

Attachment 7: Draft Zoning By-law Amendment

Authority: **Scarborough Community Council** Item [-], as adopted by City of Toronto Council on [-]

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 2025 as 1911 and 1921 Eglinton Avenue East.

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

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of a holding symbol "(H)".

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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands, as shown on Diagram 2 attached to this By-law as follows:
 - (A) (H) CR 1.0 (c0.5; r0.5) SS3 (x1300); and
 - (B) OR.
4. Zoning By-law 569-2013, as amended, is further amended by adding a portion of the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands: 3, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569 -2013, as amended, is further amended by adding a portion of the

lands to the Height Overlay Map in Article 995.20.1 and applying the following Height label to these lands: HT 11.0, as shown on Diagram 4 attached to this By-law.

6. Zoning By-law 569 -2013, as amended, is further amended by adding a portion of the lands to the Lot Coverage Overlay Map in Article 995.30.1 and applying the following Lot Coverage label: 33, as shown on Diagram 5 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1300 so that it reads:

Exception CR (1300)

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) On lands municipally known as 1911 and 1921 Eglinton Avenue East, if the requirements of By-law [Clerks to insert By-law number], in Section 9, are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (II) below;
- (B) For the purposes of this exception and By-law [Clerks to insert By-law number]:
 - (i) reference to "Block A", "Block B" and "Block C" are the "Blocks" as identified on Diagram 6 of By-law [Clerks to insert By-law number];
 - (ii) reference to "Park Block 1" refers to the public **park** zoned OR on Diagram 2 and identified on Diagram 6 attached to [Clerks to insert By-law number];
 - (iii) reference to "**building A**", "**building B**", "**building C**", "**building D**", "**building E**", "**building F**", "**building G**" and "**building H**", within such "Blocks" as identified on Diagram 7, Diagram 8, Diagram 9 and Diagram 10 of By-law [Clerks to insert By-law number]; and
 - (iv) reference to "**Street A**" and "**Street B**" refer to the **streets** on Diagram 6 of By-law [Clerks to insert By-law number];
- (C) For the purposes of this exception and By-law [Clerks to insert By-law number], each word or expression that is in bold will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
 - (i) "**lot**" is defined as the lands outlined by black lines collectively as "Block A", "Block B", "Block C" and "Park Block 1" as shown on Diagram 6 of By-law [Clerks to insert By-law number]; and

- (ii) "lot line" is defined to include the boundary of any of "Block" identified on Diagram 6 of By-law [Clerks to insert By-law number];
- (D) Despite Regulations 40.5.40.10(1) and (2), the height of a building or structure is the distance between the elevation of the highest point of the **building** or **structure** and the following Canadian Geodetic Datums:
 - (i) On "Block A", the Canadian Geodetic Datum elevation of 160.53 metres;
 - (ii) On "Block B", the Canadian Geodetic Datum elevation of 161.79 metres;
and
 - (iii) On "Block C", the Canadian Geodetic Datum elevation of 160.70 metres;
- (E) In addition to the permitted non-residential uses listed in Regulation 40.10.20.10(1)(A), the following additional uses are permitted:
 - (i) Beverage Manufacturing Use;
 - (ii) Bindery;
 - (iii) Carpenter's Shop;
 - (iv) Cold Storage;
 - (v) Computer, Communications, Electronics, or Optical Media **Manufacturing Use**;
 - (vi) Furniture **Manufacturing Use**;
 - (vii) **Industrial Sales and Service Use**;
 - (viii) Medical Equipment and Supplies **Manufacturing Use**;
 - (ix) Metal Products **Manufacturing Use**;
 - (x) Printing Establishment;
 - (xi) **Warehouse**; and
 - (xii) **Wholesaling Use**;
- (F) In addition to the permitted non-residential uses with conditions listed in Regulation 40.10.20.20(1)(A), the following uses with conditions are also permitted:

- (i) Apparel and Textile **Manufacturing Use**, provided:
 - (a) it does not involve leather products or chemical dyeing of cloth;
- (ii) Clay Product **Manufacturing Use**, provided:
 - (a) it is not located in a **building** that has a **dwelling unit**;
 - (b) it is for the manufacturing of pottery, ceramics and plumbing fixtures; and
 - (c) it is not for the manufacturing of blocks, bricks, beams, pipes, artificial abrasives, clay pit mining or other mined materials;
- (iii) Food **Manufacturing Use**, provided:
 - (a) it is fruit and vegetable preserving, specialty food manufacturing and dairy product manufacturing, only in batch processing;
- (iv) Glass Product **Manufacturing Use**, provided:
 - (a) it only uses purchased glass;
- (v) Pharmaceutical and Medicine **Manufacturing Use**, provided:
 - (a) it is not located in a **building** that has a **dwelling unit**;
 - (b) it only includes the assembly or manufacturing of previously processed materials; and
 - (c) it does not include the processing or combining of materials that alter the structure of the material; and
- (vi) Wood Product **Manufacturing Use**, provided:
 - (a) it is not a saw mill, planing mill or wood distillation plant;
- (G) Despite Regulations 40.10.20.10(1), 40.10.20.10(2), and (E) and (F) above, only the following uses may be located on the first **storey** of a **building** fronting Eglinton Avenue East, and subject to any applicable specific conditions in Clause 40.10.20.20 associated with each use in Clause 40.10.20.100 and Chapter 150:
 - (i) Ambulance Depot;
 - (ii) **Amusement Arcade**;

- (iii) **Art Gallery;**
- (iv) **Artist Studio;**
- (v) **Automated Banking Machine;**
- (vi) **Cabaret;**
- (vii) **Club;**
- (viii) **Community Centre;**
- (ix) **Custom Workshop;**
- (x) **Day Nursery;**
- (xi) **Eating Establishment;**
- (xii) **Education Use;**
- (xiii) **Entertainment Place of Assembly;**
- (xiv) **Financial Institution;**
- (xv) **Fire Hall;**
- (xvi) **Library;**
- (xvii) **Massage Therapy;**
- (xviii) **Medical Office;**
- (xix) **Museum;**
- (xx) **Office;**
- (xxi) **Performing Arts Studio;**
- (xxii) **Personal Service Shop;**
- (xxiii) **Pet Services;**
- (xxiv) **Place of Assembly;**
- (xxv) **Place of Worship;**

- (xxvi) Police Station;
- (xxvii) **Post-Secondary School**;
- (xxviii) **Private School**;
- (xxix) **Production Studio**;
- (xxx) **Public School**;
- (xxxi) **Public Utility**;
- (xxxii) **Recreation Use**;
- (xxxiii) **Retail Service**;
- (xxxiv) **Retail Store**;
- (xxxv) **Service Shop**;
- (xxxvi) **Take-out Eating Establishment**;
- (xxxvii) **Veterinary Hospital**; and
- (xxxviii) **Wellness Centre**;
- (H) Regulation 40.10.30.40(1) with respect to permitted maximum **lot coverage** does not apply;
- (I) Despite Regulation 40.10.40.10(3), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 8, Diagram 9 and Diagram 10 of By-law [Clerks to insert By-law number];
- (J) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 8, Diagram 9 and Diagram 10 of By-law [Clerks to insert By-law number]; and
 - (i) for the purpose of this exception, the following do not constitute a **storey**:
 - (a) equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment;
 - (b) **amenity space** on the same level as equipment used for the functional operation of the **building**, such as electrical, utility,

mechanical and ventilation equipment; and

- (c) a mezzanine level located above the first **storey** and below the second **storey** of a **building**;
- (K) Despite Regulations 40.5.40.10(3) to (8) and (I) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 8, Diagram 9 and Diagram 10 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 6.0 metres, provided they are located no less than 6.0 metres from a **lot line**;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 6.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 5.0 metres;
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres; and
 - (viii) public art, by a maximum of 5.0 metres;
- (L) Despite Regulation 40.10.40.40(1), the **gross floor area** of all **buildings** and **structures** on “Block A”, “Block B” and “Block C” as identified on Diagram 7 of By-law [Clerks to insert By-law number] must not exceed 190,000 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses on “Block A” is 79,000 square metres;
 - (ii) the required minimum **gross floor area** for non-residential uses on “Block A” is 8,300 square metres;

