

Authority: Planning and Transportation Committee Report No. 7, Clause No. 3,  
as adopted by City of Toronto Council on December 14, 15 and 16, 1999  
Enacted by Council: December 16, 1999

## **CITY OF TORONTO**

### **BY-LAW No. 869-1999**

#### **To amend Zoning By-law No. 7625 of the former City of North York and Zoning By-law No. 1-83 of the former City of York for 200 Church Street.**

WHEREAS authority is given to Council by Sections 34 and 36 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 HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law No. 7625 are amended in accordance with Schedule 1 of this by-law.
2. Section 6 of Zoning By-law No. 1-83 is amended by adding thereto the following as a new Subsection (64):  
  
“(64) By changing the area shown on District Map 3 comprising the lands described as Block ‘A’ on Schedule ‘1’ hereto from an R1 to R1 16(249)H and the lands described as Block “B” on Schedule 1 attached hereto from R1 to R1-16(249), and by changing District Map 3 accordingly”.
3. Section 64.44 of By-law No. 7625 is amended by adding the following subsection:  
  
“64.44(3) HOS(3)

#### **DEFINITIONS**

- (a) For the purpose of this exception, “Gross Floor Area” shall mean the total area of all floors, measured between the outside of the exterior walls of the building at the level of each floor, but excluding:
  - (i) any part of the building used exclusively for the accommodation of mechanical equipment necessary to physically operate the building such as heating, ventilation, air conditioning, electrical, plumbing, fire protection and elevator equipment;
  - (ii) vehicle parking areas within the building including those contained in an above-grade parking structure.

**PERMITTED USES**

- (b) In addition to the uses permitted in the HOS zone, the following use is also permitted:

Single family dwelling.

**USE QUALIFICATIONS**

- (c) Accessory Buildings accessory to the single family dwellings shall be subject to the requirements for accessory buildings in R zones.
- (d) A day nursery is not required to be associated with the hospital.

**EXCEPTION REGULATIONS**

- (e) Gross Floor Area

The maximum gross floor area shall be 85% of the lot area.

- (f) Building Envelopes

- (i) Single family dwellings shall only be permitted within Building Envelopes B as shown on Schedule HOS(3).
- (ii) Parking structures shall only be located within Building Envelopes C and D as shown on Schedule HOS(3).
- (iii) All other uses permitted shall only be located in Building Envelopes A and B.
- (iv) Parking kiosks may be located anywhere on the site except in any landscaped area required in clause (i).

- (g) Yard Setbacks

- (i) The minimum yard setbacks shall be as shown on Schedule HOS(3).

(h) Building Height

- (i) The building height shall not exceed the heights shown on Schedule HOS(3).
- (ii) Notwithstanding Subclause (i) above, the building height shall not exceed the horizontal distance between that building and an abutting R zone.
- (iii) Notwithstanding Subclauses (i) and (ii) above, the building height of the parking structures shall not exceed 135.5 metres above sea level.

(i) Landscaping

- (i) A minimum distance of 3.0 metres from all lot lines that abut a street shall be landscaped except for drop off areas and driveways entering and exiting from the lot directly onto the street.
- (ii) A minimum distance of 13.0 metres from the most westerly lot line defined as N17°54'10"W shall be landscaped.
- (iii) Notwithstanding Subclause (i) above, buildings located within Building Envelopes B may encroach into the required landscaped areas.

(j) Parking

A minimum of 1 parking space per 47 m<sup>2</sup> of gross floor area of the hospital shall be provided on site”.

4. Section 64.13 of By-law 7625 is amended by adding the following subsection:

“64.13(54) R4(54)

PERMITTED USES

- (a) In addition to the uses permitted in the R4 zone, a school of nursing, a nurses' residence and a student residence may be permitted.

USE QUALIFICATIONS

- (b) Notwithstanding Subclause (a) above, Group Homes and Group Foster Homes shall not be permitted.

EXCEPTION REGULATIONS

- (c) Building Height

- (i) The maximum Building Heights shall be as shown on Schedule R4(54).

- (d) Yard Setbacks

- (i) The minimum yard setbacks shall be as shown on Schedule R4(54)”.

