

Authority: Planning and Housing Committee Item XX.XX,
as adopted by City of Toronto Council on XXX ##, 2025

CITY OF TORONTO

BY-LAW XXXX-2025

To amend Zoning By-law 569-2013 and Site-Specific Zoning By-law 1282-2022(OLT), with respect to the lands municipally known in the year 2024 as 1 to 70 Eglinton Square, 1431 and 1437 Victoria Park Avenue, and 14, 18, 22, and 26 Engelhart Crescent

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 authority is given to the Council for the City of Toronto to remove the holding symbol “(H)” where the conditions for removal of the holding symbol have been satisfied; and

Whereas the Council for the City of Toronto has determined that the conditions for removal of the holding symbol “(H)” prescribed in By-law 1282-2022(OLT) have been satisfied; and

Whereas the City of Toronto has given notice of the intention to remove the holding symbol in this By-law;

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. Zoning By-law 569-2013, as amended by By-law 1282-2022(OLT), 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 the zone label shown on Diagram 2 of By-law 1282-2022(OLT) to the zone labels identified on Diagram 2 attached to this By-law, as follows:
 - (A) OR for Block 3 and Block 4;
 - (B) CR 0.1 (c0.1; r0.0) SS3 (x791) for Block 1, Block 2 and Block 5; and
 - (C) RA (au99.0)(x475) for Block 6.
2. Zoning By-law 569-2013, as amended By-law 1282-2022(OLT), is further amended by amending Article 900.11.10 Exception Number 791 as follows:

(A) Subsection (D)(i) is deleted and replaced with the following:

“(i) On Block 1, the Canadian Geodetic Datum elevation is:
160.78 metres for building 1A;
160.78 metres for building 1B;
160.78 metres for building 1C;
160.78 metres for building 1D;
160.78 metres for building 1E;”

(B) Subsection (L) is deleted and replaced with the following:

“(L) Despite Regulations 40.10.40.40(1), the permitted maximum **gross floor area** on Block 1, Block 2, and Block 5 identified on Diagram 4 must not exceed 261,460 square metres and is subject to the following:

- (i) a maximum of 113,660 square metres of **gross floor area**, of which a minimum of 1,600 square metres of **gross floor area** must be provided for non-residential uses on Block 1, excluding the gross floor area required in (P) below;
- (ii) a maximum of 129,500 square metres of **gross floor area**, of which a minimum of 1,218 square metres of **gross floor area** must be provided for non-residential uses on Block 2;
- (iii) a maximum of 18,300 square metres of **gross floor area**, of which a minimum of 1,152 square metres of **gross floor area** must be provided for non-residential uses on Block 5;
- (iv) any **gross floor area** associated with **public parking** uses shall not be calculated towards the required minimum non-residential **gross floor area** specified in Provision (K)(i), (ii), and (iii) above for non-residential uses;”

