

Authority: MM20.36, by Councillor Brad Bradford, seconded by Councillor James Pasternak, as adopted by City of Toronto Council on July 24 and 25, 2024; and North York Community Council Item NY13.6 as adopted by City of Toronto Council on May 22 and 23, 2024
City Council voted in favour of this by-law on July 25, 2024

Written approval of this by-law was given by Mayoral Decision 17-2024 dated July 25, 2024

CITY OF TORONTO

BY-LAW 878-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 501 and 503 Eglinton Avenue East and 383, 385, 387 and 389 Cleveland Street.

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, as amended;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of R (d2.0) (x943) to a zone label of RAC (x210) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number 210 so that it reads:

(210) Exception RAC 210

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) Regulation 900.8.10(303) applies to the lands shown on Diagram 1 of By-law 878-2024;

- (B) Despite (A) above, Regulation 900.8.10(303) does not apply to the lands municipally known as 501 and 503 Eglinton Avenue East and 383, 385, 387 and 389 Cleveland Street, if the requirements of By-law 878-2024 are complied with, and a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (C) to (Z) below;
- (C) Despite Regulation 15.5.40.10, the **height** of a **building** or **structure** is measured as the vertical distance between the elevation of the highest point of the **building** or **structure** and the Canadian Geodetic Datum elevation of 158.32 metres;
- (D) Despite Regulation 15.20.20.100(1)(C), (D) and (E), the maximum **interior floor area** for non-residential uses is 550 square metres and the total **interior floor area** of an individual establishment in an **apartment building** or **mixed use building** may exceed 200 square metres;
- (E) Despite regulation 15.20.40.10 (1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 878-2024;
- (F) Despite Clause 15.20.30.40 (1), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 68 percent;
- (G) The required minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.35 metres;
- (H) Despite regulations 15.5.40.10(2) to (5) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 878-2024:
 - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 5.0 metres;
 - (ii) access ladders and associated railings, an additional 1.2 metres beyond the height of the equipment permitted in H(i) above;
 - (iii) roofing material or similar features by a maximum of 0.4 metres;
 - (iv) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (v) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
 - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;

- (vii) antennae, flagpoles and satellite dishes, by a maximum of 1.5 metres; and
- (viii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (I) Regulation 15.5.40.10(6) regarding limits on elements for functional operation of a **building** for a tower does not apply;
- (J) Despite regulation 15.20.40.40 (1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 14,500 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 13,950 square metres;
 - (ii) the permitted maximum **gross floor area** for non-residential uses is 550 square metres; and
 - (iii) the required minimum **gross floor area** for non-residential uses is 450 square metres;
- (K) Despite regulation 15.20.40.50 (1), **amenity space** must be provided at the following rate:
 - (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**; and
 - (ii) at least 1.7 square metres of outdoor **amenity space** for each **dwelling unit**;
- (L) Despite regulations 15.20.40.70 (1) to (4), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 878-2024;
- (M) Despite regulation 15.20.40.80 (1), the required minimum separation distance between **main walls** are as shown in metres on Diagram 3 of By-law 878-2024;
- (N) Despite regulations 15.5.40.60(1) to (3) and (L) and (M) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) decks, porches, and balconies, by a maximum of 2.2 metres;
 - (ii) canopies and awnings, by a maximum of 2.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.0 metres;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;

- (v) architectural features associated with balconies, by a maximum of 0.5 metres;
 - (vi) window projections, including bay windows and box windows, by a maximum of 1.0 metres; and
 - (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres; and
 - (viii) terraces are permitted up to the extent of the rooftop which they are covering;
- (O) Pedestrian entrances to lobbies of **apartment buildings** will face and be directly accessible from a **street**;
- (P) Each **dwelling unit** or **day nursery** located on the first **storey** of an **apartment building** must have a pedestrian entrance that faces and provides direct access to a **street, lane** or pedestrian walkway;
- (Q) Regulation 15.5.50.10(1) requiring a minimum percentage of **landscaping** for a **lot** does not apply;
- (R) Despite regulation 15.5.50.10(2), a minimum 2.0 metre wide strip of land used only for **landscaping** must be provided along the part of the **rear lot line** abutting a **lot** in the Residential Zone category;
- (S) Regulation 15.5.100(2) regarding **driveway** access to an **apartment building** does not apply;
- (T) Regulation 15.5.80.30(1) regarding separation between a **building main wall** and a **parking space** shall not apply;
- (U) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.15 residential occupant **parking spaces** for each **dwelling unit**, but not exceeding the permitted maximum in Table 200.5.10.1 for **dwelling units** in an **apartment building or mixed use building** in Parking Zone A;
 - (ii) a minimum of 2 plus 0.01 residential visitor **parking spaces** for each **dwelling unit**; and
 - (iii) a minimum of zero parking spaces for non-residential uses;
- (V) Regulation 200.15.1(4) relating to the location of **accessible parking spaces**, shall not apply;

