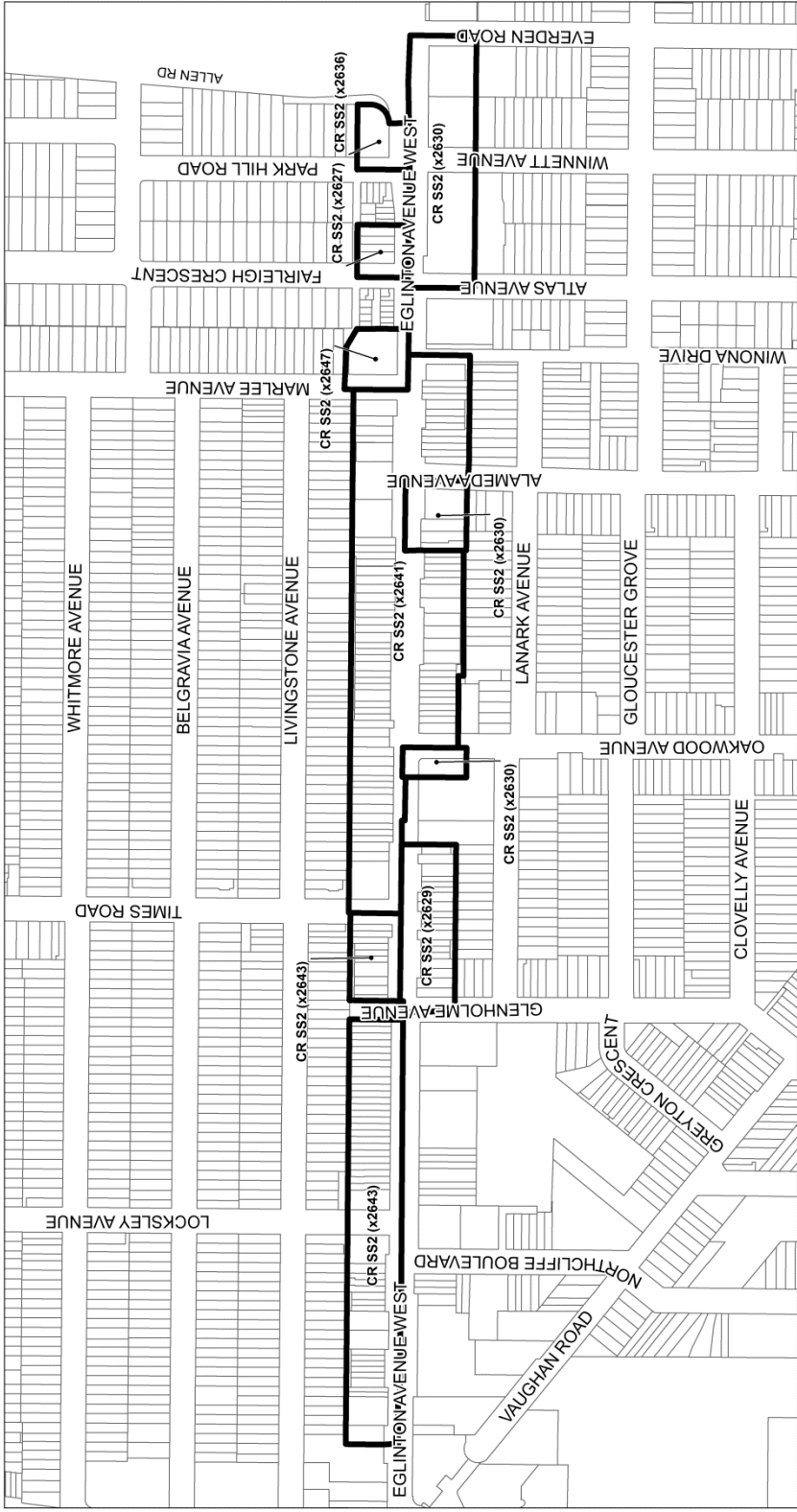
Eglinton Connects Planning Study

Diagram '3' - Zoning Amendments

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
Not to Scale
7/23/2014



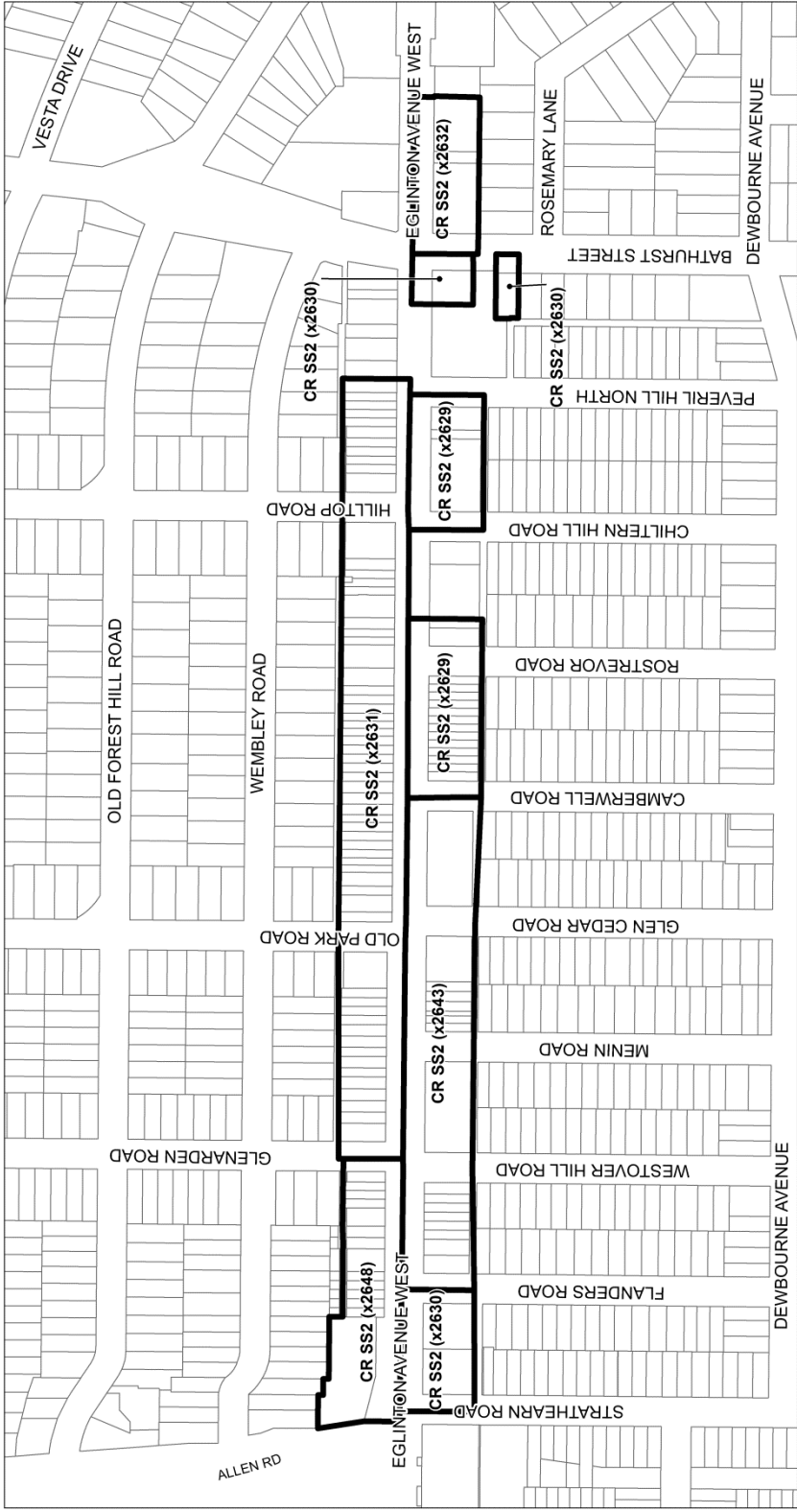
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Diagram '4' - Zoning Amendments

