

501 and 503 Eglinton Avenue East and 383, 385, 387 and 389 Cleveland Street – Zoning Amendment – Decision Report – Approval

Date: April 8, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Wards: 15 - Don Valley West

Planning Application Number: 22 168175 NNY 15 OZ

Related Application Number: 22 168174 NNY 15 SA

SUMMARY

This application proposes to amend the Zoning By-Law to permit a 14-storey (53.18 metres to the top of the mechanical penthouse) residential and commercial mixed-use building with 207 dwelling units and two levels of underground parking. A total of 14,299 square metres of gross floor area (GFA) are proposed, including 468 square metres of commercial GFA, which translates to a floor space index (FSI) of 7.33. In total, 83 parking spaces are proposed.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Official Plan, and the Yonge-Eglinton Secondary Plan.

This report reviews and recommends approval of the application to amend the Zoning By-law. The proposed development represents appropriate intensification of the Apartment Neighbourhoods designation within the Yonge-Eglinton Secondary Plan and is of a built form that is in keeping with the Mid-Rise Design Guidelines.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 501 and 503 Eglinton Avenue East and 383, 385, 387 and 389 Cleveland Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to this report.

2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

A pre-application consultation meeting was held on February 22, 2022. The current application was submitted on June 29, 2022, and deemed complete on August 4, 2022.

THE SITE

Description

The site is rectangular in shape and has an approximate area of 12,805 square metres, with a frontage of approximately 46 metres along Eglinton Avenue East, and a depth of approximately 43 metres along Cleveland Street. The grading generally slopes downward from west to east with an approximate drop of three metres from the corner at Cleveland Street to the east property line.

Existing Use

The site includes six existing buildings:

- 501 Eglinton Avenue East: A two-storey office building,
- 503 Eglinton Avenue East: A two-storey church, and
- 383, 385, 387, and 389 Cleveland Street: two storey semi-detached dwellings.

THE APPLICATION

Description

The proposed development is comprised of a 14-storey residential and commercial mixed-use building with 207 dwelling units and two levels of underground parking. A total of 14,299 square metres of gross floor area is proposed, including 468 square metres of commercial gross floor area.

Density

The proposal has a density of 7.33 times the area of the lot.

Units

207 dwelling units are proposed as part of the development. The units include 5 studio units, 74 one-bedroom units, 103 two-bedroom units, and 25 three-bedroom units.

Access, Bicycle Parking, Vehicle Parking and Loading

Vehicle access is proposed from Cleveland Street with a full move entrance driveway that accommodates a future laneway connection proposed to extend to the east at 525 Eglinton Avenue East. Access to the two levels of underground parking is proposed from a ramp located at the rear of the building and accessed from the ground floor, which contains seventy-nine (79) residential parking spaces. The ground floor also contains four (4) visitor parking spaces. No parking is proposed for the commercial uses. One (1) Type “G” lay-by loading space is proposed on the ground floor at the rear of the building.

Additional Information

See the attachments of this report for the Application Data Sheet (Attachment 1), Location Map (Attachment 2), a site plan (Attachment 6), and elevations (Attachments 7, 8, 9, and 10) of the proposal.

Reasons for Application

An Amendment to Zoning By-Law 569-2019 is required in order to permit the proposed development and provide performance standards, including height, setbacks, density and parking requirements.

APPLICATION BACKGROUND

Application Submission Requirements

The following reports/studies were submitted in support of the application:

- Planning Rationale Report and Community Service and Facilities Study
- Shadow Study
- Functional Servicing and Stormwater Management Report
- Servicing Report Groundwater Summary Form
- Hydrological Assessment Report
- Geotechnical Report
- Transportation Impact Study
- Noise and Vibration Study
- Pedestrian Level Wind Study
- Methane Gas Study

Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <https://toronto.ca/503EglintonAveE>

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards or conditions of Site Plan Control approval.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan, and others.

The site is also located within the Leaside Major Transit Station Area. On March 25, 2022, the Planning and Housing Committee approved for consultation 97 MTSA/PMTSAs, of which Leaside Station was identified as a PMTSA with a proposed minimum density target of 200 people and jobs per hectare. The MTSA/PMTSAs are currently pending approval from the Minister of Municipal Affairs & Housing.

Toronto Official Plan

The subject lands are designated *Apartment Neighbourhoods* in the Official Plan. Please see Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Secondary Plan

The Yonge-Eglinton Secondary Plan designates the site as Apartment Neighbourhoods. The Apartment Neighbourhoods consist of predominantly residential communities oriented along major streets or areas with clusters of rental and condominium apartment buildings. Residential uses and local institutional and cultural uses are permitted. In addition, the site is located along a Secondary Retail Street. Small-scale retail and service uses that primarily serve area residents are permitted and encouraged on the first floor of buildings.

The site is also within the Eglinton East Character Area. The character area is characterized by distinct, mid-century mid-rise pavilion buildings and apartment towers, generously set back from streets and other buildings and surrounded by open space.

The Yonge-Eglinton Secondary Plan can be found here: [Yonge Eglinton Secondary Plan \(toronto.ca\)](https://www.toronto.ca/planning-development/official-planguidelines/secondary-plans/yonge-eglinton-secondary-plan/).

Zoning

Under Zoning By-law no. 569-2013, the site is subject to Residential Zone R (d0.6) (x710). The zone permits low rise residential and community retail uses. It is also noted that City Council approved by-law 63-2024 on February 6, 2024, which zones the subject site as RAC (x304) and would permit a 12-storey building. However, the by-law is not in force and effect at the drafting of this report. This application also predated the adoption of By-law 63-2024.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Mid-Rise Building Design Guidelines;
- Growing Up Guidelines Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines;
- Best Practices for Bird-Friendly Glass;
- Retail Design Manual; and
- Toronto Accessibility Design Guidelines.

The City's Design Guidelines may be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-planguidelines/design-guidelines/>

Toronto Green Standard

The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

Site Plan Control

A Site Plan Control application (File No. 22 168174 NNY 15 SA) has been submitted and is currently under review.

Community consultation

A virtual community consultation meeting was held on February 2, 2023, to discuss the original submission. The meeting was attended by the Ward Councillor, the applicant, City Planning staff and approximately 20 members of the public. Following presentations by City staff and the applicant the following concerns were raised by residents:

- Increased traffic to Cleveland Street; and
- Concerns over proposed height, massing, and separation to the Neighbourhoods;

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). The proposed development represents appropriate intensification within 500 metres of a transit station on the LRT Line and allows for the efficient use of infrastructure. Furthermore, the proposal also adds to the range and mix of housing options in the area in accordance with Provincial policy. Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

Land Use

This application has been reviewed against the Official Plan policies as a whole, the Yonge-Eglinton Secondary Plan policies and planning studies described in the Policy Consideration Section of the Report. Per the Secondary Plan, the area is designated Apartment Neighbourhoods which is intended to support predominantly residential communities oriented along major streets or areas with clusters of rental and condominium apartment buildings.