5. Section 16 of Zoning By-law 1-83 is amended by deleting Subsection (249) and inserting in its place the following as Subsection (249):

“16(249) LANDS - EAST OF PINE STREET, NORTH OF CHURCH STREET AND WEST OF UPHILL AVENUE

Notwithstanding the provisions of :

Subsection 3.1.4 of Section 3;  
Subsection 3.4.11 of Section 3; and  
Section 7,

to the lands municipally known as 180, 186 and 200 Church Street, which lands are more particularly shown as Blocks ‘A’, ‘B’ and ‘C’ on Schedule 1 hereto (and hereinafter referred to as the “lands”) shall only be used for the erection and use of the following permitted uses:

Accessory use, buildings or structures;  
Clinic;  
Day nursery;  
Detached dwelling house;  
Hospital;  
Health science research laboratory;  
Medical office;  
Nursing home;  
Parking lot; and  
Retail store,

subject to the following conditions:

- (a) Use Qualifications
- (i) A clinic, health science research laboratory, nursing home, medical office, and retail store are permitted, if
    - (A) they are located on the same lands as the hospital; and
    - (B) they are in association with a hospital on the same lands.
  - (ii) A retail store is permitted if:
    - (A) it is located in a building used primarily as a hospital; and
    - (B) the maximum gross floor area of the retail store is limited to 10% of the gross floor area of the ground level of the hospital building.
  - (iii) Accessory buildings accessory to the detached dwelling house shall be subject to the requirements for accessory buildings as set out in Section 7.
  - (iv) The maximum Height of Buildings accessory to residential and non-residential uses, except for parking structures, shall be 3.1 metres for flat-roof buildings and 3.7 metres for pitched-roof buildings.

(b) Building Envelopes

- (i) Detached Houses shall only be permitted within Building Envelopes B as shown on Schedule HOS(3), attached hereto.
- (ii) Parking structures shall only be located within Building Envelopes C and D as shown on Schedule HOS(3), attached hereto.
- (iii) All other uses permitted shall only be located in Building Envelopes A and B.
- (iv) Parking kiosks may be located anywhere on the site except in any landscaped area required in Clause (f).

(c) Gross Floor Area

The maximum gross floor area shall be 85% of the area of the lands delineated by a heavy hatched line on Schedule HOS(3) attached hereto.

(d) Yard Setbacks

The minimum yard setbacks shall be as shown on Schedule HOS(3) attached hereto.

(e) Building Height

- (i) The height of any portion of the buildings shall not exceed the heights shown on Schedule HOS(3), attached hereto.
- (ii) Notwithstanding Subclause (i) above, the height of the parking structures shall not exceed 135.5 metres above sea level.

## (f) Landscaping

- (i) A minimum distance of 3.0 metres from all lot lines that abut a street shall be landscaped except for driveways and drop off areas entering and exiting from the lands directly onto the street.
- (ii) A minimum distance of 13.0 metres from the most westerly lot line defined as N17°54'10"W shall be landscaped.
- (iii) Notwithstanding Subclause (i) above, buildings located within Building Envelopes B may encroach into the required landscaped areas.

## (g) Parking

A minimum of 1 parking space per 47 m<sup>2</sup> of gross floor area of the permitted uses shall be provided on site.

## (h) Holding Provision

- (i) Until the removal of the holding symbol “H”, any portion of the lands designated R1-16(249)-H shall be used only for the purposes existing at the time of enactment of this subsection of Section 16 of this by-law, including the two storey wing of the hospital and open space.
- (ii) The holding symbol “H” on the lands designated as R1-16(249)-H shall only be removed when the following conditions have been met:
  - (A) an updated traffic impact study be prepared and submitted to the satisfaction of the Commissioner of Works and Emergency Services that demonstrates that sufficient capacity is available to accommodate the additional traffic generated by the

Phase 2 (south) expansion, and that the development would not result in an unacceptable level of arterial road service; and

- (B) a building permit has been issued for the west parking deck in Building Envelope D as shown on Schedule HOS(3) attached hereto.