- (iii) the permitted maximum **gross floor area** for residential uses on “Block B” is 69,000 square metres;
 - (iv) the required minimum **gross floor area** for non-residential uses on “Block B” is 9,700 square metres; and
 - (v) the required minimum **gross floor area** for non-residential uses in a **non-residential building** on “Block C” is 20,000 square metres;
- (M) Of the total **gross floor area** for non-residential uses required in (L)(ii), (iv) and (v) above, a minimum of 4,150 square metres of **gross floor area** on “Block A”, 4,850 square metres of **gross floor area** on “Block B”, and 10,000 square metres of **gross floor area** on “Block C” must include one or more of the following uses:
- (i) Apparel and Textile **Manufacturing Use**;
 - (ii) **Artist Studio**;
 - (iii) Bindery;
 - (iv) Clay Product **Manufacturing Use**;
 - (v) Cold Storage;
 - (vi) Computer, Communications, Electronics, or Optical Media **Manufacturing Use**;
 - (vii) **Custom Workshop**;
 - (viii) **Financial Institution**;
 - (ix) Food **Manufacturing Use**;
 - (x) Furniture **Manufacturing Use**;
 - (xi) Glass Product **Manufacturing Use**;
 - (xii) **Industrial Sales and Service Use**;
 - (xiii) **Laboratory**;
 - (xiv) Medical Equipment and Supplies **Manufacturing Use**;
 - (xv) Medical Office;

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- (xvi) Metal Products **Manufacturing Use**;
 - (xvii) Office;
 - (xviii) **Performing Arts Studio**;
 - (xix) Pharmaceutical and Medicine **Manufacturing Use**;
 - (xx) Printing Establishment;
 - (xxi) **Production Studio**;
 - (xxii) **Software Development and Processing**;
 - (xxiii) **Warehouse**;
 - (xxiv) **Wholesaling Use**; and
 - (xxv) Wood Product **Manufacturing Use**;
 - (N) A minimum of 929 square metres of **gross floor area** must be provided as a **day nursery** use in “Block A”;
 - (O) A minimum of 465 square metres of **gross floor area** must be provided as a **community centre** use in “Block B”;
 - (P) Despite (N) and (O) above, a minimum of 1,394 square metres of **gross floor area** may be provided as a **community centre** use, a **day nursery** use, or a combination of both in “Block B” to satisfy the requirements of (N) and (O);
 - (Q) A minimum of 635 square metres of **gross floor area** must be provided as a **community centre** use, **day nursery** use, or an **education use** in “Block B”;
 - (R) Despite Regulation 40.10.20.40(1):
 - (i) on "Block A" and "Block B" only **mixed use buildings** and **non-residential buildings** are permitted; and
 - (ii) on “Block C” only a **non-residential building** is permitted;
 - (S) Despite Regulation 40.10.40.1(1), **dwelling units** are not permitted on the first **storey** of a **building** abutting Eglinton Avenue East, Lebovic Avenue, Warden Avenue, “**Street A**”, or a public street connecting “**Street A**” to Lebovic Avenue;
 - (T) For the purposes of this exception, a "tower":

- (i) are the portions of each of “**building C**”, “**building D**”, “**building F**”, and “**building G**” which collectively enclose the entirety of a **storey** higher than the sixth **storey**, and where the maximum **gross floor area** for each **storey** located above the sixth **storey**, measured from the exterior of the **main wall** of each floor level, excluding balconies, does not exceed 750 square metres;
 - (ii) excludes “**building A**”, “**building B**”, “**building E**”; and
 - (iii) excludes “**building H**”, if “**building H**” is a **non-residential building**;
- (U) The provision of **dwelling units** for each **building** on each “Block” containing 80 **dwelling units** or more is subject to the following:
- (i) a minimum of 25 percent of the total number of **dwelling units** must have two or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
 - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
 - (iv) if the calculation of the number of required **dwelling units** in accordance with each of (i) and (ii), results in a number with a fraction, the number is rounded up to the nearest whole number;
- (V) Despite Regulations 40.10.40.70(3), the required minimum **building setbacks** must be provided as shown in metres on Diagram 8, Diagram 9 and Diagram 10 of By-law [Clerks to insert By-law number];
- (W) Despite Regulation 40.10.40.80(2), the required minimum separation of **main walls** must be provided as shown in metres on Diagram 8, Diagram 9 and Diagram 10 of By-law [Clerks to insert By-law number];
- (X) Despite Clause 40.10.40.60 and (V) and (W) 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 1.5 metres, provided they are located above the first three **storeys** and 14 metres of the **building**;
 - (ii) canopies and awnings, by a maximum of 2.5 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.5

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- metres;
- (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.6 metres;
 - (v) window projections, including bay windows and box windows, by a maximum of 0.75 metres;
 - (vi) eaves, by a maximum of 0.9 metres;
 - (vii) a dormer, by a maximum of 0.9 metres;
 - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.9 metres;
 - (ix) wind mitigation features, by a maximum of 3.0 metres; and
 - (x) public art, by a maximum of 3.0 metres;
- (Y) Despite Regulations 200.15.1(1), an accessible **parking space** must have the following dimensions:
- (i) length of 5.6 metres;
 - (ii) width of 3.4 metres; and
 - (iii) vertical clearance of 2.1 metres;
- (Z) The entire length of an accessible **parking space** must be adjacent to a 1.5-metre-wide accessible barrier free aisle or path;
- (AA) All accessible **parking spaces** must be the **parking** spaces closest to a barrier free:
- (i) entrance to a **building**;
 - (ii) a passenger elevator that provides access to the first **storey** of a **building**; and
 - (iii) shortest route from the requires entrances in (i) and (ii);
- (BB) Despite Regulations 220.5.10.1(2), (3), (4), (5), (6), (7) and (8), **loading spaces** must be provided in accordance with the following for the **buildings** on “Block A”, “Block B” and “Block C”:
- (i) a required minimum of one Type “G” **loading space** must be provided in

- each of “**building A**”, “**building B**”, “**building C**”, “**building D**”, “**building E**”, “**building F**”, and “**building G**”;
- (ii) a required minimum of one Type “**B**” **loading space** must be provided in a **building** on each of “Block A” and “Block B”;
 - (iii) a required minimum of two Type “**C**” **loading spaces** must be provided in one or more **buildings** in “Block B”; and
 - (iv) a required minimum of two Type “**B**” and two Type “**C**” **loading spaces** must be provided for “**building H**”;
- (CC) Despite (L)(v), (R)(ii), (T)(iii), (V), (W) and (BB)(iv) above, if “**building H**” is a **mixed-use building**, the following must be complied with for “**building H**”:
- (i) the permitted maximum **gross floor area** on “Block C” is 20,100 square metres;
 - (ii) the required minimum **gross floor area** for non-residential uses on “Block C” is 1,900 square metres;
 - (iii) despite Regulation 40.10.20.40(1), only a **mixed use building** and a **non-residential building** are permitted on “Block C”;
 - (iv) for the purposes of (CC), a “tower” is the portion of “**building H**” which collectively encloses the entirety of a **storey** higher than the sixth **storey**, and where the maximum gross floor area for each **storey** located above the sixth **storey**, measured from the exterior of the **main wall** of each floor level excluding balconies, does not exceed 750 square metres;
 - (v) the minimum **building** height for portions below a “tower”, defined in (CC)(iv) above, is four **storeys** and 14 metres;
 - (vi) the maximum **building** height for portions below a “tower”, as defined in (CC)(iv) above, is six **storeys** and 24 metres;
 - (vii) despite the required minimum **building setbacks** and the required minimum separation of **main walls**, as shown in metres on Diagram 10 of By-law [Clerks to insert By-law number], the following applies:
 - (a) a minimum “tower”, as defined in (CC)(iv) above, **building setback** of 8.0 metres is required from all **lot lines**;
 - (b) a minimum **building setback** of 5.0 metres is required from the south **lot line**;