Small-scale retail and service uses that primarily serve area residents are permitted on the first floor of buildings. Given the above, the proposed residential use with ground floor retail is appropriate and meets the goals of the Secondary Plan.

Height and Massing

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy Considerations section of this Report. The proposed 14-storey building steps back at the 8-storey, which frames the street and is of the same height as the width of Eglinton Avenue East. There is an additional setback at the 12th storey along Eglinton Avenue East and Cleveland Street, which results in the building being viewed as a 12-storey building from the public realm, particularly from Eglinton Avenue East. The proposed development provides a setback of 2.3 metres on Eglinton Avenue East, providing a pedestrian clearway of approximately 7 metres from building to curb. The proposed development also has consideration for the adjacent building at 525 Eglinton Avenue East by providing a separation of 5.5 metres starting from the 8th level, with a blank wall for levels below.

The subject site is within the Eglinton East Character Area which has a prescribed height of 8 to 12 storeys in the Yonge-Eglinton Secondary Plan. Section 5.4.10 permits additional storeys without an amendment to the Plan on mid-rise sites provided the following: there will be adequately limited shadow impacts on any public street, the additional storeys fit within any required angular plane and will be progressively stepped back from adjacent areas designated Neighbourhoods, and the additional storeys will be stepped back from the street to minimize its appearance from the street.

For the subject building, shadowing has been limited with the setback above the 8th storey and the 12th storey. There is a separation distance of 9.5 metres to the Neighbourhoods designated lands to the south for the whole building, and a distance of 12.5 metres for portions of the building above 8 storeys. The proposed separation meets the requirements of the Mid-rise Guidelines. The additional 2 storeys of the 13-14th level has been stepped back from Eglinton East Avenue so that the building has the appearance of a 12-storey building when viewed from the street.

Sun, Shadow, Wind

The proposed development conforms with the policy direction of the Official Plan by ensuring that the development would limit shadow impacts on the public realm, particularly during the spring and fall equinoxes. The shadow study shows minimum increase of shadow from the additional 13 to 14 storeys of the proposed building in the spring and fall equinoxes (March 21 and September 21) on Eglinton Avenue East. For the Neighbourhood Area, no shadow is created by the proposed development as the adjacent Neighbourhoods area is located to the south of the subject site.

Per the submitted Pedestrian Wind Assessment and its subsequent revision, wind conditions are expected to be comfortable for its intended use for all public sidewalks driveways, retail lobbies, and building access points. Mitigation such as a wind barrier or dense coniferous planters has been recommended for the 12th level amenity area to ensure comfortable conditions during summer months. Proposed mitigation will be further evaluated and implemented through the Site Plan Control application.

Access, Parking, Traffic Impact,

Access to the site is provided by a full movement driveway via Cleveland Street. Transportation Services Staff has reviewed the location of the driveway and finds it acceptable. The application proposes 79 resident and 4 visitor vehicle parking spaces, as well as 26 short-term and 222 long-term bicycle parking spaces, which is acceptable to Transportation Services and Transportation Planning staff. The proposed development will generate an additional 70 and 96 vehicle trips in the AM/PM peak periods, which would have minimal impact on the existing road network. Transportation Services have reviewed the TIS report and find this acceptable.

Road Widening

In order to satisfy the Official Plan requirement of a 27-metre right-of-way for this segment of Eglinton Avenue East, a 0.4 metre road widening dedication along the Eglinton Avenue East frontage of the subject site is required and is proposed to be conveyed to the City as part of this development proposal. The road widening is illustrated on Diagram 3 of the draft Zoning By-law and will be dedicated as part of the site plan review process.

Servicing

Staff has reviewed the submitted Functional Servicing and Stormwater Management Report which concludes that there are no outstanding servicing concerns as it relates to the subject Zoning By-Law Amendment Application.

Parkland

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential component of this proposal is subject to a cap of 10% parkland dedication while the non-residential component is subject to a 2% parkland dedication. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. The appraisal will be conducted upon the submission of an application for the first above grade building permit and is valid for six months. Payment will be required prior to the issuance of said permit.

Tree Preservation

The applicant submitted an Arborist Report and Tree Protection Plan in support of the application. The report identified two City street trees and twenty-four private trees for removal, and five private trees to remain. A total of twelve trees are proposed as compensation, including six along the City road allowance and six on the subject site, while the balance of the compensation will be fulfilled through cash-in-lieu. Urban Forestry staff do not object to the Zoning By-law Amendment application. Outstanding comments from Urban Forestry, such as additional tree planting details will be addressed through the Site Plan Control process.

Amenity Space

The Official Plan state that new indoor and outdoor amenity spaces are to be provided as part of multi-unit residential developments and are to consider the needs of residents of all ages and abilities over time and throughout the year. The proposed development provides 414 square metres of indoor amenity space (2 square metres per unit), which is appropriate and 1,026 square metres of outdoor amenity space (1.17 square metres per unit). Given the site's proximity to Charlotte Maher Park and Howard Talbot Park, staff finds the reduction in outdoor amenity acceptable.

Unit Mix and Sizes

To achieve a balanced mix of unit types and sizes, and to support the creation of housing suitable for families, the Yonge-Eglinton Secondary Plan requires development containing more than 80 new residential units to include a minimum of 15 per cent of the total number of units as 2-bedroom units and a minimum of 10 per cent of the total number of units as 3-bedroom units.

The application proposes 103 two-bedroom (50%), and 25 three bedroom units (12%), which satisfies the above noted requirements. The Growing Up Guidelines also provide criteria for minimum unit sizes for two- and three-bedroom units. Further work with the applicant will be undertaken through the Site Plan Control process to ensure the proposed unit sizes are adequate and meet the objectives of the Growing Up Guidelines.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Staff are of the opinion that the proposal is consistent with the PPS and conforms with the Growth Plan. Furthermore, the proposal conforms to the Official Plan and the Yonge-Eglinton Secondary Plan by providing a range of housing options and appropriate intensification in proximity to a transit station. Staff recommend that Council support approval of the application.