- (W) Despite regulation 230.5.10.1(1) and (5) and Table 230.5.10.1(1), the provision of **bicycle parking spaces** is subject to the following:
- (i) 0.9 long-term **bicycle parking** spaces per **dwelling unit**; and
 - (ii) 0.1 short-term **bicycle parking** spaces per **dwelling unit**;
- (X) Despite Regulation 230.5.1.10(4)(A), the minimum dimension of a **bicycle parking** space is:
- (i) Minimum length of 1.67 metres;
 - (ii) Minimum width of 0.38 metres; and
 - (iii) Minimum vertical clearance of 1.9 metres;
- (Y) Regulation 230.5.1.10(9)(B), regarding locational requirements for long-term **bicycle parking** spaces shall not apply; and
- (Z) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms; and
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above.

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

5. None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a temporary sales office on the lot within the existing building on the lands to which this By-law applies, used exclusively for the purpose of the initial sale, lease or rental of dwelling units as shown on Diagram 3 of By-law 878-2024, for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.
6. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

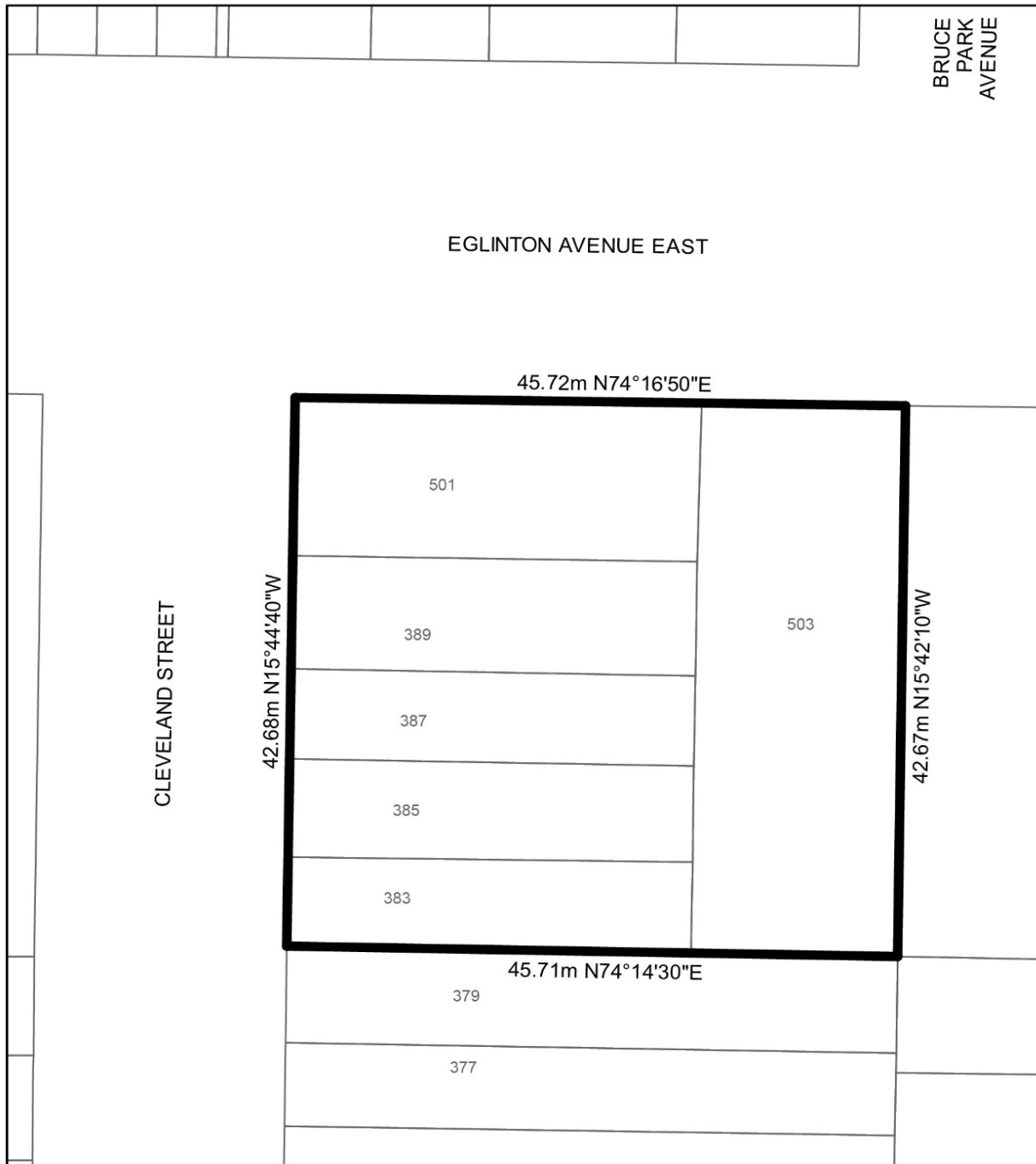
Enacted and passed on July 25, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