- (c) a minimum **building setback** of 3.0 metres is required from **streets**, including Warden Avenue and “**Street A**”; and
 - (d) a minimum of one Type “G” **loading space** must be provided;
- (DD) Despite Regulations 230.5.1.10(9)(A)(iii) and (B)(iii), required “long-term” **bicycle parking spaces** may:
 - (i) be located on the first level below-ground;
 - (ii) a maximum of 33 per cent of the required “long-term” **bicycle parking spaces** may be located on the second level below-ground; and
 - (iii) not be located on any level below the second level below-ground;
- (EE) In addition to Regulation 5.10.30.1(1), within the lands shown on Diagram 1 of By-law [Clerks to insert By-law number] no **building** or **structure** may be erected or used:
 - (i) unless the **street** identified as “**Street A**” on Diagram 6 of By-law [Clerks to insert By-law number], is constructed to a minimum base curb and base asphalt or concrete and is connected to an existing **street**;
 - (ii) unless the **street** identified as “**Street B**” on Diagram 6 of By-law [Clerks to insert By-law number], is constructed to a minimum base curb and base asphalt or concrete and is connected to an existing **street**;
 - (iii) unless all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the **street** identified as “**Street A**” on Diagram 6 of By-law [Clerks to insert By-law number], and are operational;
 - (iv) unless all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the **street** identified as “**Street B**” on Diagram 6 of By-law [Clerks to insert By-law number], and are operational;
 - (v) below-ground **structures** and foundations for **buildings** located on any of “Block B” and “Block C” as shown on Diagram 6 of By-law [Clerks to insert By-law number], are not subject to the restrictions of Provisions (i) to (iv) above;
- (FF) The issuance of **building** permits are subject to the following:
 - (i) prior to issuance of any **building** permit for “**building A**”, “**building B**”, “**building C**” and “**building D**”, as shown on Diagram 7 and Diagram 8

of By-law [Clerks to insert By-law number], the **street** identified as "Street A" on Diagram 6 of By-law [Clerks to insert By-law number] must be constructed and conveyed to the City; and

- (ii) prior to issuance of any **building** permit for "building A", "building B", "building C" and "building D", as shown on Diagram 7 and Diagram 8 of By-law [Clerks to insert By-law number], the **street** identified as "Street B" on Diagram 6 of By-law [Clerks to insert By-law number] must be constructed and conveyed to the City;

(GG) The issuance of above-grade **building** permits are subject to the following:

- (i) prior to issuance of any above-grade **building** permit for "building E", "building F", "building G" and "building H", as shown on Diagram 7, Diagram 9 and Diagram 10 of By-law [Clerks to insert By-law number], the **street** identified as "Street A" on Diagram 6 of By-law [Clerks to insert By-law number] must be constructed and conveyed to the City; and
- (ii) prior to issuance of any above-grade **building** permit for "building E", "building F", "building G" and "building H", as shown on Diagram 7, Diagram 9 and Diagram 10 of By-law [Clerks to insert By-law number], the **street** identified as "Street B" on Diagram 6 of By-law [Clerks to insert By-law number] must be constructed and conveyed to the City;

(HH) For the purposes of this exception, where a **street** is provided on or through "Block A" as shown on Diagram 6 of By-law [Clerks to insert By-law number], despite any other provision in this exception, the following must be complied with:

- (i) the minimum **building setback** abutting all or any part of a **lot line** of the **street** is 3.0 metres;
- (ii) the minimum "tower" **building setback** from, and above, the portions below a "tower" is 5.0 metres;
- (iii) no below-ground or above-ground **buildings** or **structures** are permitted below, above or within the **street**;
- (iv) the **street** must be constructed to a minimum base curb and base asphalt or concrete and is connected to an existing **street** or **streets**; and
- (v) all required Municipal water mains and Municipal sewers, and their appurtenances must be installed within the **street** and are operational;

(II) Where (HH) above is applicable, in addition to Regulation 5.10.30.1(1), within the lands shown on Diagram 1 of By-law [Clerks to insert By-law number] no

building or **structure** may be erected or used on Block “A” as shown on Diagram 6 of By-law [Clerks to insert By-law number]:

- (i) unless the **street** in (HH) above is constructed to a minimum base curb and base asphalt or concrete and is connected to an existing **street(s)**; and
- (ii) unless all required Municipal water mains and Municipal sewers, and their appurtenances, are installed within the **street** in (HH) above and are operational.

Prevailing By-laws and Sections: (None Apply)

- 8. Despite any future severance, partition or division of the lands as shown on Diagram 1, the provisions of this By-law shall apply as if no severance, partition or division occurred.

9. Holding Symbol Provisions

- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and **buildings** existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed;
- (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted with respect to each **building** or “block” when the following are fulfilled:
 - (i) the owner, at their sole cost and expense, has obtained approval of a Draft Plan of Subdivision under subsections 51(31) or 51(56) of the *Planning Act* and entered into a Subdivision Agreement pursuant to subsections 51(25) or 51(26) of the *Planning Act*, all satisfactory to the Executive Director, Development Review and the City Solicitor;
 - (ii) the owner has, at their sole cost and expense, entered into an agreement with the City, to construct (or cause the construction of), provide, and maintain in one or more **buildings** on the Lands, a minimum of four (4%) per cent of the residential **gross floor area** permitted by this By-law and Exception CR (x1300) as affordable rental housing **dwelling units**, on such terms and conditions satisfactory to the Chief Planner and Executive Director, City Planning, and, where appropriate, with such agreement registered on title to the lands in priority and in a manner satisfactory to the City Solicitor;
 - (iii) the owner, at their sole cost and expense, shall register a restriction pursuant to section 118 of the *Land Titles Act* agreeing not to transfer or charge the lands, comprising the affordable rental housing **dwelling units** included in (ii) above, without the written consent of the Chief Planner

and Executive Director, City Planning, or their designate, to ensure obligations in the agreement in (ii) above continue to secure the affordable rental housing **dwelling units**, concurrent with, or prior to, the registration of the agreement in (ii) above, in a manner satisfactory to the City Solicitor;

- (iv) the owner or applicant has submitted, at their sole cost and expense, a Servicing Report, a Stormwater Management Report, and a Hydrogeological Review, including the Foundation Drainage Report or addendums and any required materials and analysis to address stormwater, sanitary and water capacity matters and related infrastructure improvements and/or new municipal infrastructure, including the design of such infrastructure, determined to be required to support the development of a **building** and/or block to which the amending by-law to remove the “(H)” symbol applied (“**Engineering Reports**”), satisfactory and acceptable to the Director, Engineering Review and the General Manager, Toronto Water;
- (v) arising from the accepted and satisfactory Engineering Reports from (iv) above regarding any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - (a) the owner or applicant, at their sole cost and expense, has secured the design, construction and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, in a financial secured agreement, including a Subdivision Agreement required in (B)(i) above, all to the satisfaction of the Director, Engineering Review and the General Manager, Toronto Water; or
 - (b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Engineering Reports in (iv) above are constructed and operational, all to the satisfaction to the Director, Engineering Review and the General Manager, Toronto Water;
- (vi) all necessary approvals or permits arising from (B)(v)(a), or (B)(v)(b) above are obtained, where required all to the satisfaction to the Director, Engineering Review and the General Manager, Toronto Water;
- (vii) the owner or applicant has submitted, at their sole cost and expense, a Compatibility/Mitigation Study, including a satisfactory peer review, identifying detailed mitigation measures that are acceptable and satisfactory to the Executive Director, Development Review, as confirmed by a third party peer reviewer, and secured the implementation

of any required mitigation measures in a manner satisfactory to the Executive Director, Development Review and the City Solicitor; and

- (viii) the owner or applicant, at their sole cost and expense, a satisfactory Wind Tunnel Study that demonstrates the wind conditions on the public realm and pedestrian areas are comfortable, and any areas of concern are mitigated and with such mitigation measures addressed and secured in the site plan control process, satisfactory to the Executive Director, Development Review and the Chief Planner and Executive Director, City Planning.