CONTACT

Angela Zhao, Senior Planner
Tel. No. 416-338-8083
E-mail: Angela.Zhao@toronto.ca

SIGNATURE

David Sit, MCIP, RPP , Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 6: Site Plan
Attachment 7: Elevations - North
Attachment 8: Elevations - South
Attachment 9: Elevations - West
Attachment 10: Elevations – East

APPLICATION DATA SHEET

Municipal Address: 503 EGLINTON AVE E **Date Received:** June 27, 2022

Application Number: 22 168175 NNY 15 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Proposed Development is comprised of a 14-storey residential and commercial mixed-use building with 207 dwelling units and two levels of underground parking. A total of 14,299 square metres of GFA are proposed, including 468 square metres of commercial GFA. which translates to an FSI 7.33. In total, 80 parking spaces are proposed.

Applicant	Agent	Architect	Owner
WALKER NOTT DRAGICEVIC ASSOCIATES LIMITED	ANDREW FERANCIK	RAW DESIGN	1000100022 ONTARIO INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	R (d2.0) (x943)	Heritage Designation:
Height Limit (m):	18	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,950 Frontage (m): 46 Depth (m): 43

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,063	1,063
Residential GFA (sq m):	429		13,831	13,831
Non-Residential GFA (sq m):	677		468	468
Total GFA (sq m):	1,106		14,299	14,299
Height - Storeys:	3		14	14
Height - Metres:			47	47

Lot Coverage Ratio (%): 54.53 Floor Space Index: 7.33

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	13,831	
Retail GFA:	468	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	1			
Freehold:				
Condominium:			207	207
Other:				
Total Units:			207	207

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		5	74	103	25
Total Units:		5	74	103	25