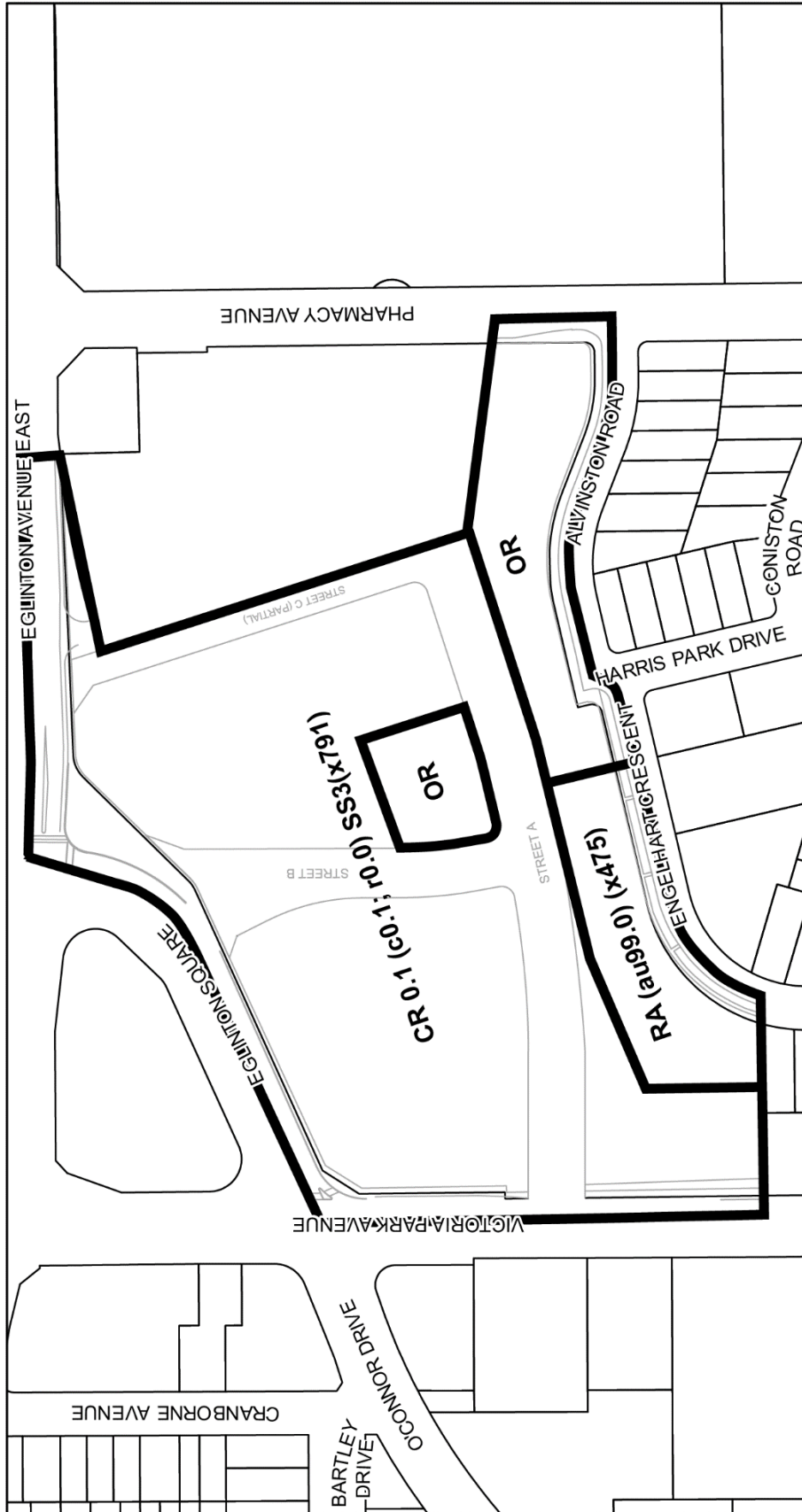
3. Section 8 to By-law 1282-2022(OLT) is deleted.
4. Schedule A, Section 20(A) to By-law 1282-2022(OLT) is amended to increase the number “7,277.2” before the words “square metres” with the number “7,334.2”.
5. Schedule A, Section 21(A) to By-law 1282-2022(OLT) is amended to increase the number “2,858.6” before the words “square metres” with the number “2,892.3”.
6. Schedule A, Section 22(B) to By-law 1282-2022(OLT) is amended to decrease the number “1,016.7” before the words “square metres” with the number “450”.
7. Zoning By-law 1282-2022(OLT) is amended by replacing Diagram 2, Diagram 4, Diagram 5, Diagram 6, Diagram 7, and Diagram 8 with Diagram 2, Diagram 4, Diagram 5, Diagram 6, Diagram 7, and Diagram 8 attached to this By-law.