(C) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted with respect to all or any part of "Block A" when the following are fulfilled:

- (i) a public **street**:
 - (a) with an approximate right-of-way width of 16.5 metres, is constructed through "Block A" to a minimum base curb and base asphalt or concrete and is connected to "**Street B**", when constructed as an existing **street**, and if required, connected to Lebovic Avenue, through a Draft Plan of Subdivision, satisfactory to the Executive Director, Development Review, the Director, Engineering Review, the General Manager, Toronto Water and the General Manager, Transportation Services; or
 - (b) is constructed on a part of the south portion of "Block A" to a minimum base curb and base asphalt or concrete and is connected to "**Street A**" and connected to Lebovic Avenue, through a Draft Plan of Subdivision, satisfactory to the Executive Director, Development Review, the Director, Engineering Review, the General Manager, Toronto Water and the General Manager, Transportation Services and provided the public **street** segment is consistent with the approved City-initiated Municipal Class Environmental Assessment relating to the O'Connor Drive extension; or
 - (c) is constructed, operational and conveyed to the City, abutting the south **lot line** of "Block A", satisfactory to the Director, Engineering Review, the General Manager, Toronto Water and the General Manager, Transportation Services;
- (ii) the required sanitary, stormwater and watermain, and their appurtenances, are installed within the **street** identified in (C)(i) above and are operational satisfactory to the Director, Engineering Review, in consultation with the General Manager, Toronto Water; and

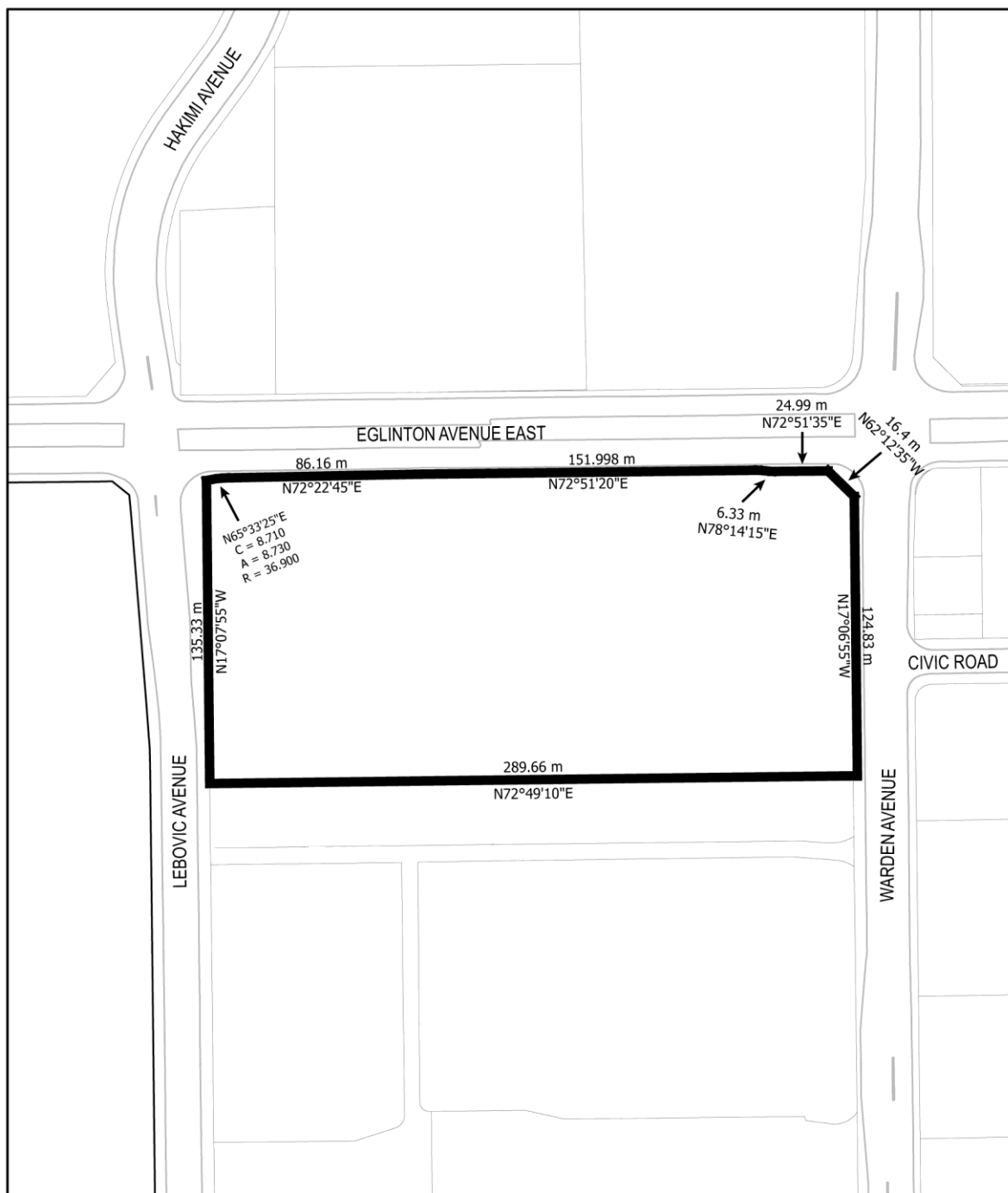
- (iii) where required by the satisfactory and accepted Engineering Reports in (B)(iv) above, the required sanitary, stormwater and/or watermains, and their appurtenances, are installed within new **streets** identified on the lands in Diagram 6 of By-law [Clerks to insert By-law number] or in existing **streets** and are operational, satisfactory to the Director, Engineering Review and the General Manager, Toronto Water.

Enacted and passed on [Clerks to insert date].

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

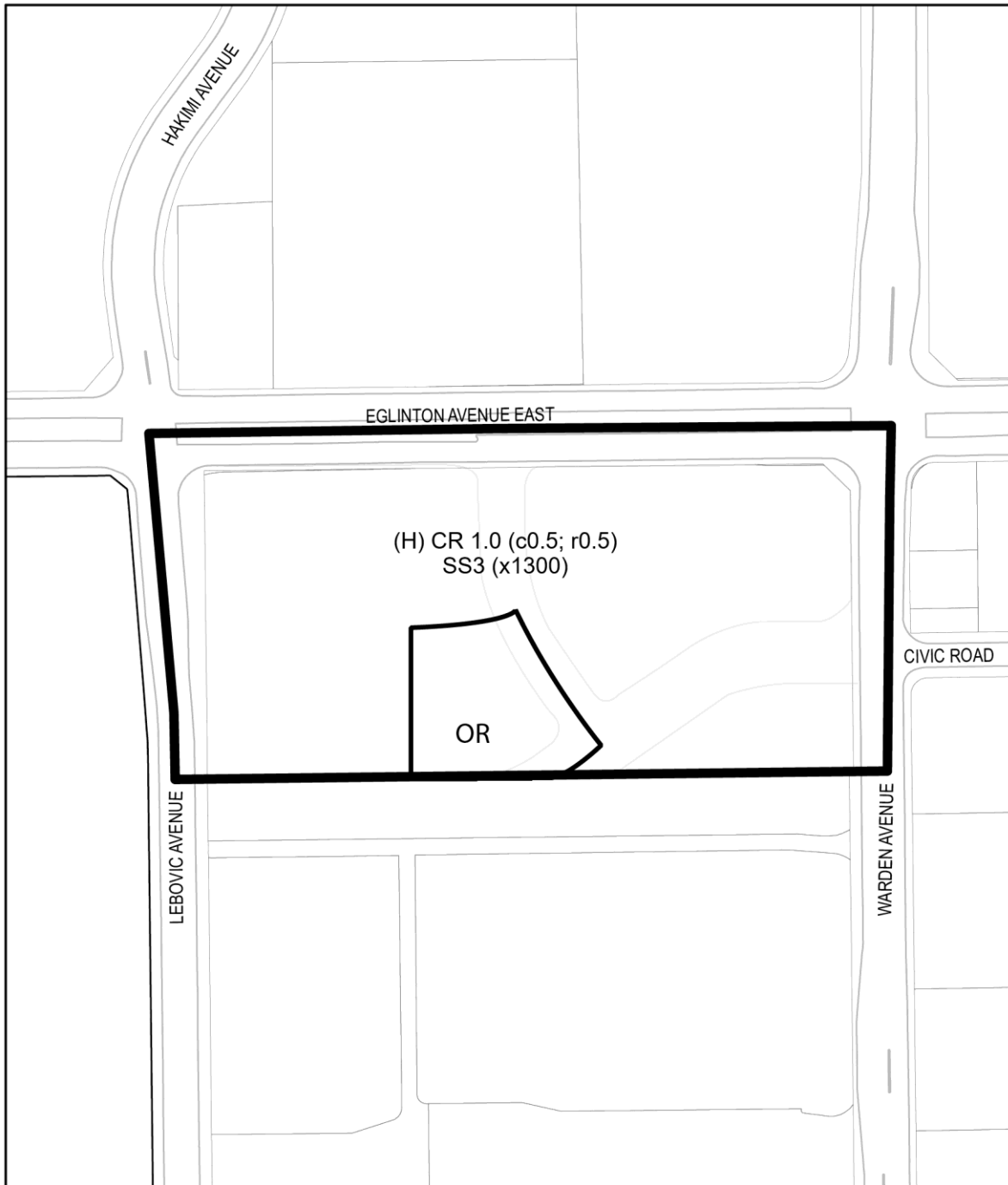
(Seal of the City)