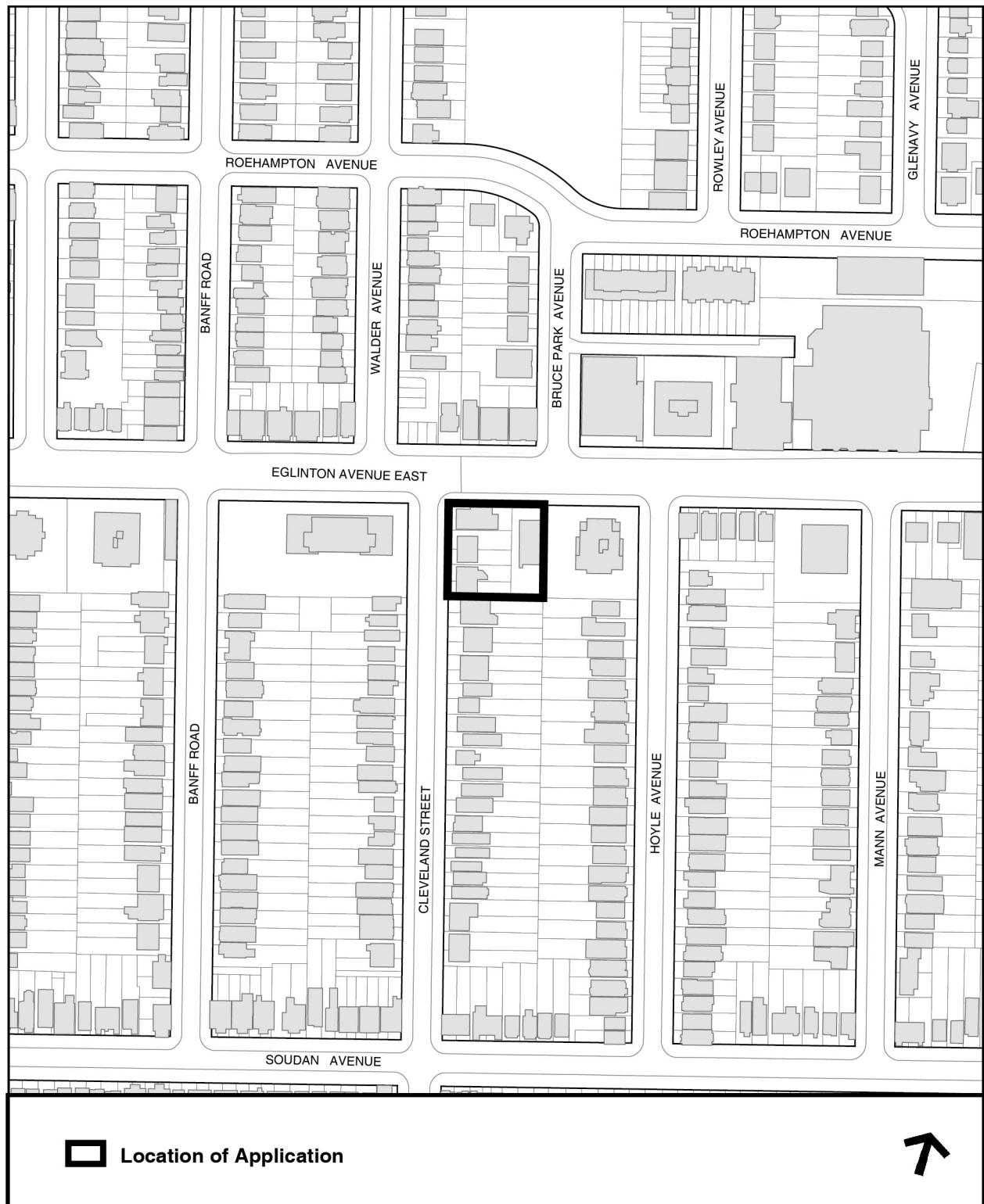
Parking and Loading

Parking Spaces: 83 Bicycle Parking Spaces: 222 Loading Docks: 1

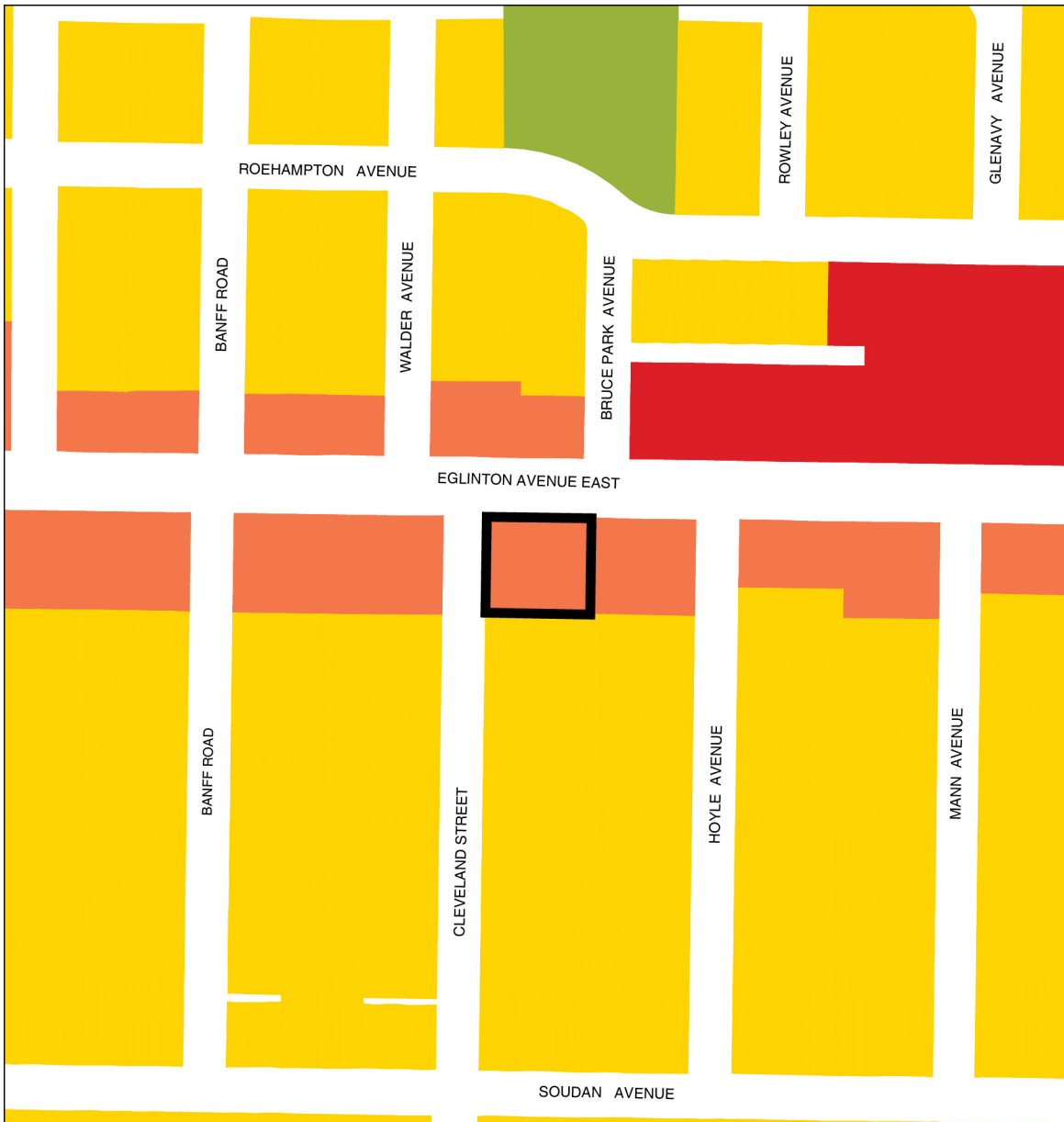
CONTACT:

Angela Zhao, Senior Planner
416-338-8083
Angela.Zhao@toronto.ca

Attachment 2: Location Map



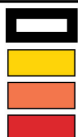
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 17

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

File # 22 168175 NNY 15 0Z



Location of Application

Neighbourhoods

Apartment Neighbourhoods

Mixed Use Areas

Parks



Not to Scale
Extracted: 07/13/2022

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

**501 and 503 Eglinton Avenue East and
383, 385, 387 and 389 Cleveland Street**
File # 22 168175 NNY 15 02



Location of Application

R
RD
CR
OR

Residential
Residential Detached
Commercial Residential
Open Space Recreation



See Former City of Toronto By-law No. 438-86
R1S Residential District



Not to Scale
Extracted: 07/13/2022

Attachment 5: Draft Zoning By-law Amendment

Authority: North York Community Council Item [-], as adopted by City of Toronto Council on ~, 2024

CITY OF TORONTO BY-LAW [Clerks to insert By-law number]

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; and

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 [Clerks to insert By-law number];

- (B)
- (C) 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 [Clerks to insert By-law number] are complied with, and a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (C) to (Q) below;
- (D) 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 [Clerks to insert By-law number];
- (E) Despite Clause 15.20.30.40 (1), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 68 percent;
- (F) The required minimum height of the first **storey** within 9 metres of the **lot line** on Eglinton Avenue East, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.35 metres;
- (G) Despite regulations 15.5.40.10(2) to (5) and C above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law number]:
- (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 F(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;

Regulation 15.5.40.10(6) regarding limits on elements for functional operation of a **building** for a tower does not apply;

- (H) 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;
- (I) 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**;
- (J) 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 [Clerks to insert By-law number];
- (K) 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 [Clerks to insert By-law number];
- (L) Despite regulations 15.5.40.60(1) to (3) and (J) and (K) 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;
 - (viii) terraces are permitted up to the extent of the rooftop which they are covering;
- (M) Pedestrian entrances to lobbies of **apartment buildings** will face and be directly accessible from a **street**;
- (N) 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;
- (O) Regulation 15.5.50.10(1) requiring a minimum percentage of **landscaping** for a **lot** does not apply;
- (P) 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;
- (Q) 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**;
 - (ii) 0.1 short-term **bicycle parking** spaces per **dwelling unit**;
- (R) 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 0.38 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** in Parking Zone A;
 - (ii) a minimum of 2 plus 0.01 residential visitor **parking spaces** for each **dwelling unit**; and
- (S) 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

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 XXX-2023 [Clerks to supply by-law #], 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.