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Diagram '5' - Zoning Amendments

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Diagram '6' - Zoning Amendments

File # 12 141479 SPS 00 0Z



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7/23/2014



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Diagram '7' - Zoning Amendments

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
Not to Scale
7/23/2014



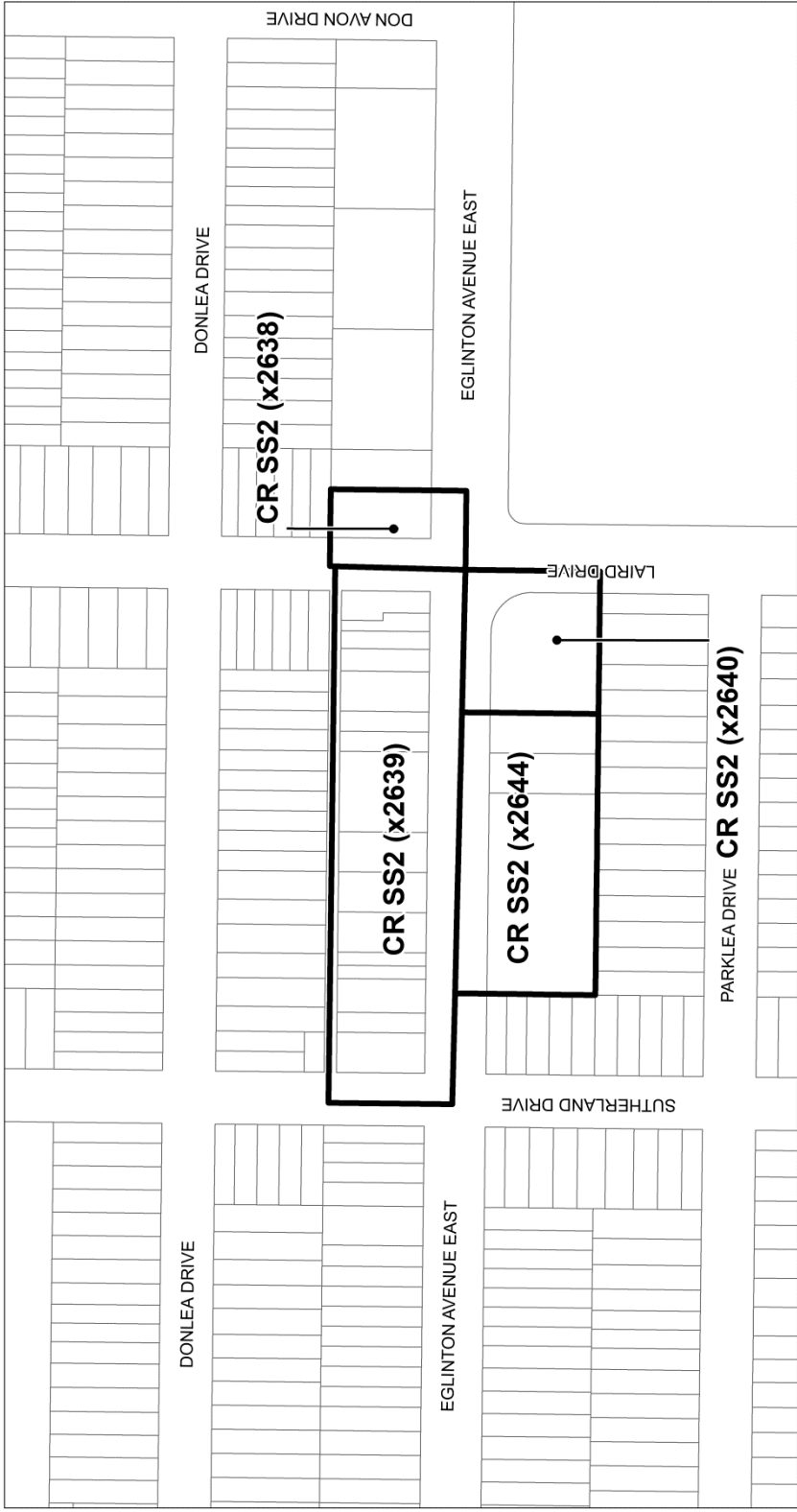
Eglinton Connects Planning Study

Diagram '8' - Zoning Amendments

