

Authority: Toronto and East York Community Council Item TE26.8, as adopted by City of Toronto Council on October 2, 3, and 4, 2017

**CITY OF TORONTO**

**Bill 1105**

**BY-LAW -2017**

**To amend By-law 1366-2015 which amended former City of Toronto Zoning By-law 438-86, as amended, with respect to the lands municipally known in the year 2016 as 500 Lake Shore Boulevard West.**

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. City of Toronto By-law 1366-2015 amending former City of Toronto By-law 438-86, as amended, is amended as follows:

a. Section 1(b) is deleted in its entirety and replaced with the following:

"(b) The total combined *residential gross floor area* and *non-residential gross floor area* on the *lot* shall not exceed 77,200 square metres exclusive of any area used above or below *grade* for parking or a *commercial parking garage* provided that:

i. the total *residential gross floor area* shall not exceed 53,500 square metres; and

ii. the total *non-residential gross floor area* shall not exceed 23,700 square metres;"

b. The following new Sections 1. (s), (t), (u), and (v) are inserted after Section 1.(r) as follows:

"(s) Notwithstanding Section 1(i) above a minimum of 529 *parking spaces* will be provided and maintained for all uses permitted on the *lot* at the time of full build-out;

(t) Notwithstanding Section 1(i)(i) above:

i. a minimum of 245 *parking spaces* for non-residential uses will be provided and maintained on-site; and

ii. a minimum of 3 *car-share parking spaces* will be provided and maintained on-site;

- (u) a maximum of 26 *parking spaces* may be located on the surface level of the *lot*, of which, one (1) *parking space* may have a minimum length of 5.1 metres;
  - (v) Notwithstanding any other provisions in this By-law, no surface *parking space* shall be located within 1.2 metres of a *lot* line."
2. Map 2 of By-law 1366-2015 is deleted and replaced with Map 2 attached and forming part of this By-law.
  3. Except as otherwise provided herein, the provisions of By-law 1366-2015 shall continue to apply to the *lot*, as well as the buildings and structures on the *lot*.

Enacted and passed on October     , 2017.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