Enacted and passed on February , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

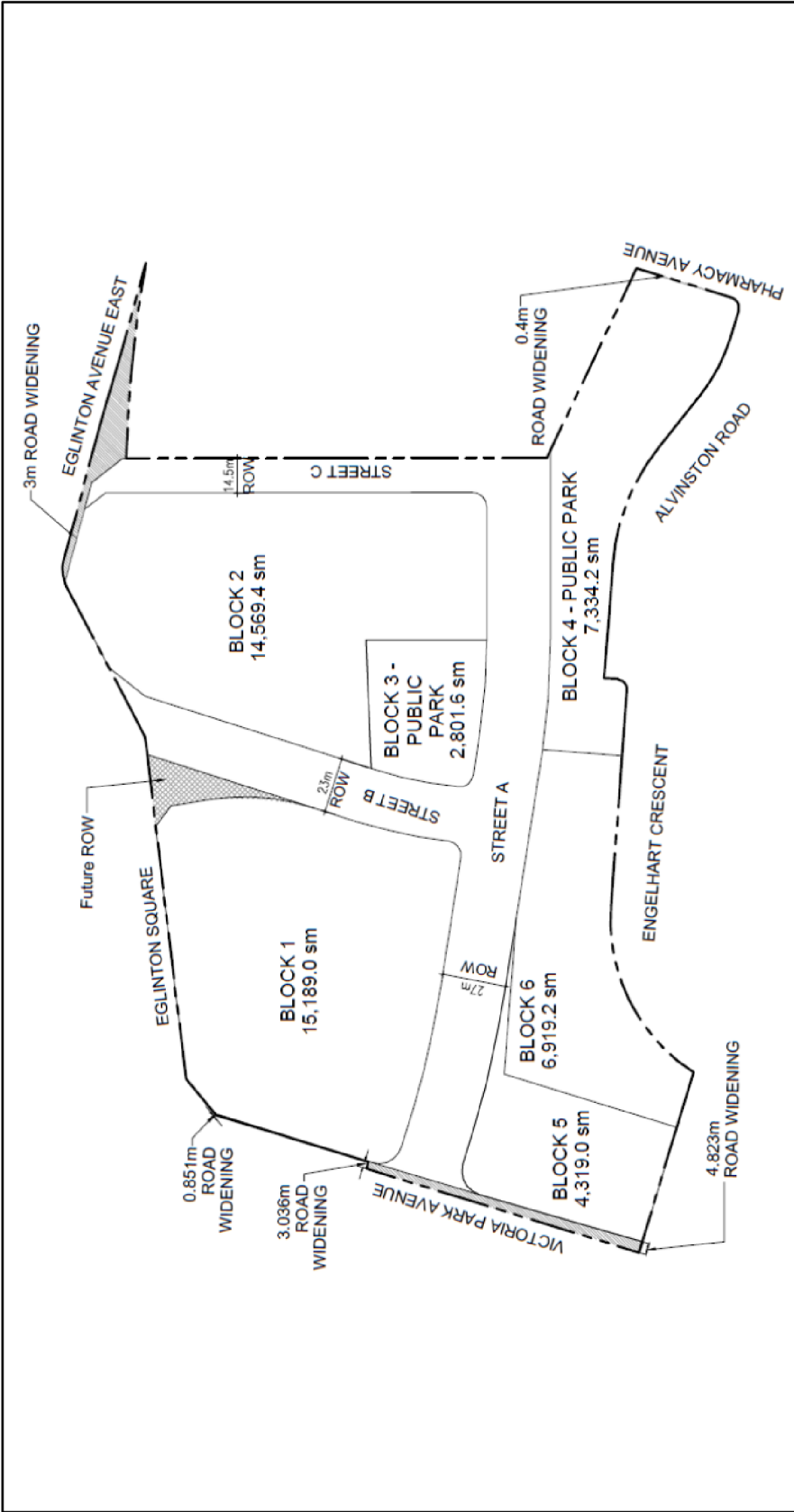


Toronto
Diagram 2

**1-70 Eglinton Square, 1431 & 1437 Victoria Park Avenue,
 14, 18, 22 & 26 Englehart Crescent Square**
 File # 17 242390 ESC 35 OZ