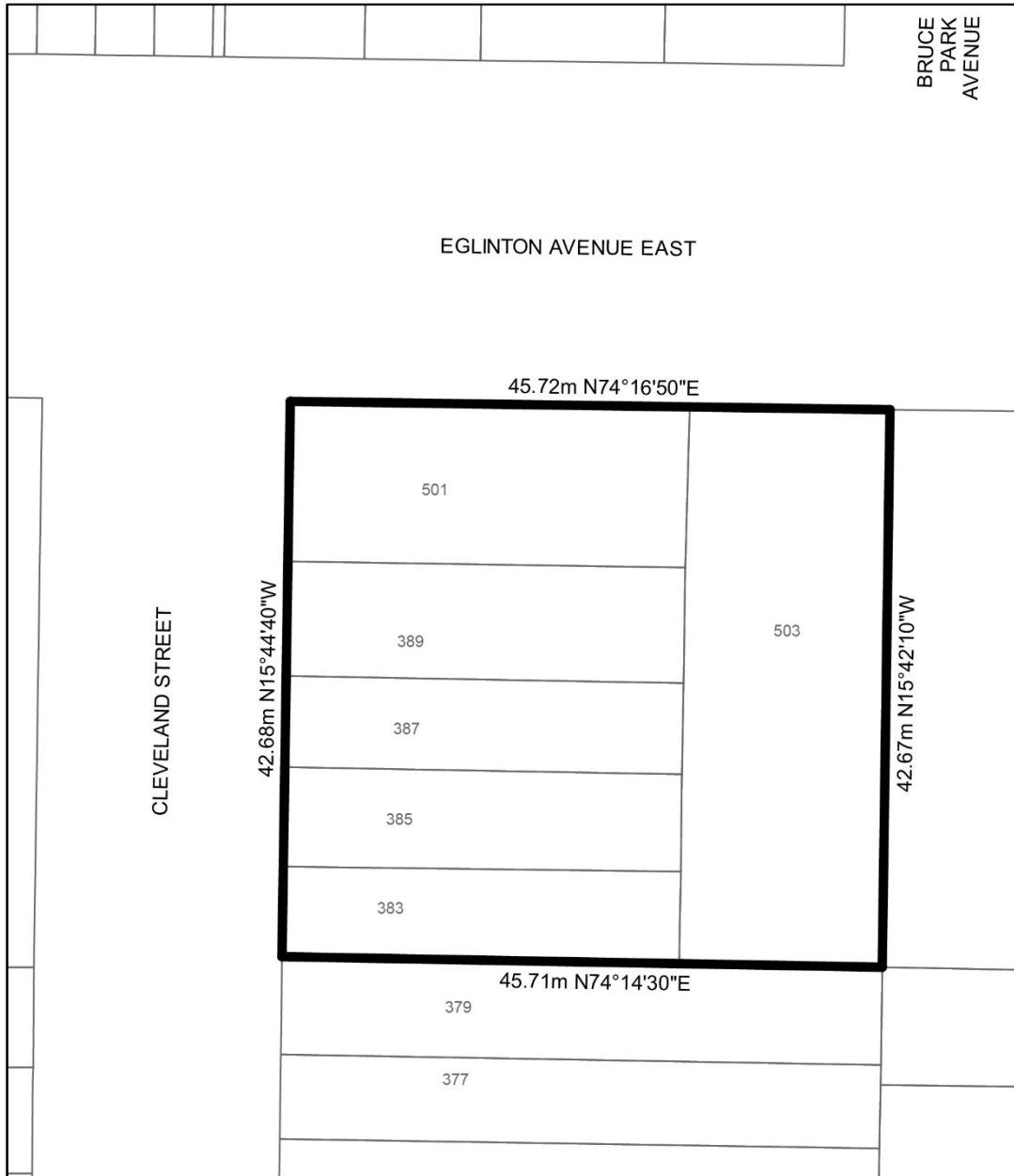
Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
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 0Z