**6.** Section 64.44 of By-law No. 7625 is amended by adding Schedule HOS(3) attached to this by-law.

**7.** Section 64.13 of By-law No.7625 is amended by adding Schedule R4(54) attached to this by-law.

**8.** Section 16(249) of Zoning By-law No. 1-83 is amended by adding Schedule HOS(3) attached to this by-law.

**9.** By-laws Nos. 28538, 25569, 21789, 11620 which amended North York By-law No. 7625 are hereby repealed.

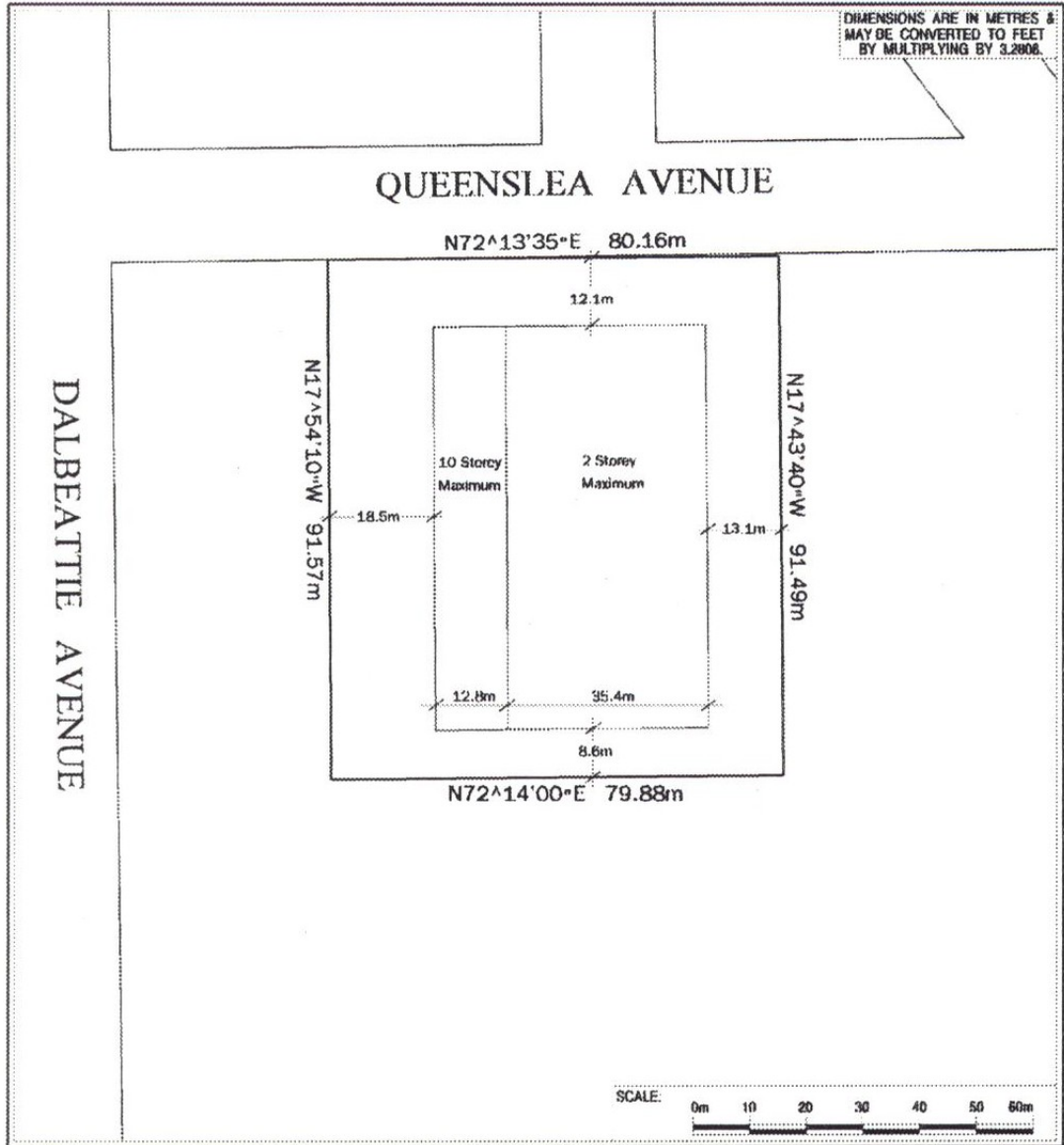
ENACTED AND PASSED this 16th day of December, A.D. 1999.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

Schedule "R4(54)"



This is Schedule " R4(54) " to By-Law \_\_\_\_\_  
 passed the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

(Sgd.) \_\_\_\_\_ (Sgd.) \_\_\_\_\_  
 CLERK MAYOR

Location: PT OF LOT 8 CON 5 W.Y.S.