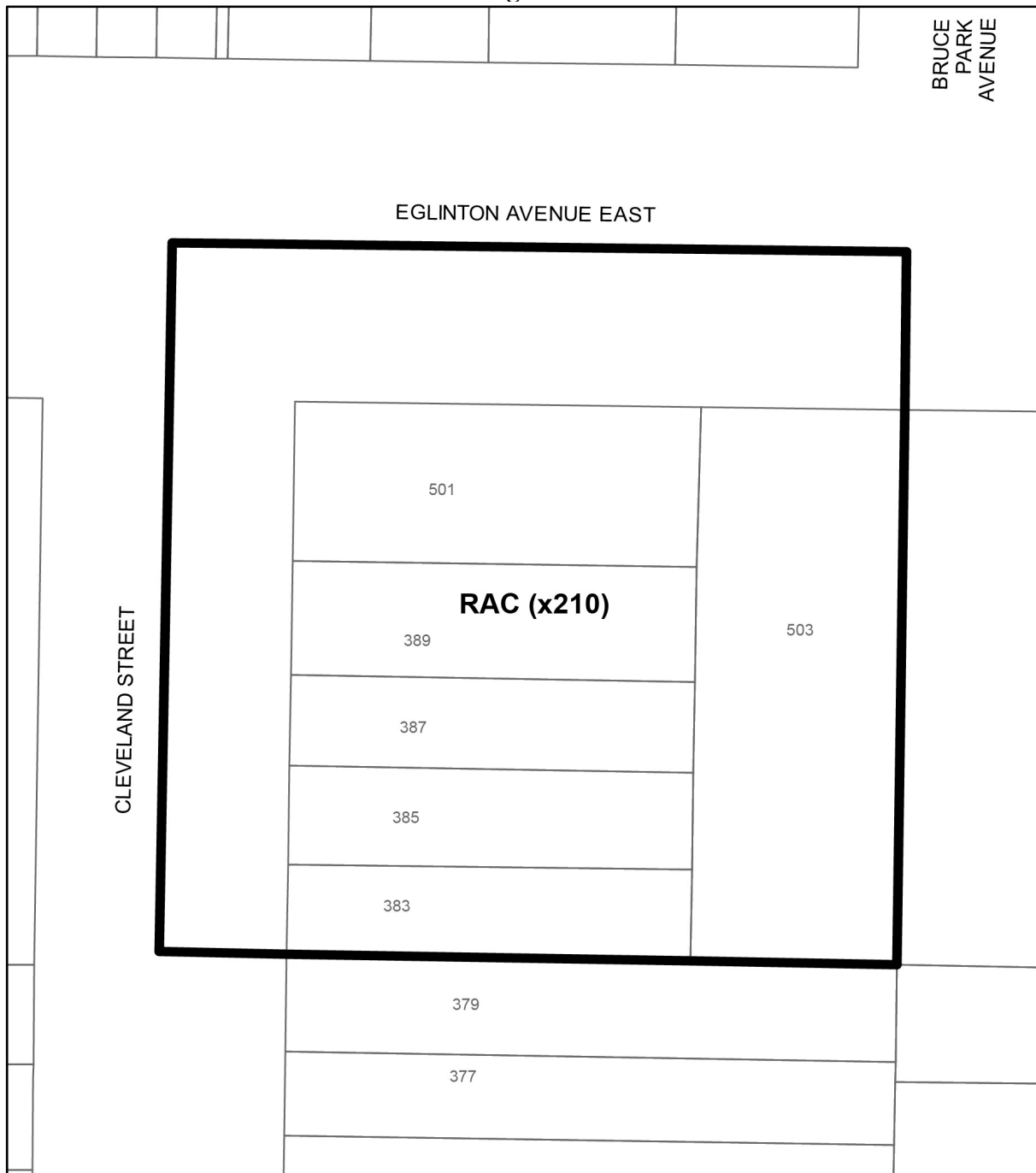


 **TORONTO**
Diagram 1

**501 and 503 Eglinton Avenue East and
383, 385, 387 and 389 Cleveland Street**

File # 22 168175 NNY 15 02

Diagram 2

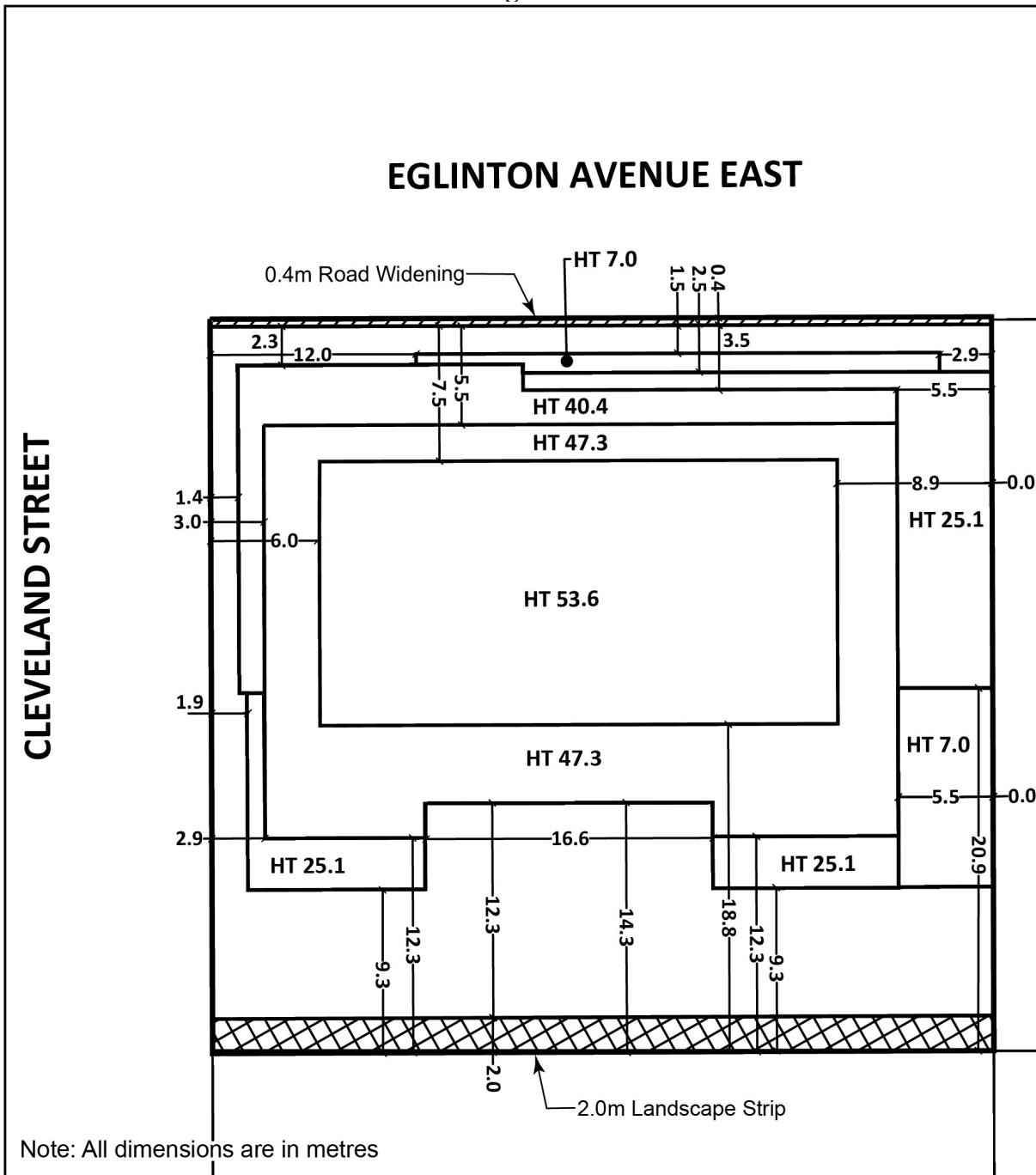


 **TORONTO**
Diagram 2

**501 and 503 Eglinton Avenue East and
383, 385, 387 and 389 Cleveland Street**

File # 22 168175 NNY 15 0Z

Diagram 3



 **Toronto**
Diagram 3

501 and 503 Eglinton Avenue East and
383, 385, 387 and 389 Cleveland Street
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