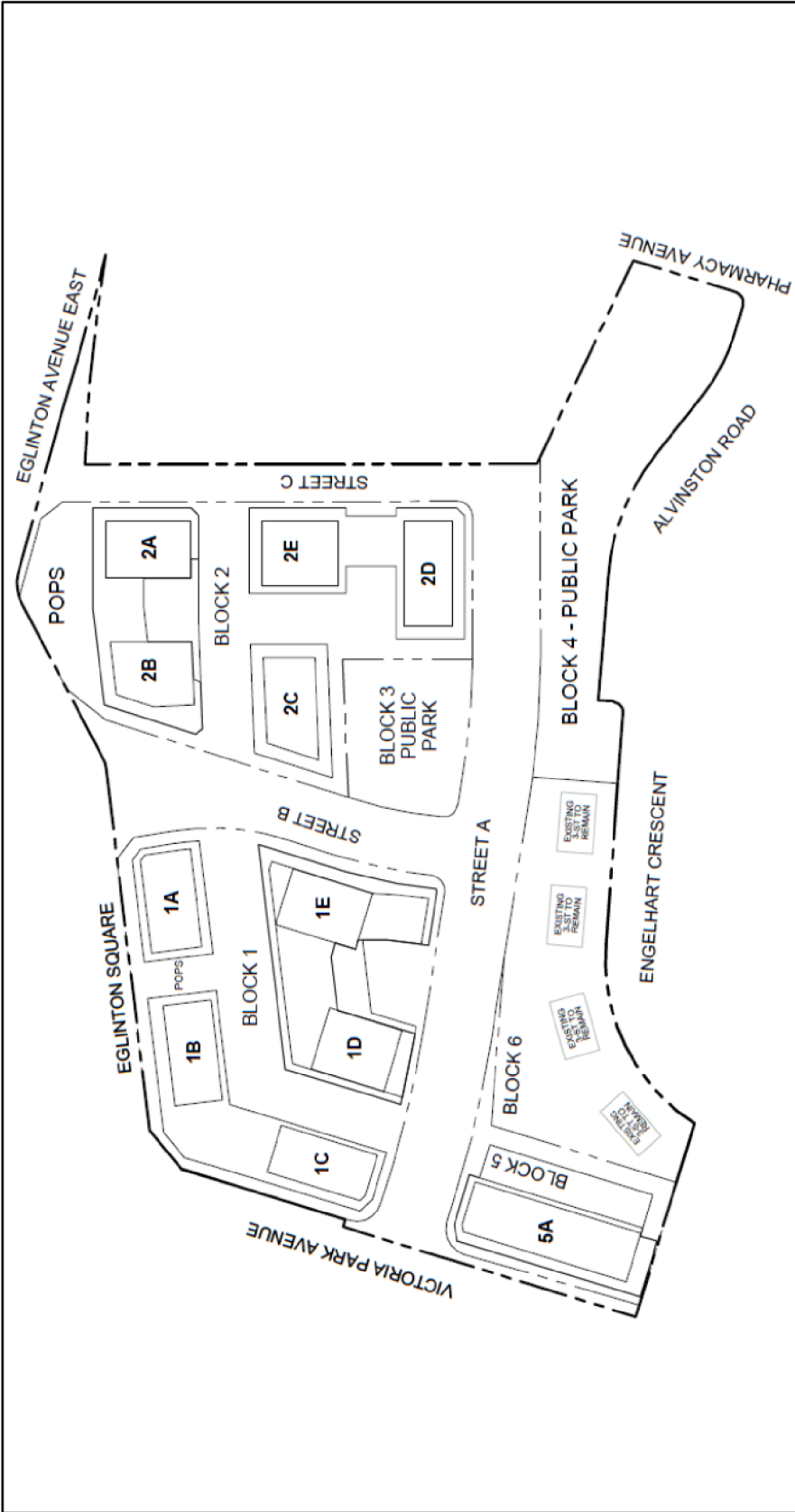


City of Toronto By-law 5689-2013
 Not to Scale
 12/11/2024



1-70 Eglinton Square, 1431 & 1437 Victoria Park Avenue,
14, 18, 22 & 26 Engelhart Crescent Square
File # 17 242390 ESC 35 0Z