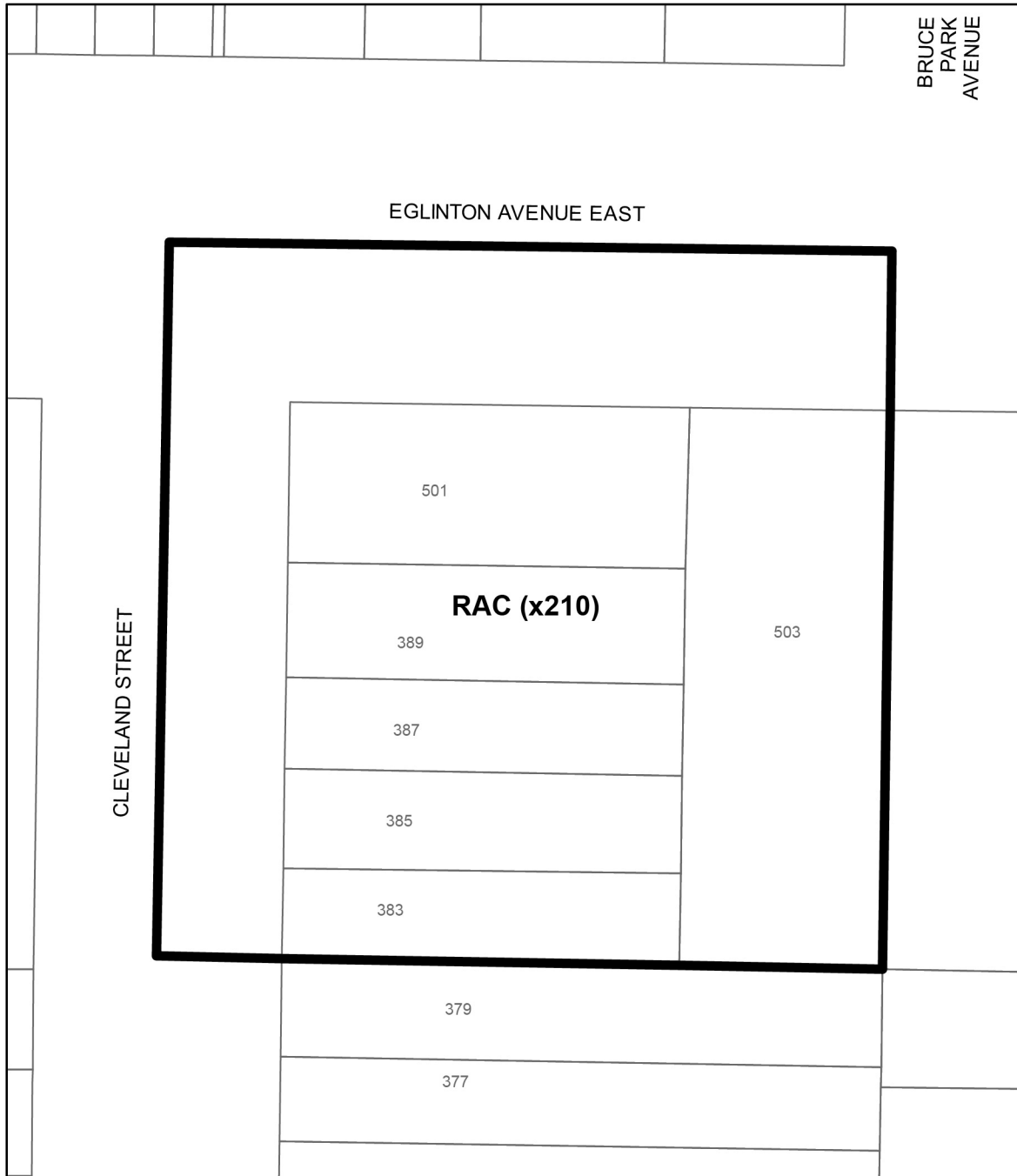

City of Toronto By-law 569-2013
Not to Scale
02/23/2024

Diagram 2



 **TORONTO**
Diagram 2

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

File # 22 168175 NNY 15 02


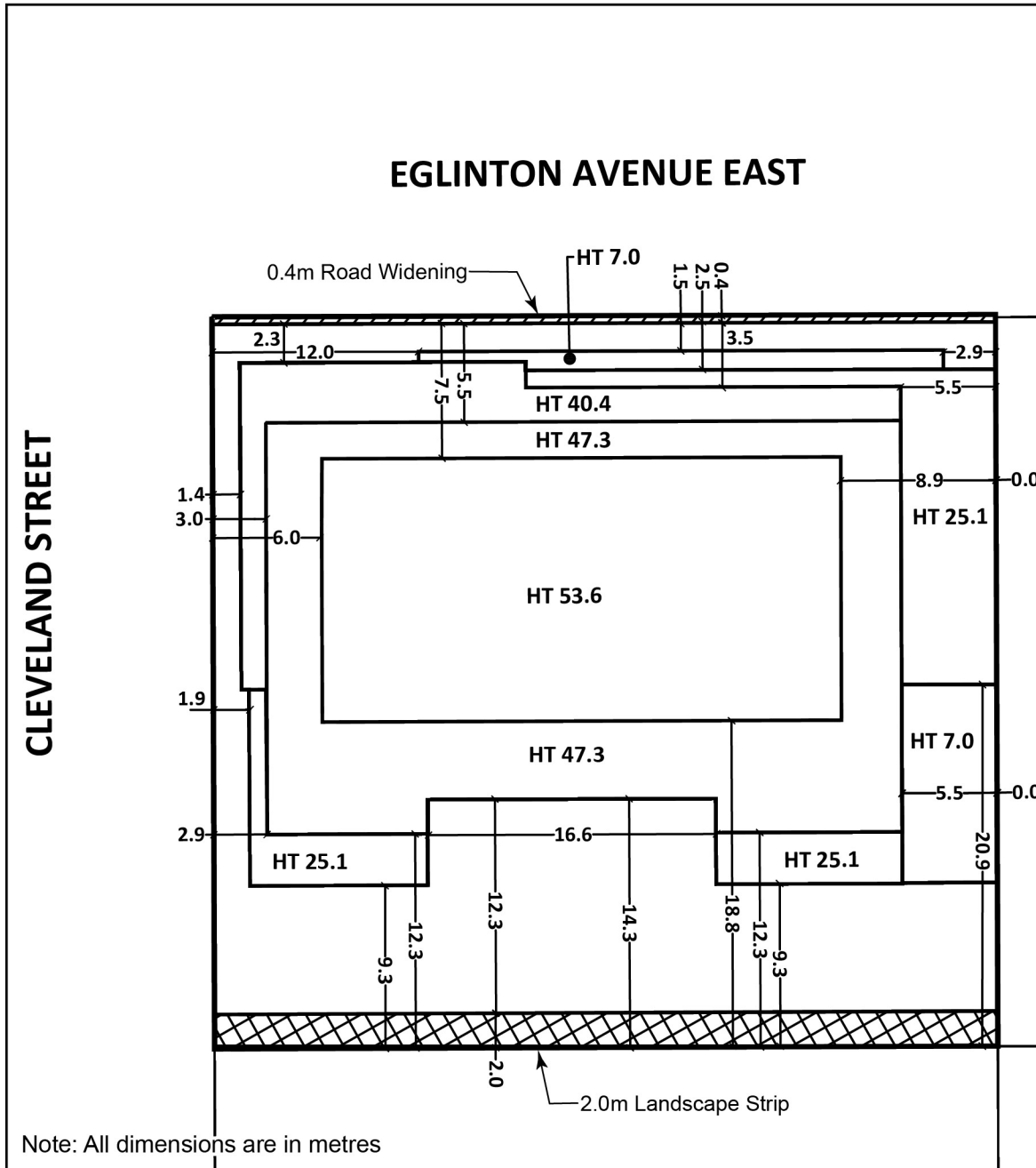

