

Authority: Toronto Community Council Report No. 6, Clause No. 7,
as adopted by City of Toronto Council on April 13, 14 and 15, 1999
Enacted by Council: April 15, 1999

CITY OF TORONTO

BY-LAW No. 184-1999

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands known as 56 and 60 St. Clair Avenue West and 55, 55R, 57, 59 and 61 DeLisle Avenue.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. None of the provisions of Sections 4(2)(a), 4(6)(c), 6(1)(a), 6(3) Part I 1, 6(3) Part II 3 G, 6(3) Part II 4, 6(3) Part II 5(i), 6(3) Part II 7(ii) B, 6(3) Part III 1(a), 6(3) Part III 1(b), 8(3) Part I 3(a), 8(3) Part XI 2(1), 2(2) and 2(3), 12(2)262(a)(II), 12(2)263(ii), (iii) and (iv) of By-law No. 438-86, being "A By-law To regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended, shall apply to prevent the phased erection and use of a *mixed-use building* comprised of two towers and a below *grade parking garage* on the *lot* described below, provided:

- (1) the *lot* on which such *mixed-use building* is to be erected or used comprises at least the lands shown outlined by heavy lines on the attached Plan 1;
- (2) no part of the *mixed-use building* above *grade*, including all rooftop structures and elements, extends beyond the area outlined by heavy lines shown on the attached Plans 2A and 2B;
- (3) the *height* above *grade* of the *mixed-use building* does not exceed the *heights* shown on the attached Plans 2A and 2B;
- (4) the *mixed-use building* contains not more than 154 *dwelling units*, a total *residential gross floor area* of 15,100 square metres and a total *non-residential gross floor area* of 600 square metres of which:
 - (i) not more than 105 *dwelling units* and 10,300 square metres of *residential gross floor area* are accommodated in Tower A shown on Plan 2A;
 - (ii) not more than 49 *dwelling units*, 4,800 square metres of *residential gross floor area* and 600 square metres of *non-residential gross floor area* are accommodated in Tower B shown on Plan 2B;
 - (iii) not more than 50 square metres of the *non-residential gross floor area* in Tower B is devoted to uses permitted by Section 8(1)(f)(b)(iv) RETAIL AND SERVICE SHOPS and not more than 550 square metres of the *non-residential gross floor area* in Tower B is devoted to uses permitted by Section 12(2)262(a)(II)-Area B;

- (iv) not less than 18 of the *dwelling units* erected or used in the *mixed-use building* shall be *low-end-of-market dwelling units*;
- (5) not less than 159 *parking spaces* are provided and maintained on the *lot* to serve the project of which at least 133 *parking spaces* are for the exclusive use of the residents, 19 *parking spaces* are for visitors, and 7 *parking spaces* are for the non-residential component of the *mixed-use building*;
- (6) not less than one *loading space - type G* is provided on the *lot*; and
- (7) vehicular ingress and egress to the below *grade parking garage* and the *loading space - type G* is provided from both St. Clair Avenue West and DeLisle Avenue.

2. None of the provisions of this by-law shall prevent the *mixed-use building* from being built in two phases provided that Phase I consists of the erection and use of Tower A, a below *grade parking garage*, a *loading space - type G* and the maintenance of the existing office building known municipally in the year 1998 as 60 St. Clair Avenue West and also provided that:

- (1) not more than 105 *dwelling units* and 10,300 square metres of *residential gross floor area* are accommodated in Tower A;
- (2) not less than 116 *parking spaces* are provided and maintained on the *lot* to serve Tower A of which at least 91 *parking spaces* are for the exclusive use of the residents, 13 *parking spaces* are for visitors and 12 *parking spaces* are for the existing office building known municipally in the year 1998 as 60 St. Clair Avenue West;
- (3) vehicular ingress and egress to the *parking garage* and the *loading space - type G* is provided from both St. Clair Avenue West and DeLisle Avenue; and
- (4) the *non-residential gross floor area* of the existing office building known municipally in the year 1998 as 60 St Clair Avenue West, does not exceed that which was existing in the year 1998;

3. For the purpose of this by-law:

- (1) “*low-end-of-market*” *dwelling units* means *dwelling units* which are subject to the following size restrictions:
 - (a) the maximum *residential gross floor area* for a *bachelor dwelling unit* or *one-bedroom dwelling unit* shall be 62 square metres;
 - (b) the maximum *residential gross floor area* for a *two-bedroom dwelling unit* shall be 82 square metres;

- (c) the maximum *residential gross floor area* for a *three-bedroom dwelling unit* shall be 98 square metres; and
- (2) each other italicized word or expression shall have the same meaning as each such word or expression as defined in By-law 438-86, as amended.