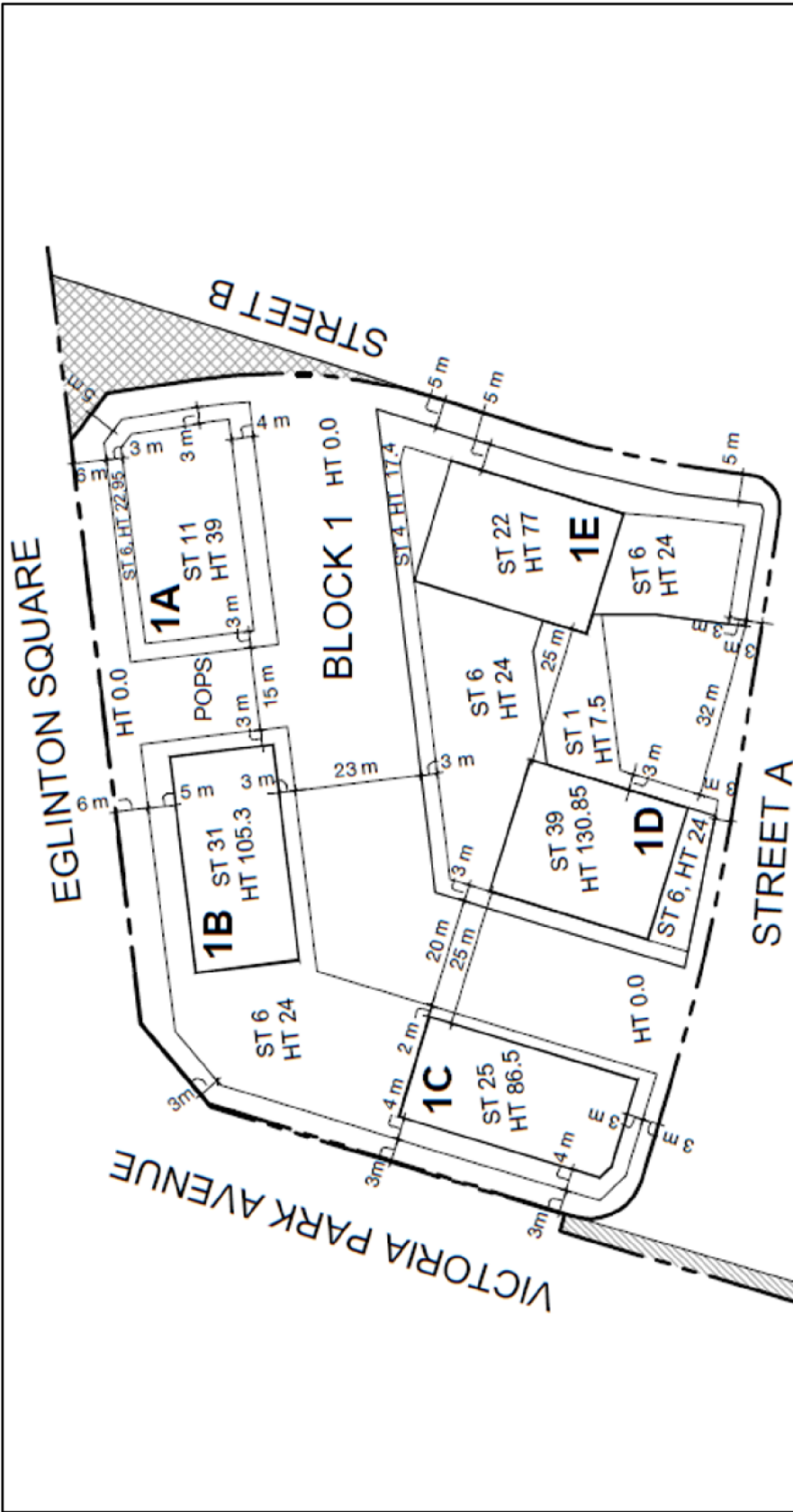




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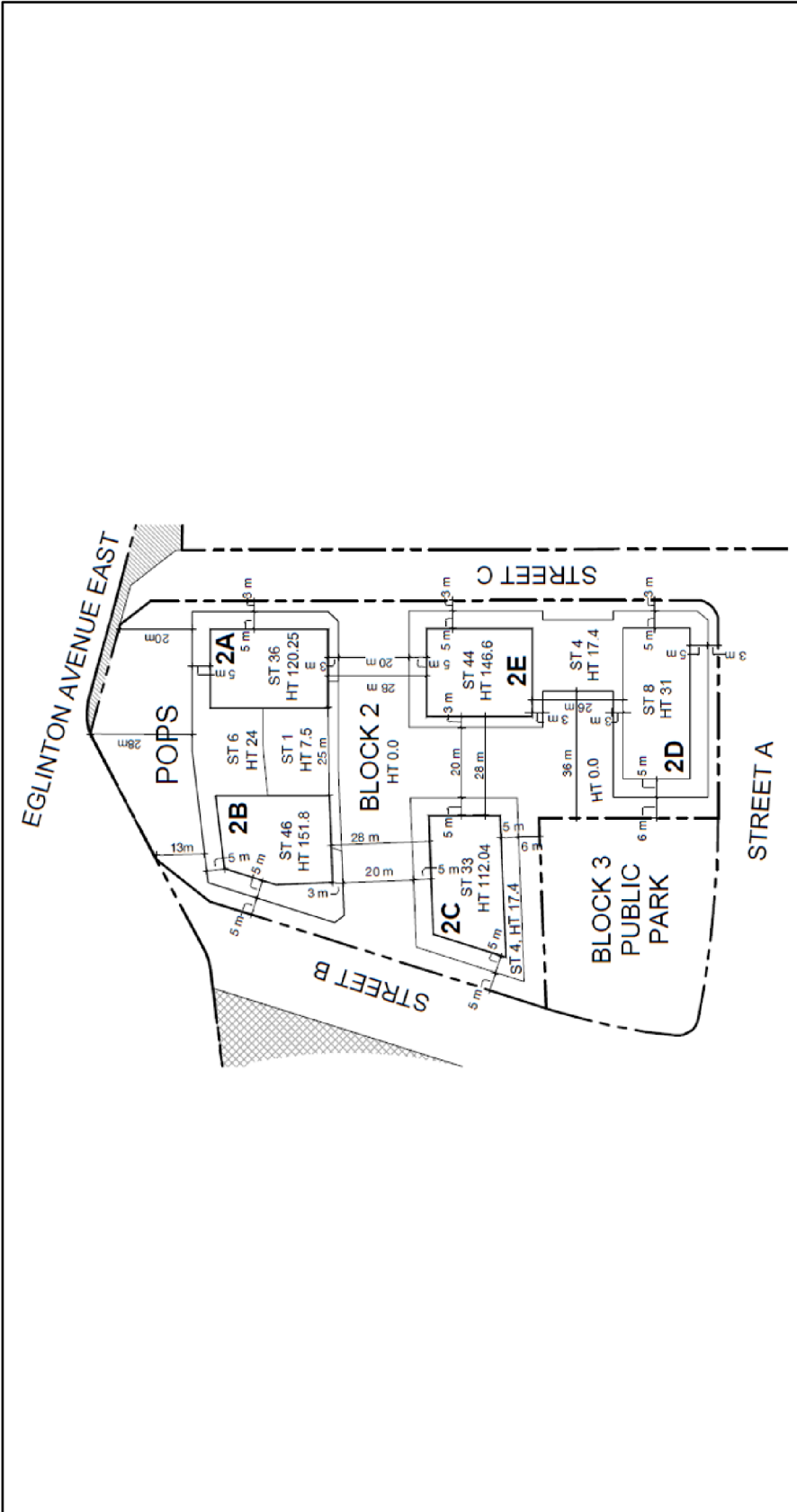
City of Toronto By-law 566-2013
Not to Scale
12/12/2024



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City of Toronto By-law 568-2013
 Not to Scale
 12/12/2024