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
Not to Scale
7/23/2014



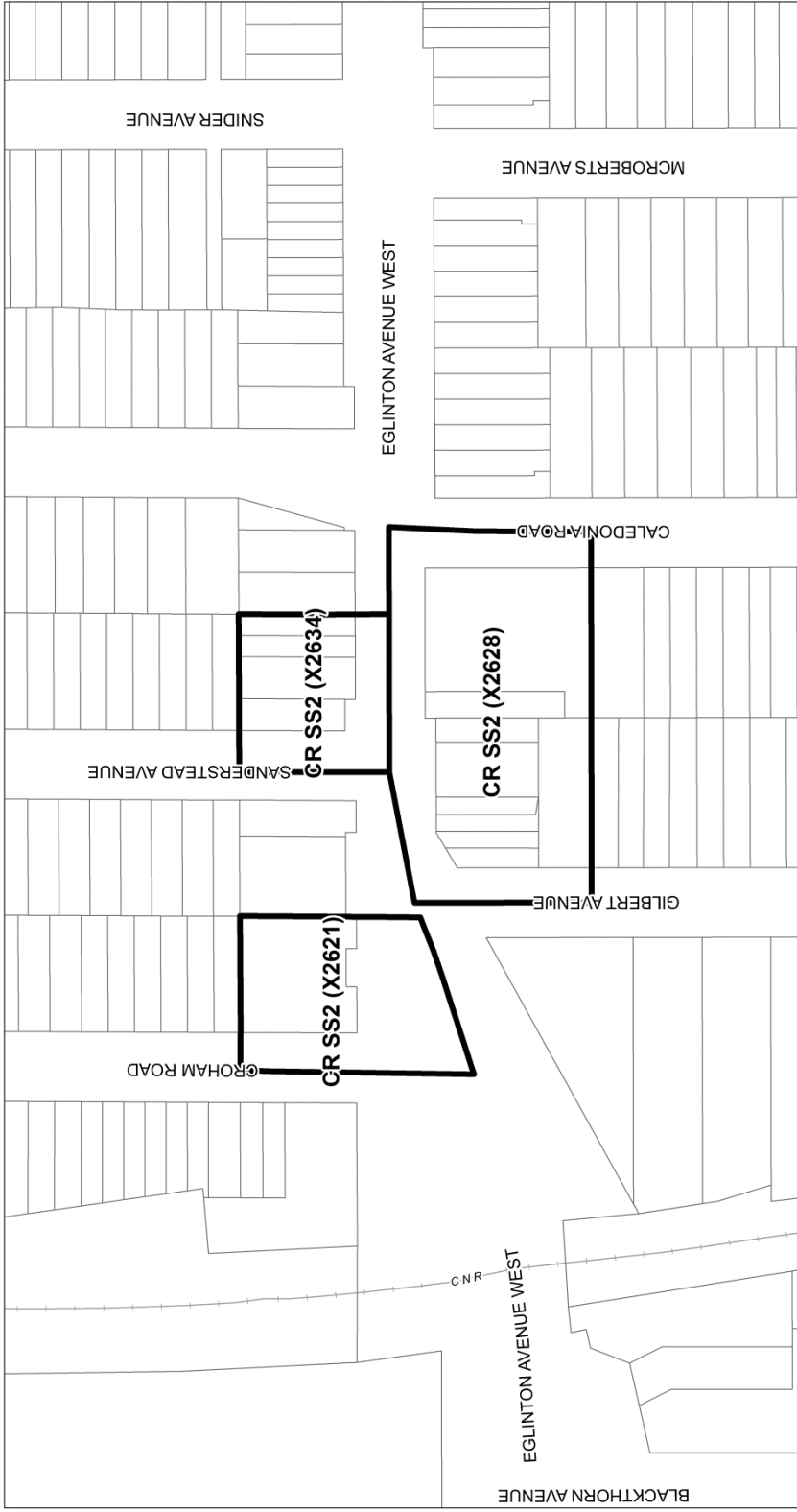
Eglinton Connects Planning Study

Diagram '9' - Zoning Amendments

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
Not to Scale
7/23/2014



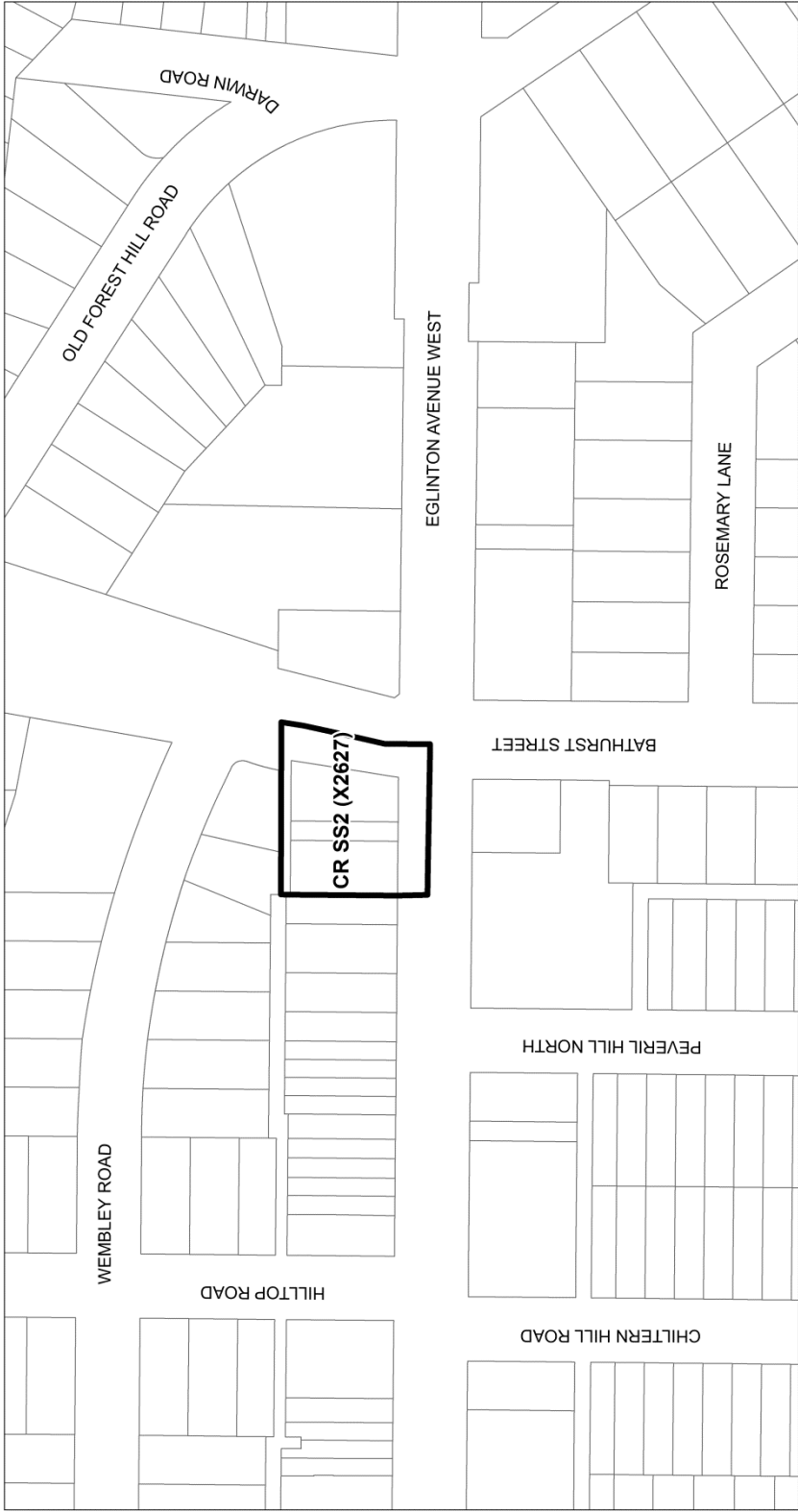
Eglinton Connects Planning Study

Diagram '10' - Zoning Amendments

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7/23/2014



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Diagram '11' - Zoning Amendments