Toronto
Diagram 1

1911-1921 Eglinton Avenue East

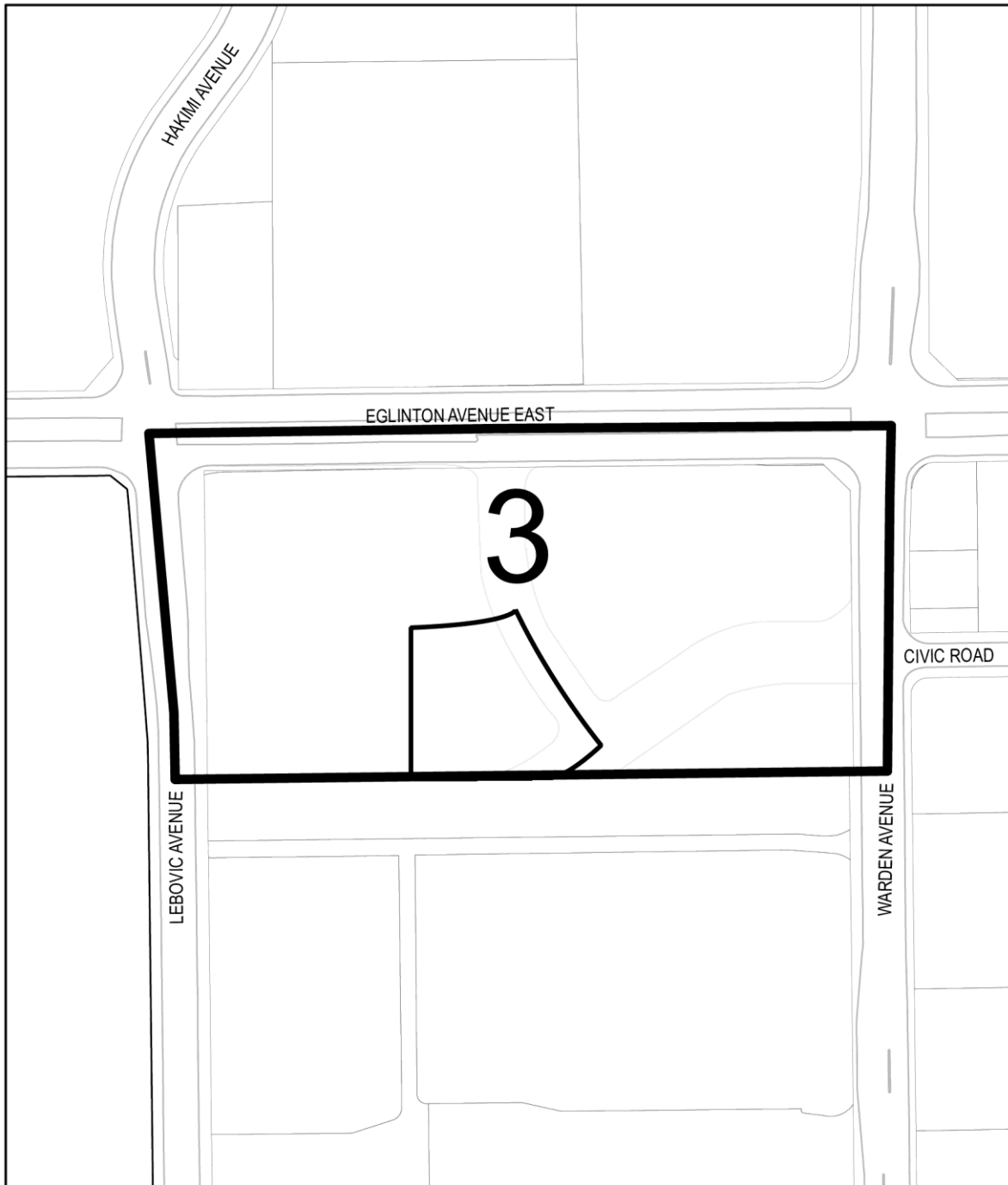
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 **TORONTO**
Diagram 2

1911-1921 Eglinton Avenue East

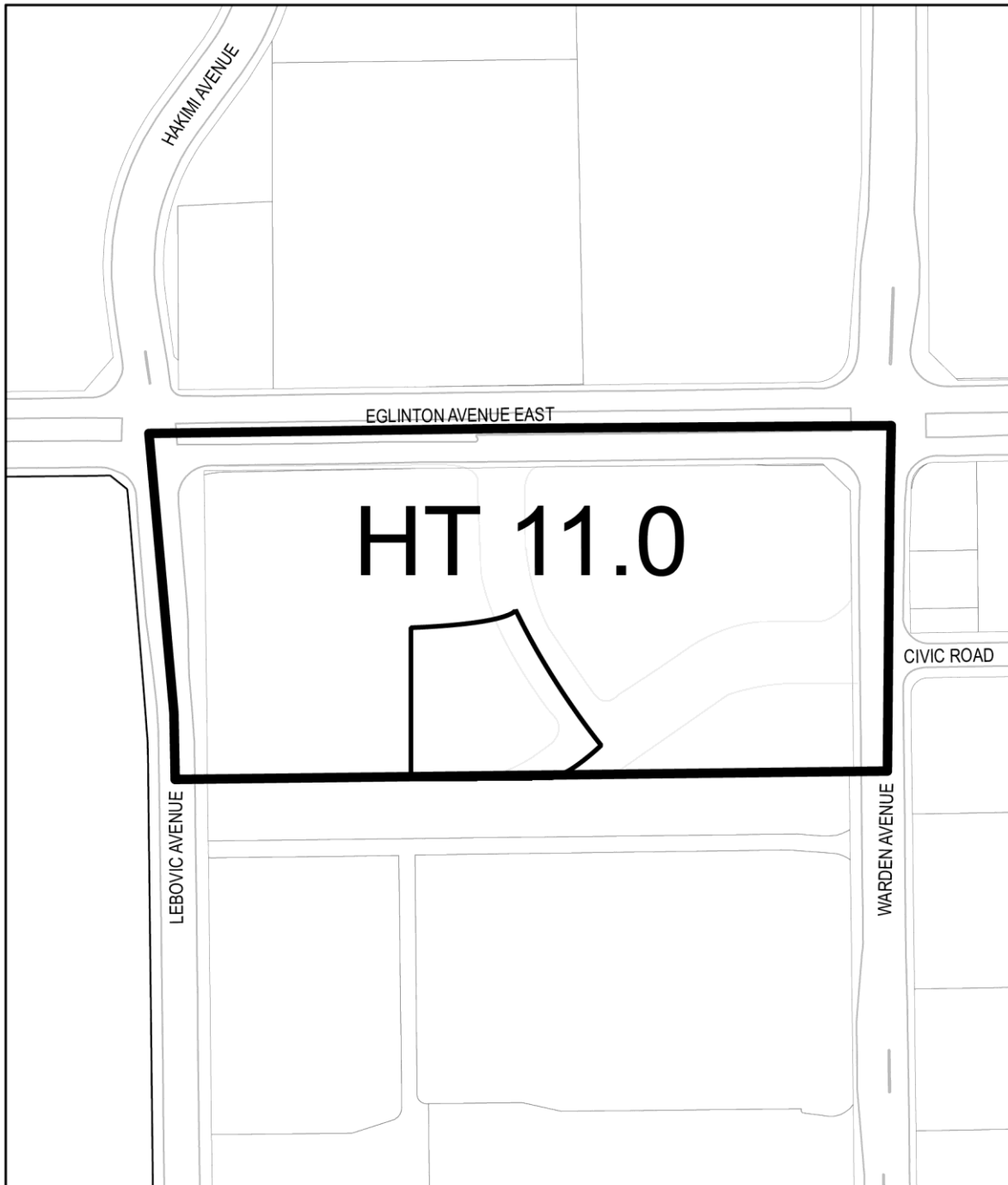
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 **TORONTO**
Diagram 3