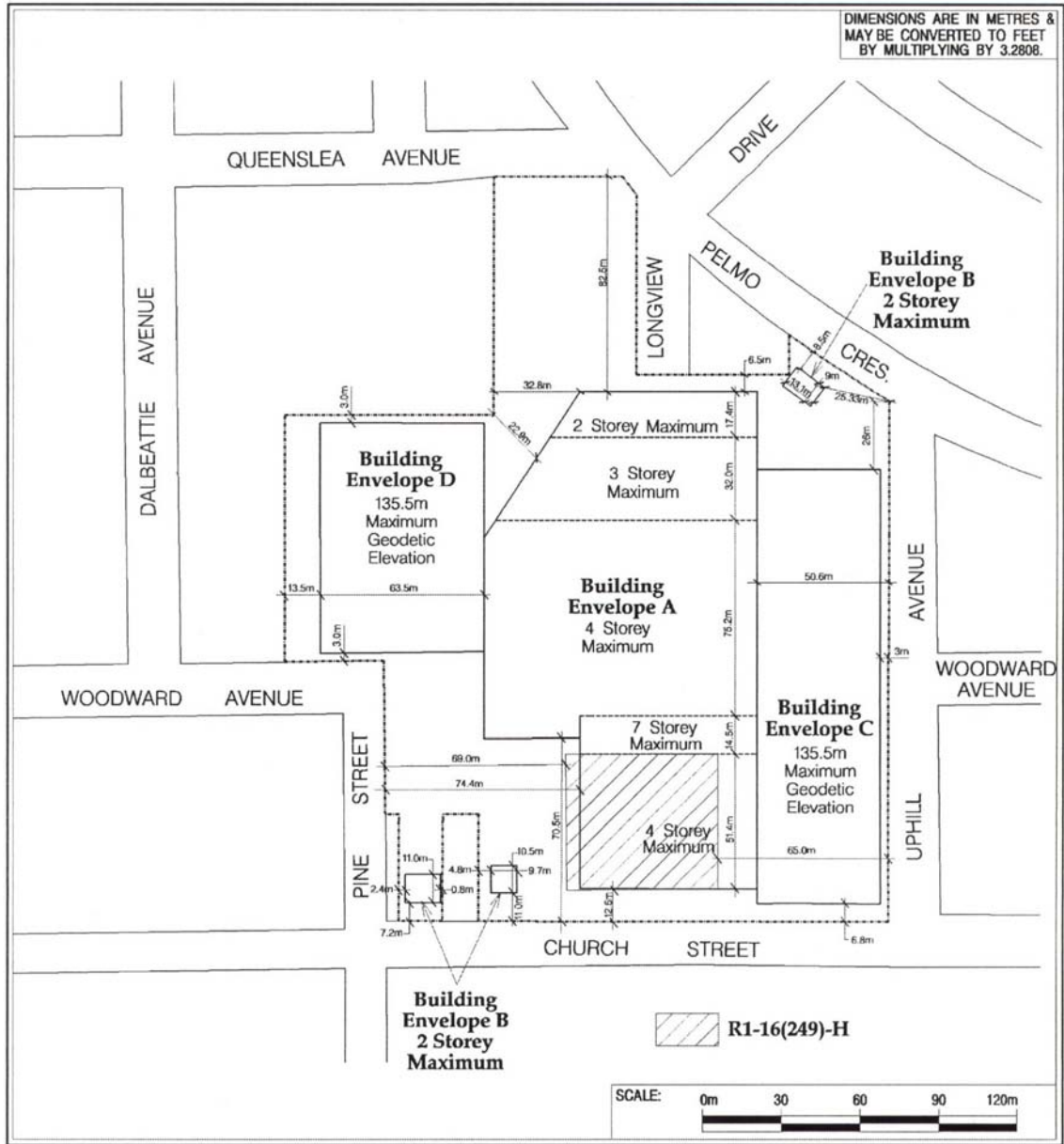
File No. UDZ-98-05	Prepared by: G.P.	Approved by: K.W.	Date: DEC. 3/99
			Filename: SBL2970

Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - North York Planning Department.  
 Street lines represent street dedications, road allowances and do not represent actual as-built curb lines of streets.

City Planning Division  
Toronto, Ontario

SUBJECT  
PROPERTY

**Schedule "HOS(3)"**



This is Schedule " HOS(3) " to By-Law \_\_\_\_\_  
 passed the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_

(Sgd.) \_\_\_\_\_ (Sgd.) \_\_\_\_\_  
 CLERK MAYOR

Location: \_\_\_\_\_

File No. UDZ-98-05 Prepared by: Z.R. Approved by: K.W. Date: OCT. 14/99 Filename: sbl2936\4414

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