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
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7/23/2014



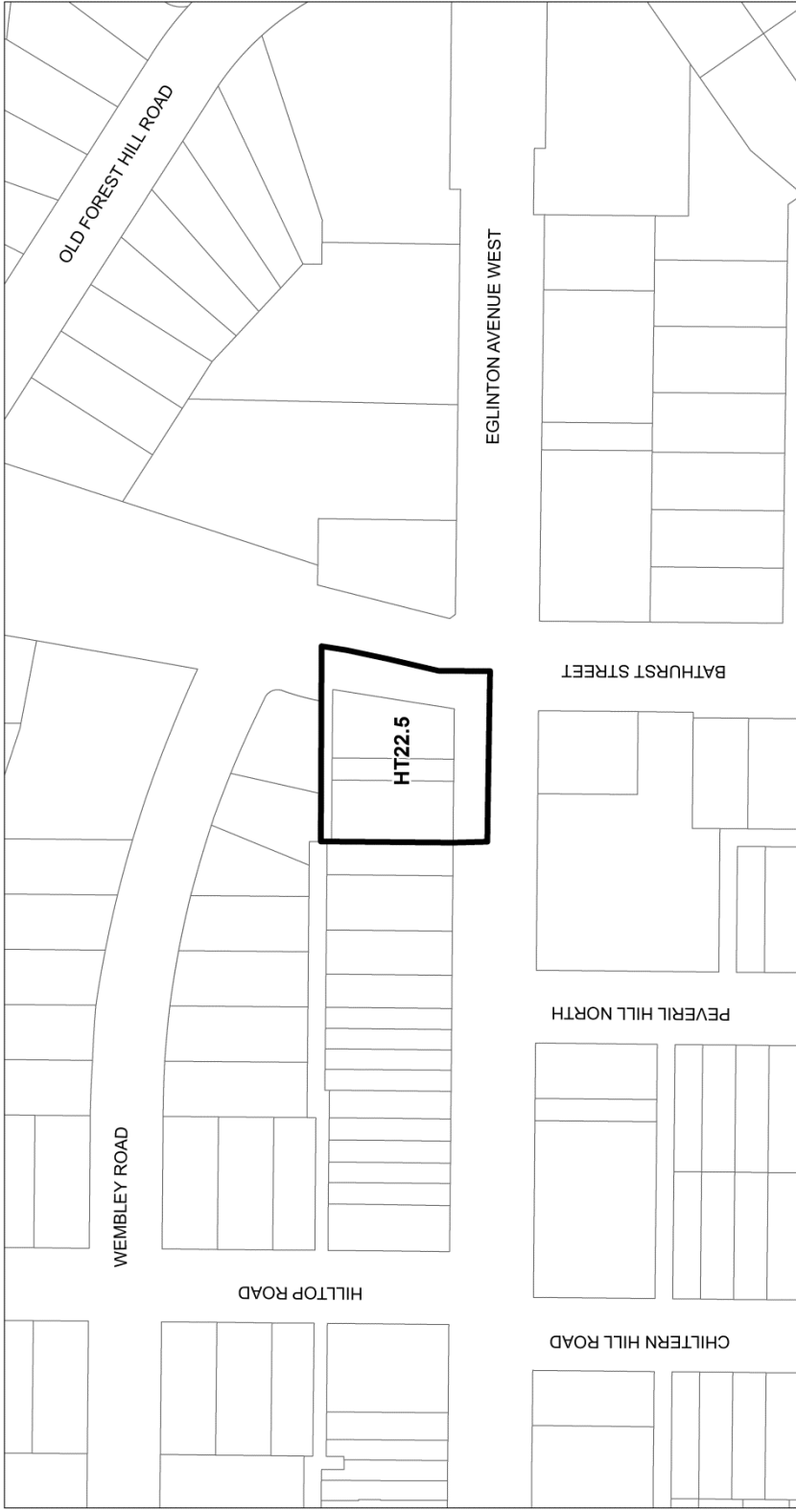
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Diagram '12' - Height Overlay