1911-1921 Eglinton Avenue East

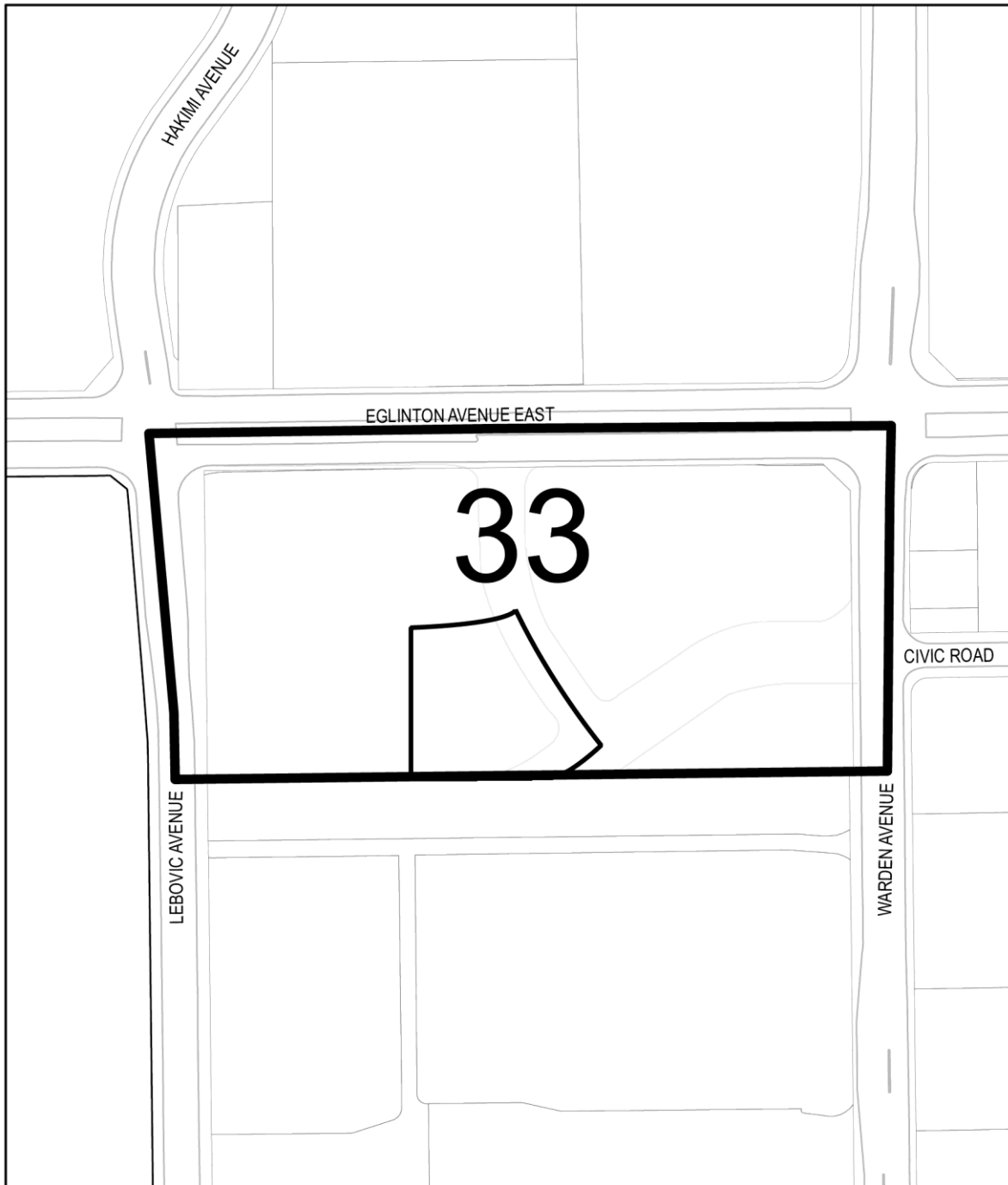
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 **TORONTO**
Diagram 4

1911-1921 Eglinton Avenue East

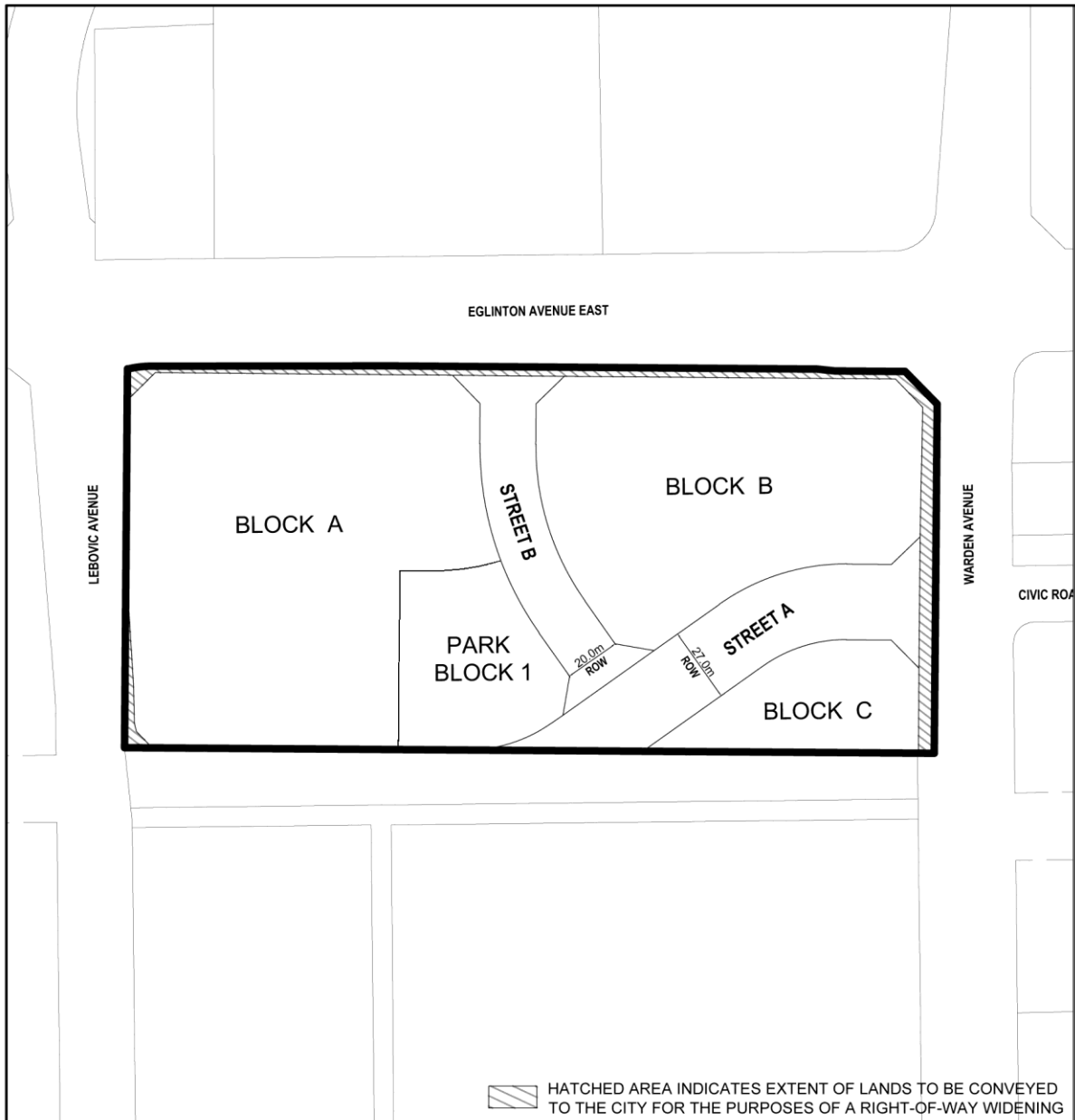
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 **TORONTO**
Diagram 5