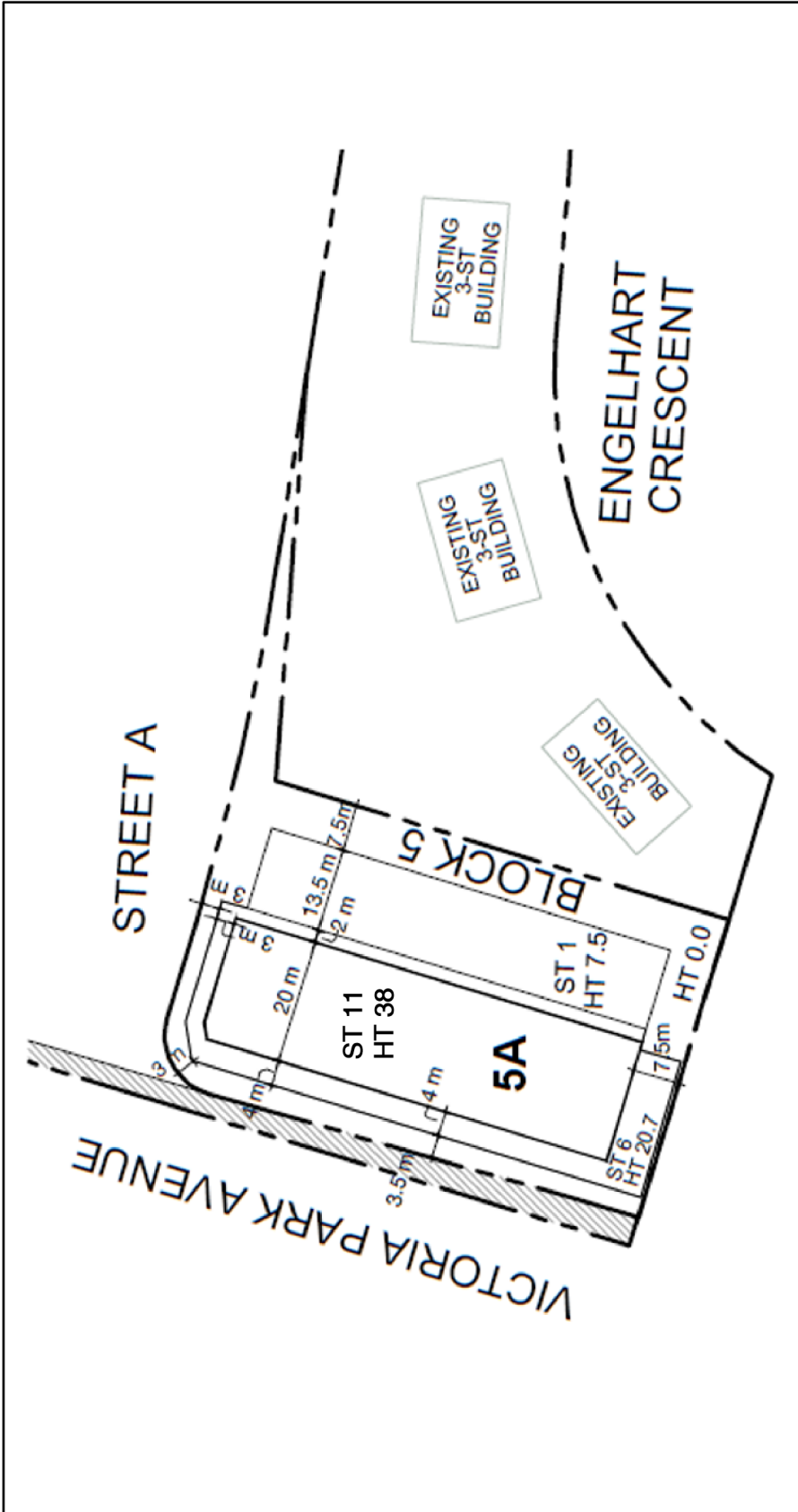


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Toronto
Diagram 8

1-70 Eglinton Square, 1431 & 1437 Victoria Park Avenue,
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City of Toronto By-law 569-2013
 Not to Scale
 12/12/2024