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
Not to Scale
7/23/2014



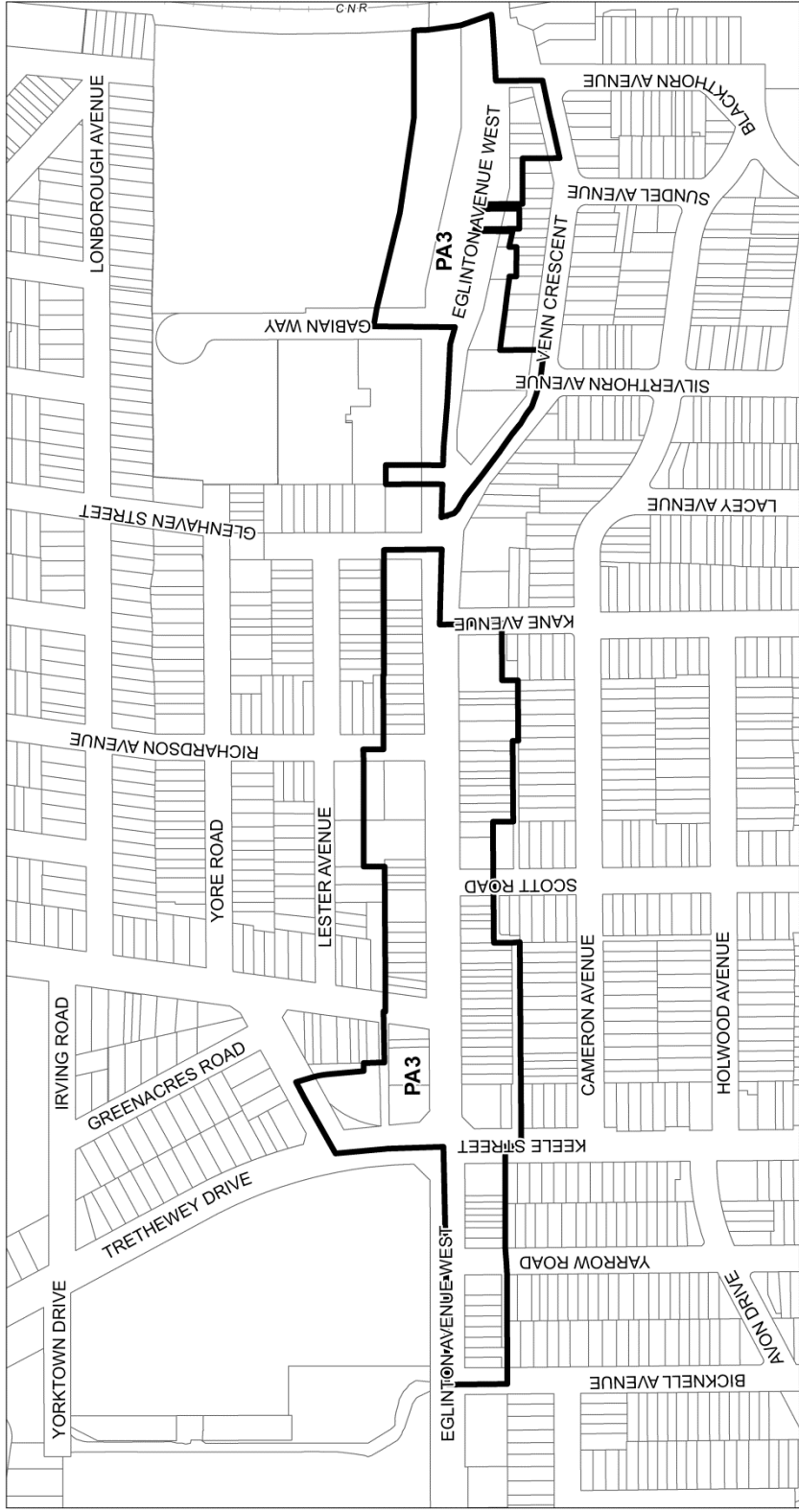
Eglinton Connects Planning Study

Diagram '13' - Height Overlay

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
Not to Scale
7/23/2014



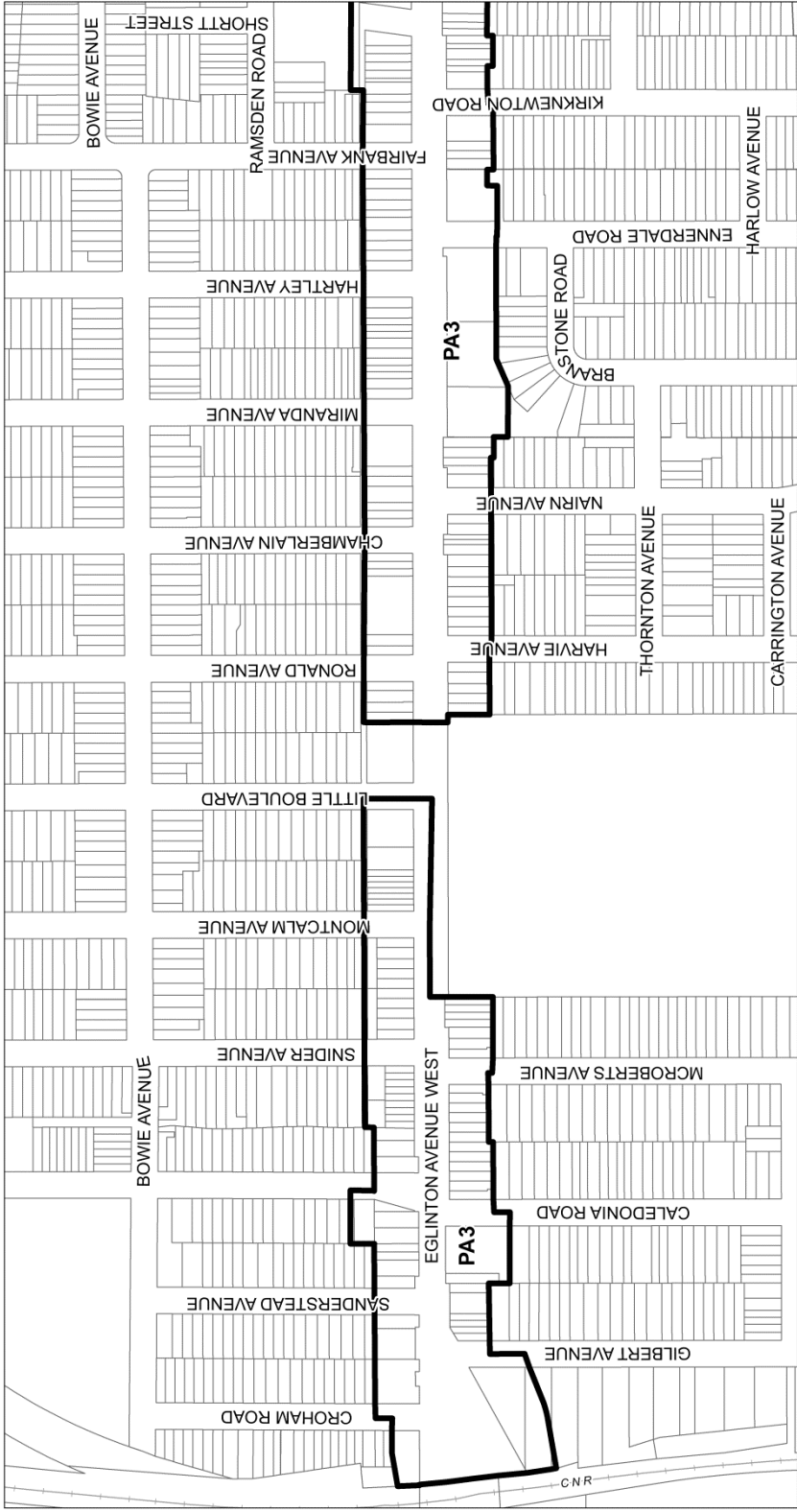
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Diagram '14' - Policy Area Overlay

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
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7/23/2014