1911-1921 Eglinton Avenue East

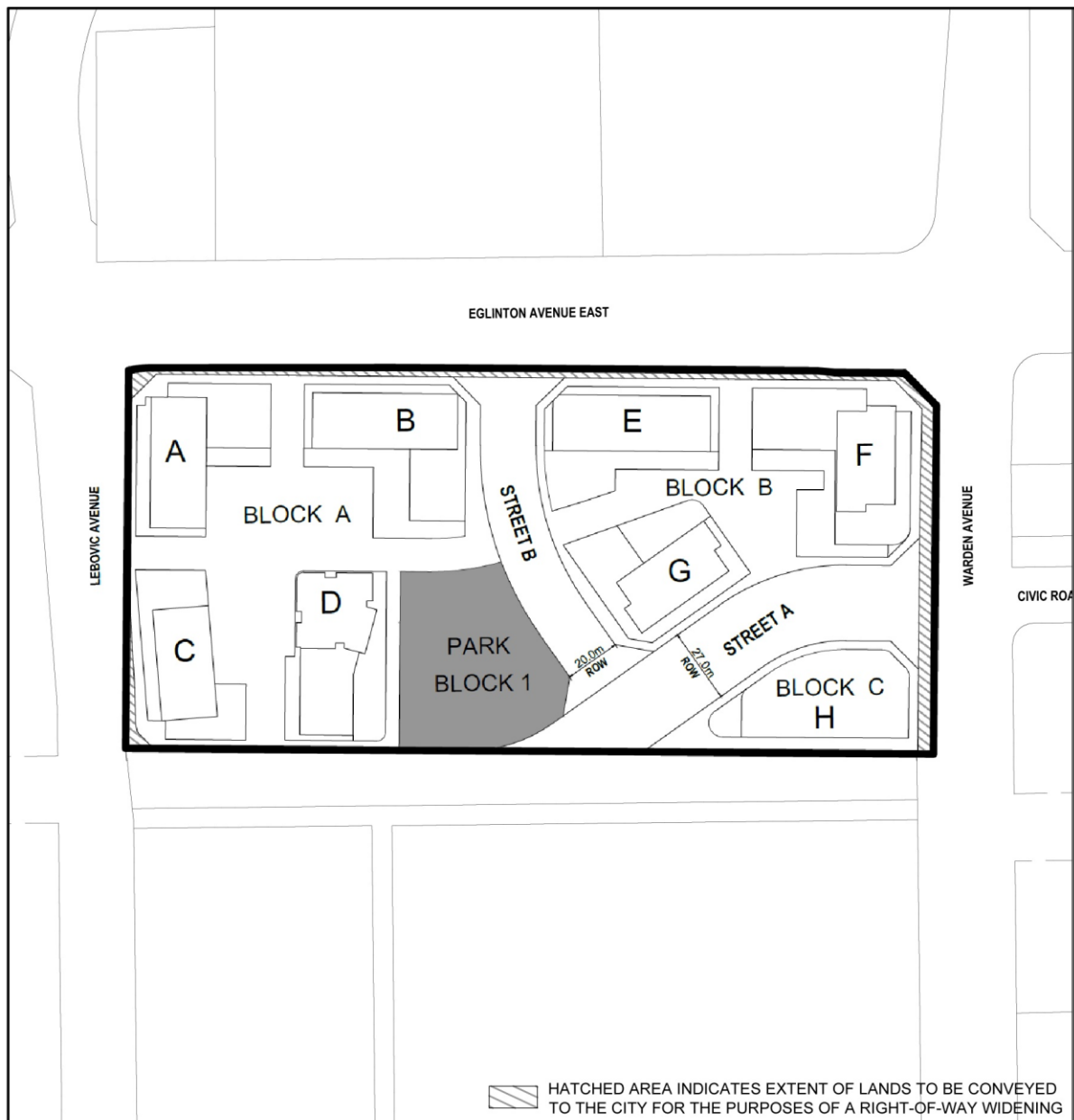
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Toronto
Diagram 6