City of Toronto By-law 569:2013
Not to Scale
04/19/2024

Diagram 3

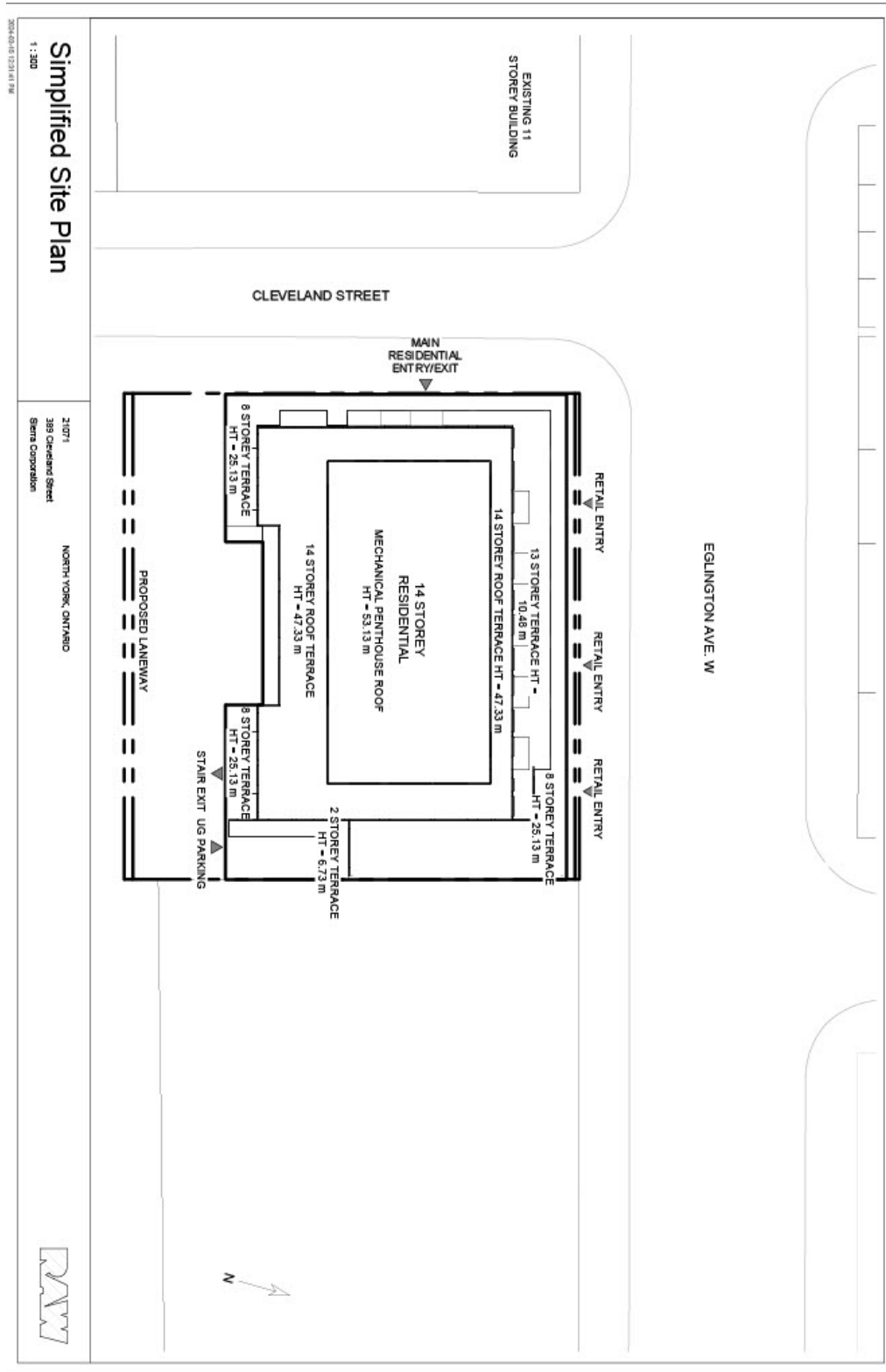


Toronto
Diagram 3

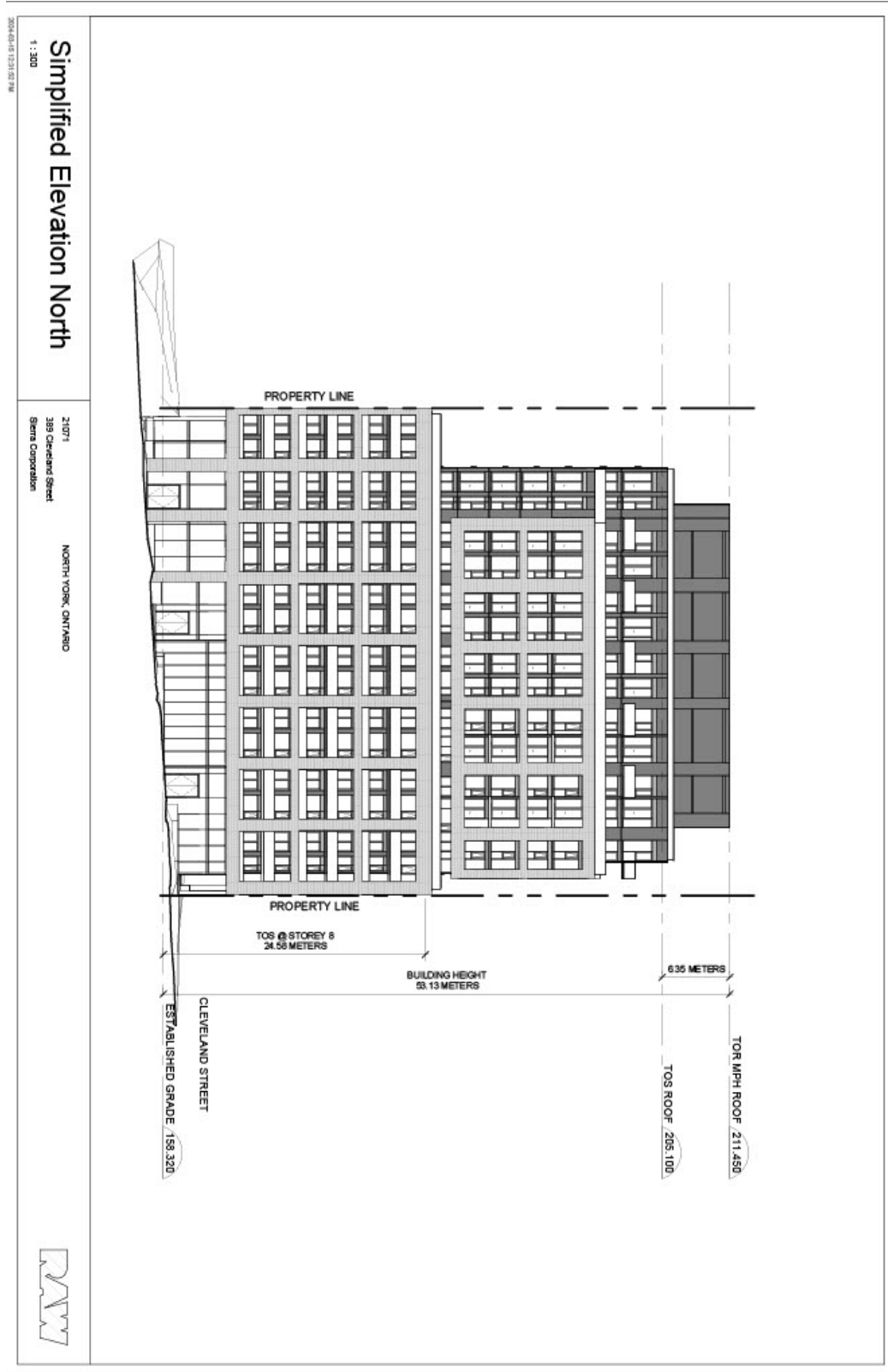
501 and 503 Eglinton Avenue East and
383, 385, 387 and 389 Cleveland Street
File # 22 168175 NNY 15 0Z