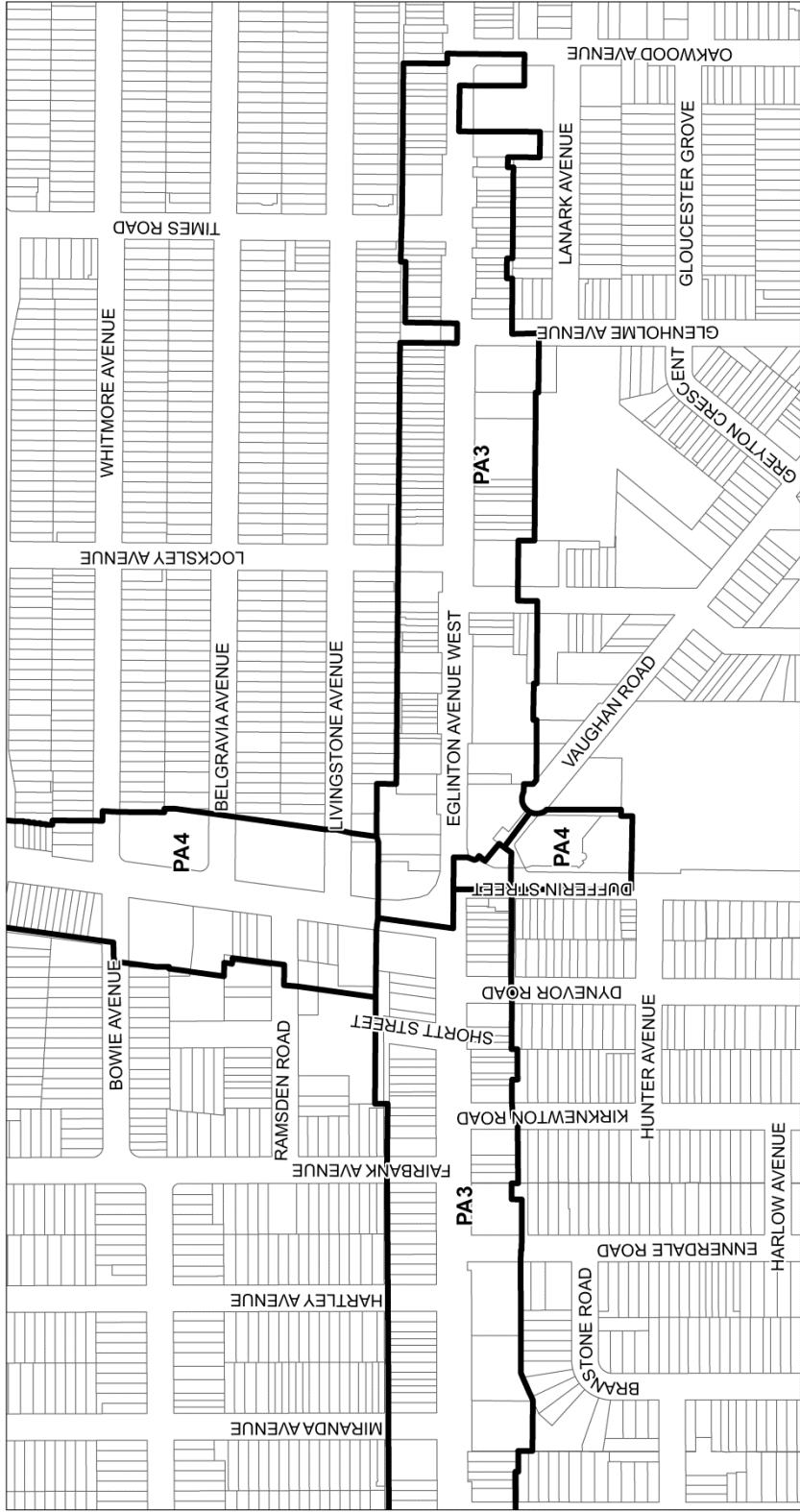
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Diagram '15' - Policy Area Overlay

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
Not to Scale
7/23/2014



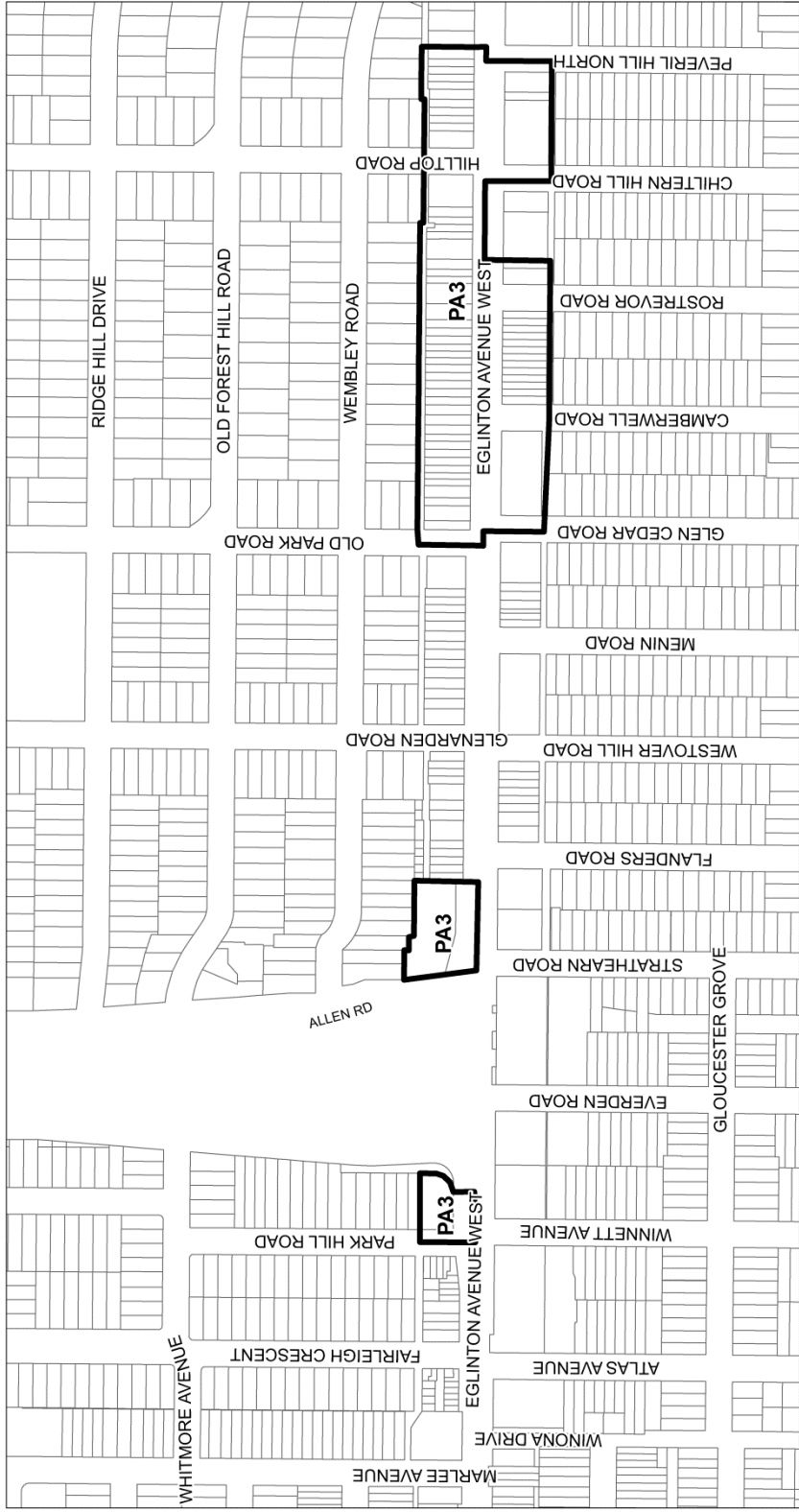
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Diagram '16' - Policy Area Overlay