1911-1921 Eglinton Avenue East

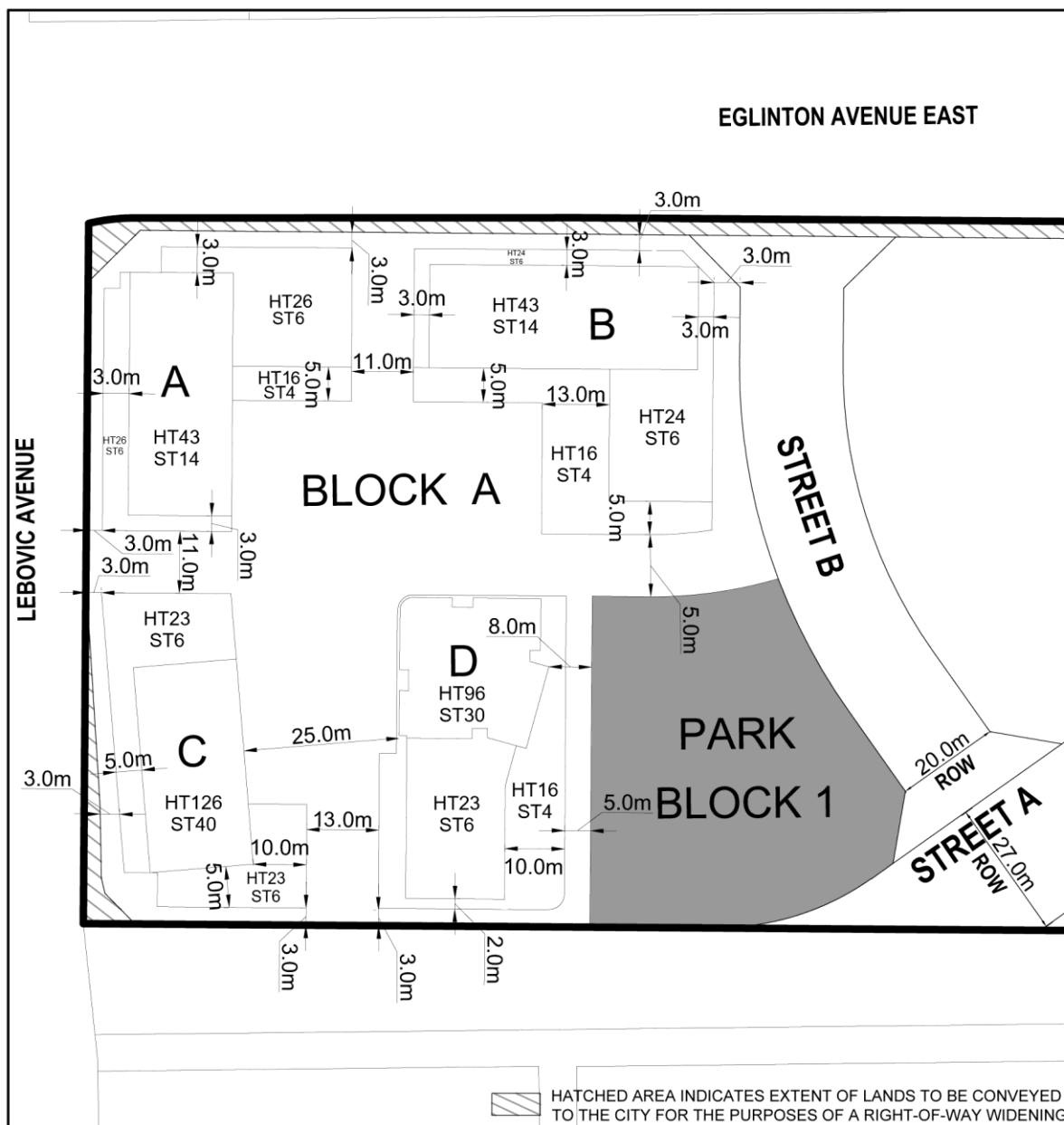
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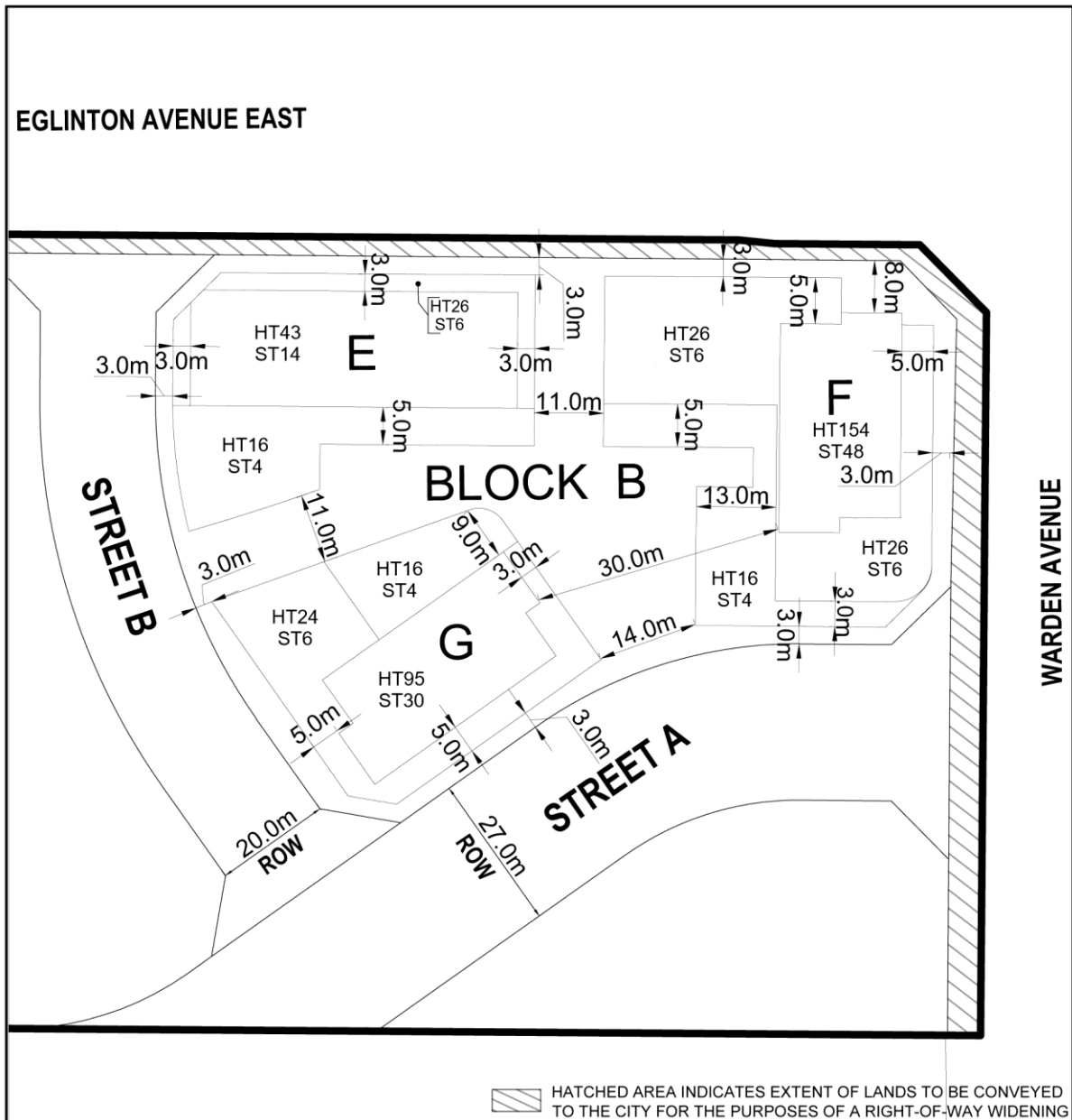


Toronto
Diagram 7

1911-1921 Eglinton Avenue East

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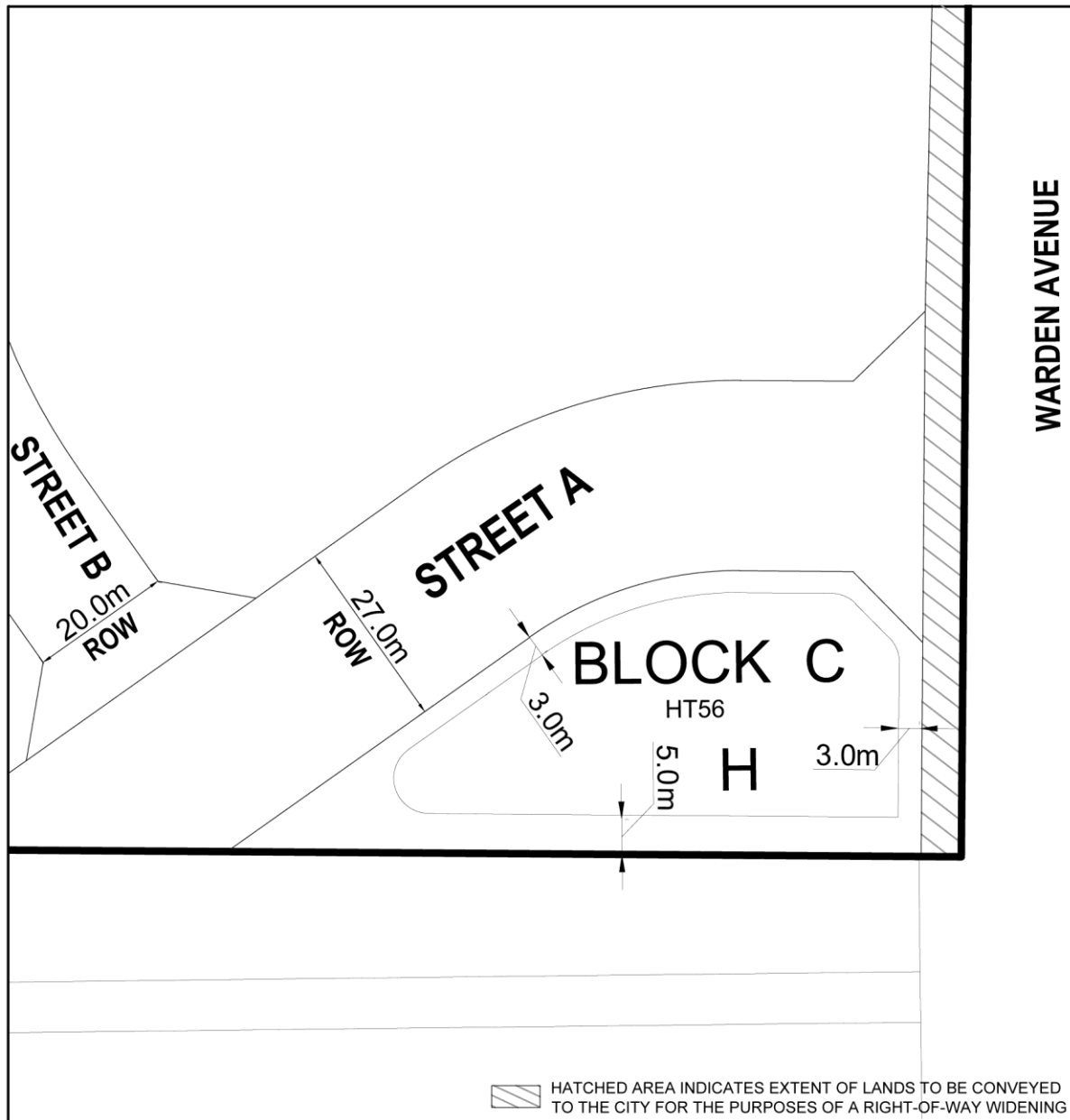




Toronto
Diagram 9

1911-1921 Eglinton Avenue East

File # 24 221616 ESC 20 0Z



Toronto
Diagram 10

1911-1921 Eglinton Avenue East

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