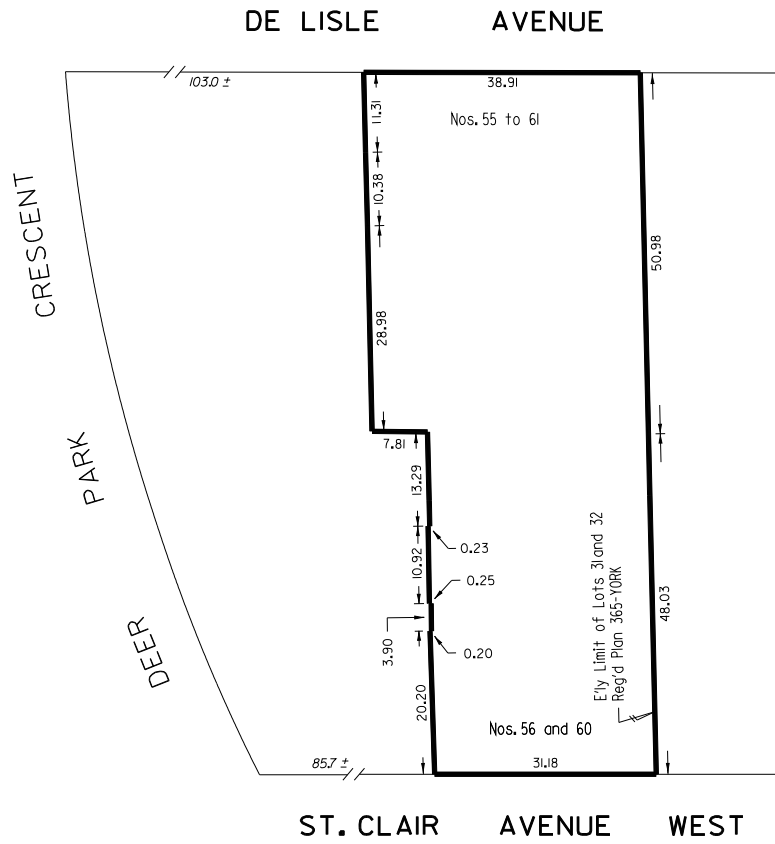
ENACTED AND PASSED this 15th day of April, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

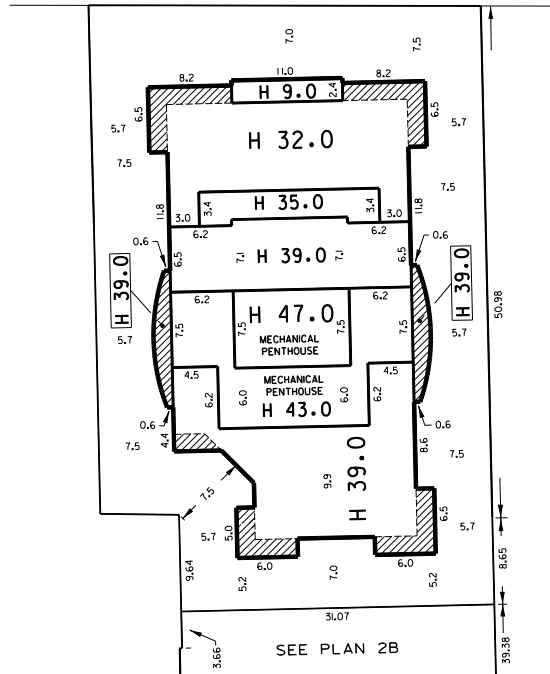
PLAN 1



WORKS AND EMERGENCY SERVICES
SURVEY SERVICES SECTION
TORONTO APRIL, 1999
BL2/56STCLA1.DGN
FILE: S32-265
MAP No. 50K-313 DRAWN: D.R.

PLAN 2A

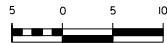
DE LISLE AVENUE



TOWER A

BALCONIES (1.8 m MAXIMUM WIDTH)

H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE

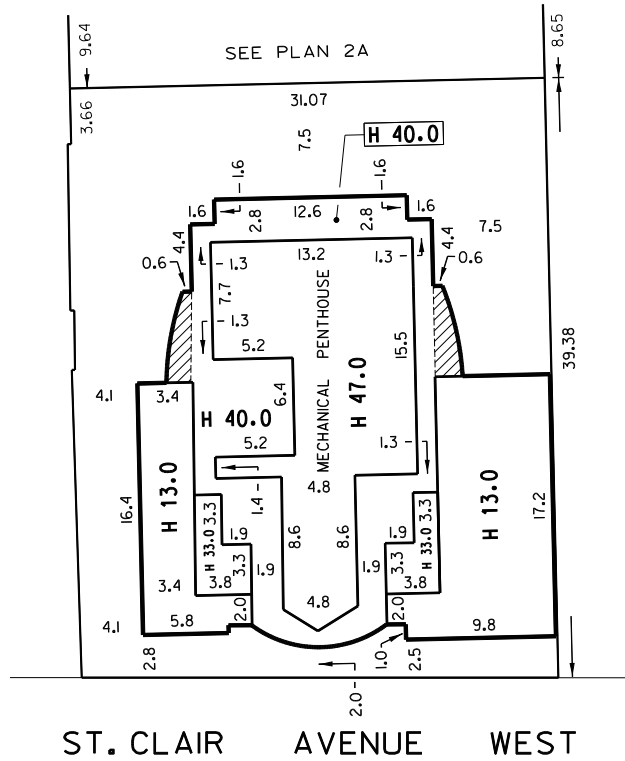


METRES




WORKS AND EMERGENCY SERVICES
 SURVEY SERVICES SECTION
 TORONTO APRIL, 1999
 BL2/565 TCL2A.DGN
 FILE: S32-265
 MAP No. 50K-313 DRAWN: D.R.

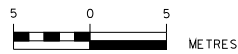
PLAN 2B



 TOWER B

 BALCONIES (1.8 m MAXIMUM WIDTH)

H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



WORKS AND EMERGENCY SERVICES
 SURVEY SERVICES SECTION
 TORONTO APRIL, 1999
 BL2/56STCL2B.DGN
 FILE: S32-Z65
 MAP No. 50K-313 DRAWN: D.R.