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
Not to Scale
7/23/2014



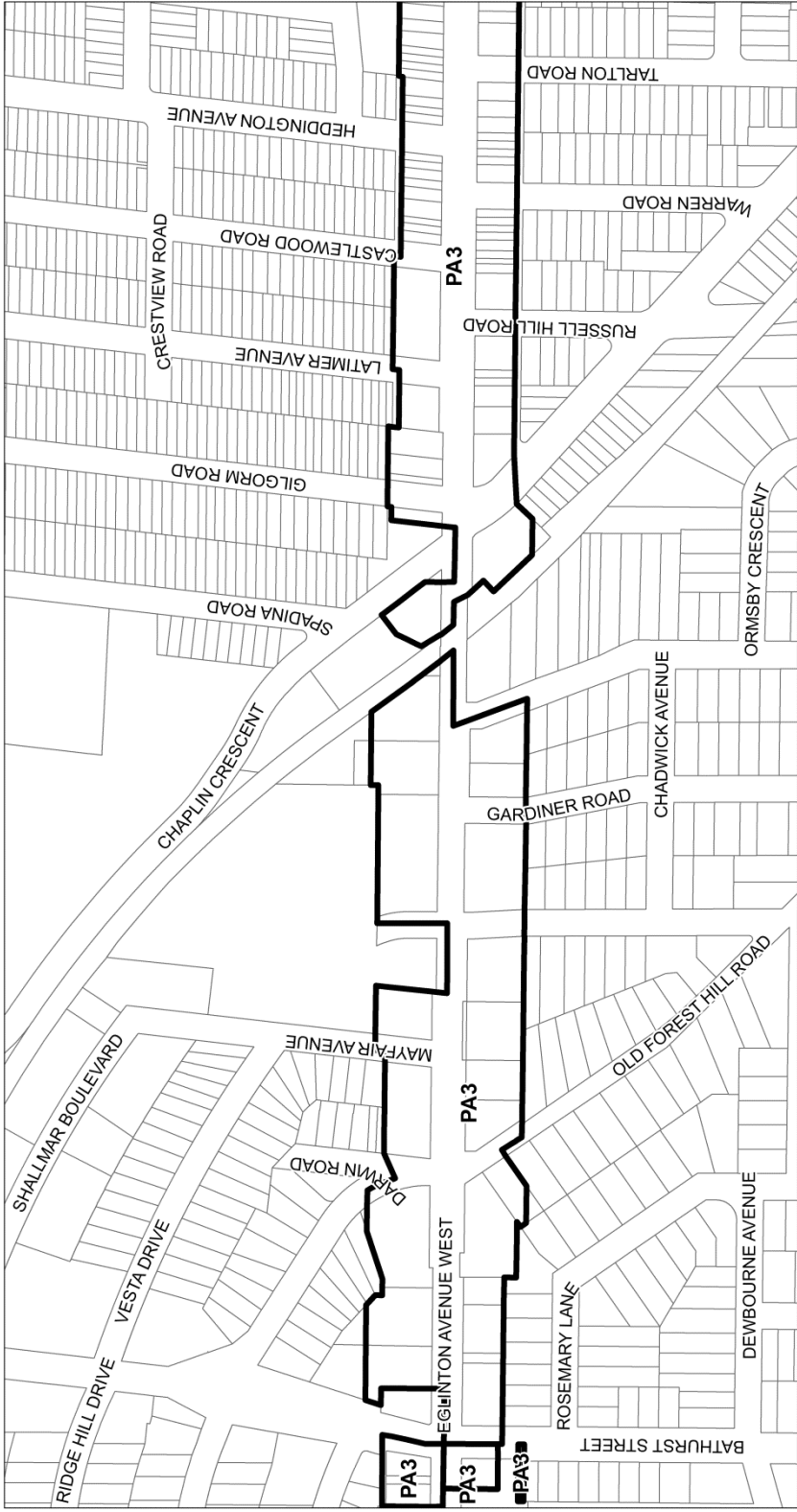
Eglinton Connects Planning Study

Diagram '17' - Policy Area Overlay

File # 12 141479 SPS 00 0Z



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7/23/2014



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Diagram '18' - Policy Area Overlay