City of Toronto By-law 569-2013
Not to Scale
04/19/2024

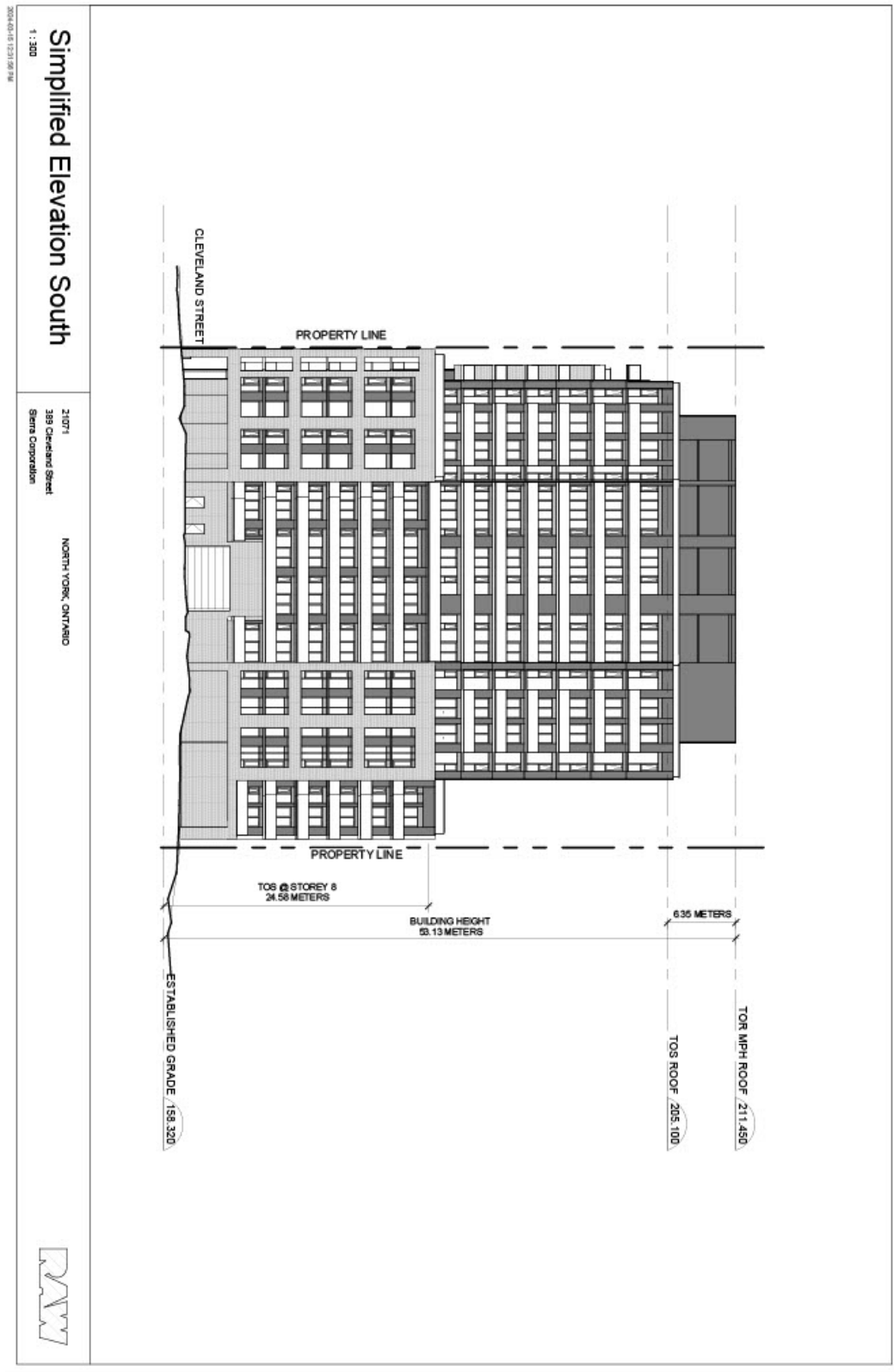
Attachment 6: Site Plan



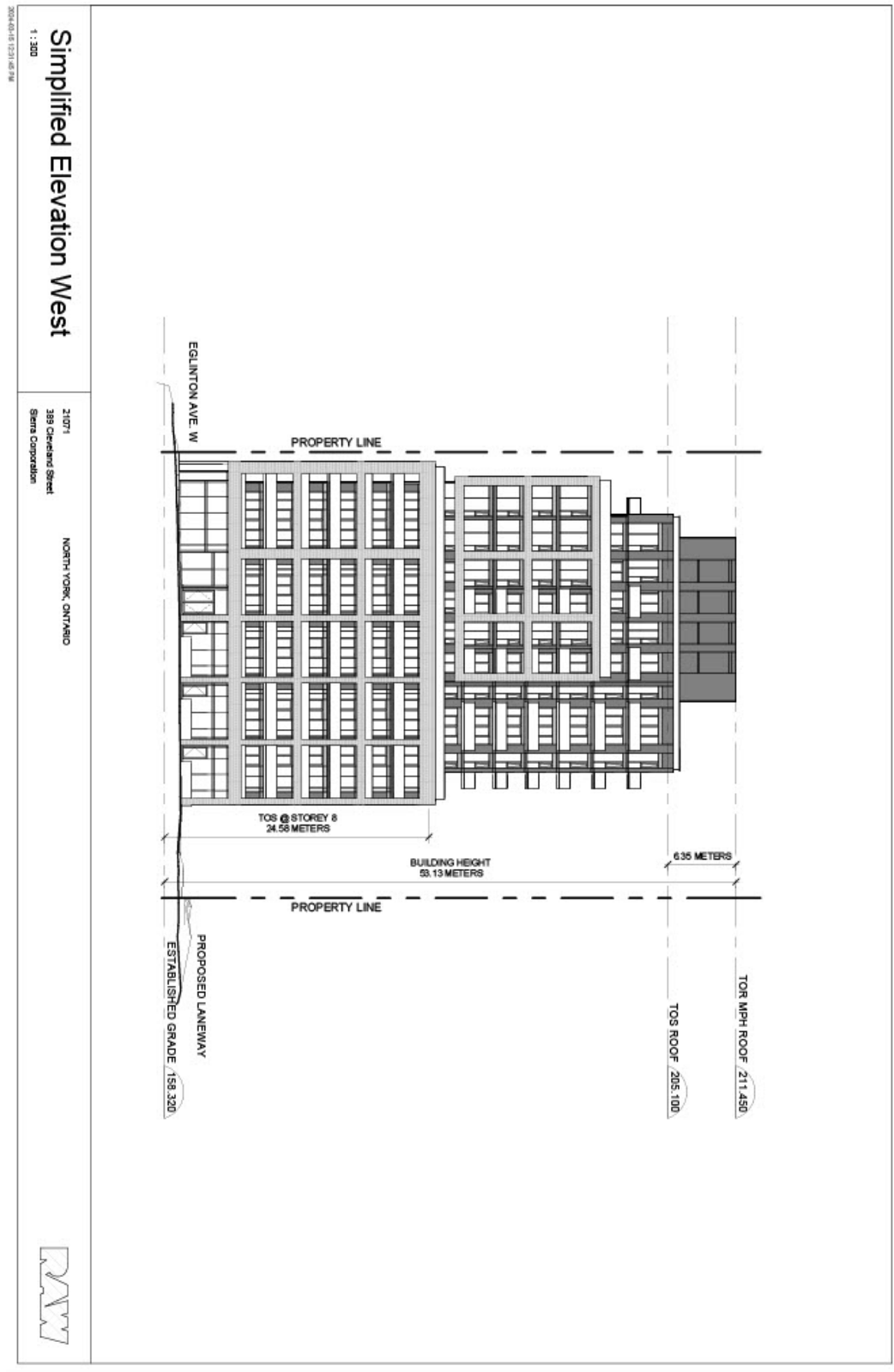
Attachment 7: Elevations – North



Attachment 8: Elevations – South



Attachment 9: Elevations – West



Attachment 10: Elevations – West