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7/23/2014



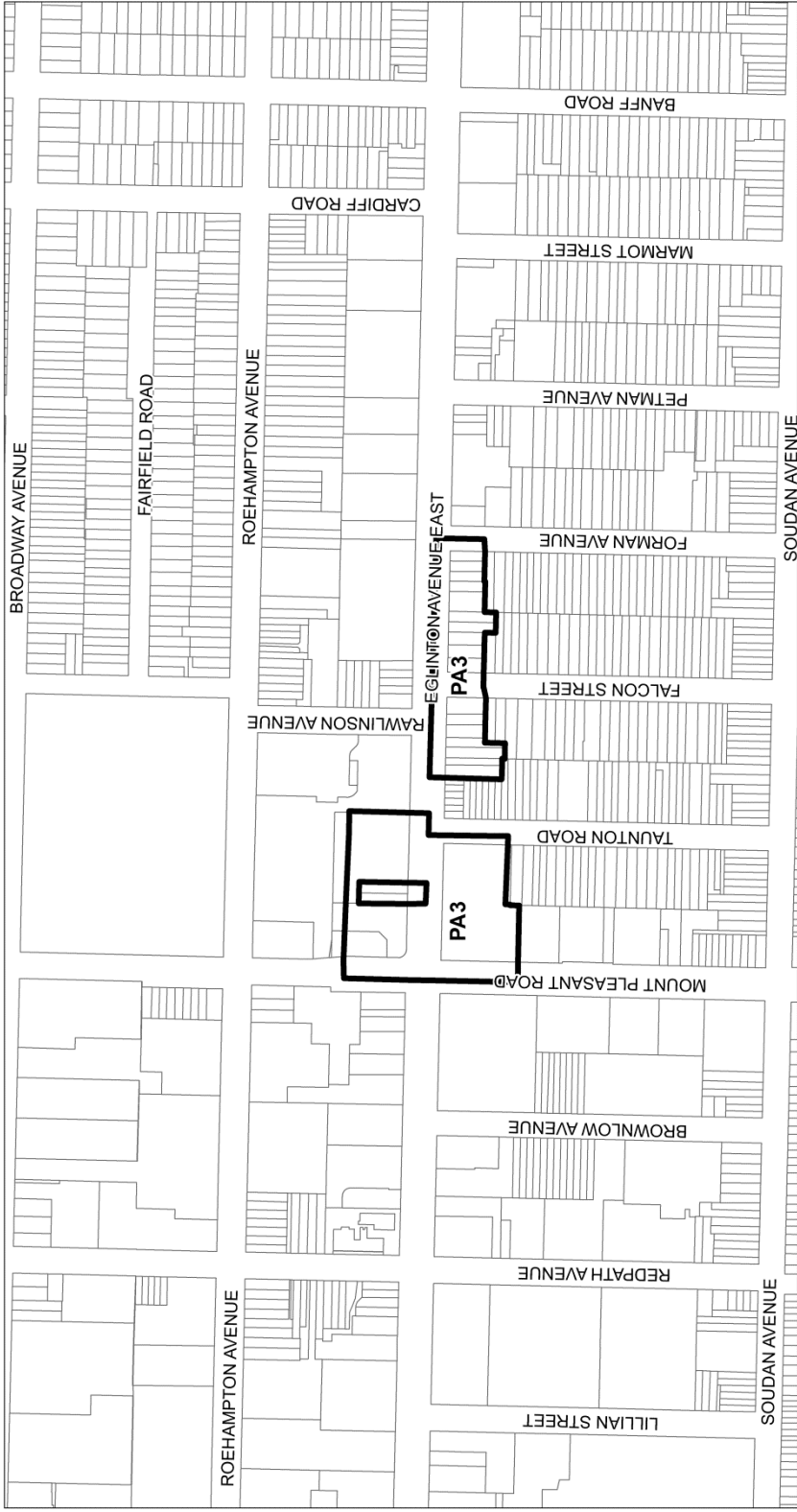
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Diagram '19' - Policy Area Overlay

File # 12 141479 SPS 00 0Z



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7/23/2014



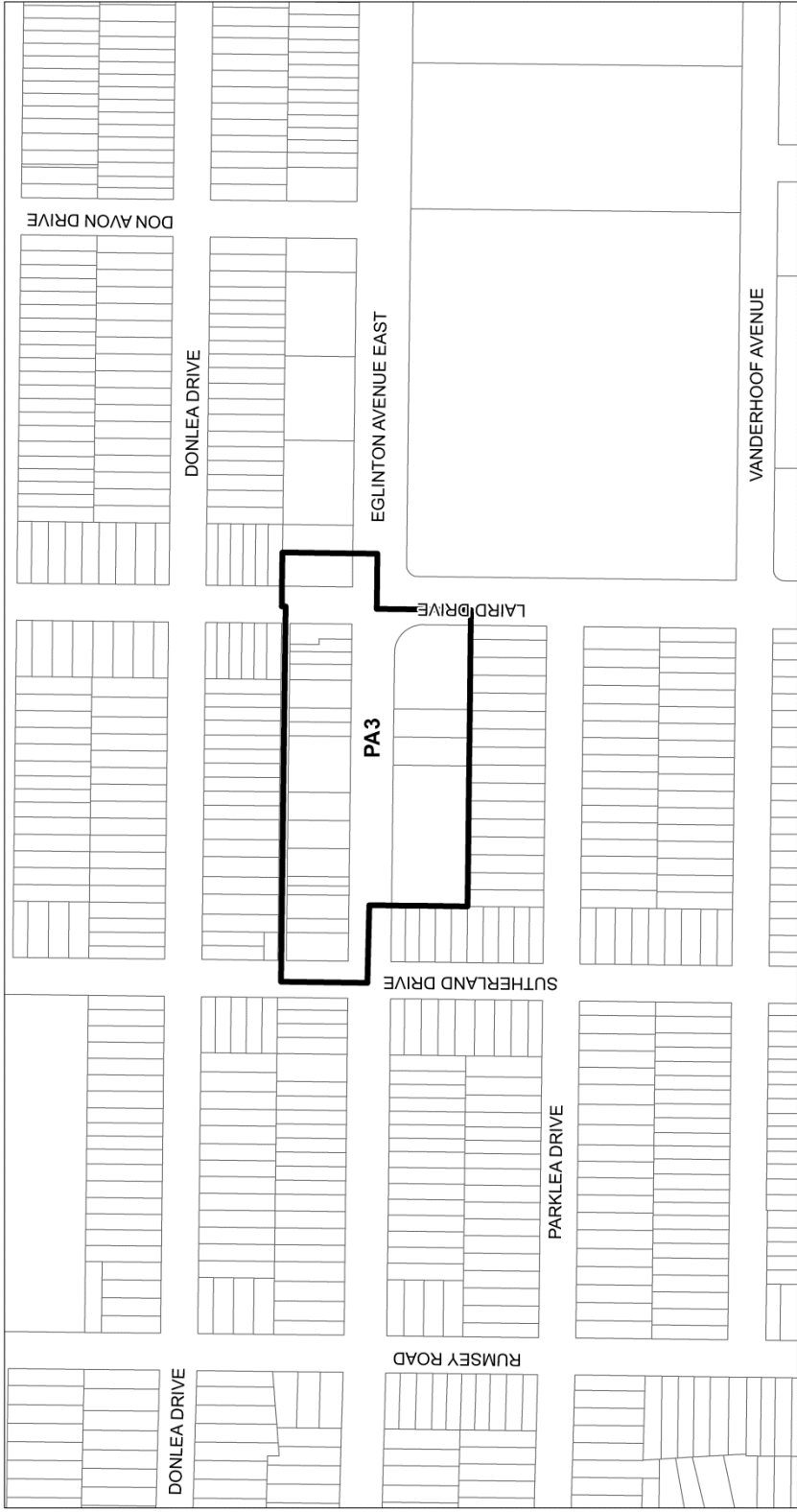
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Diagram '20' - Policy Area Overlay

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7/23/2014



Eglinton Connects Planning Study

Diagram '21' - Policy Area Overlay

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
Not to Scale
7/23/2014