

Authority: Toronto Community Council Report No. 17, Clause No. 5,
as adopted by City of Toronto Council on October 3, 4 and 5, 2000
Enacted by Council: October 5, 2000

CITY OF TORONTO

BY-LAW No. 897-2000

**To amend Zoning By-law No. 1994-0806 of the former City of Toronto for the
Railway Lands Central, in respect of Block 19.**

WHEREAS the Council of the City of Toronto has been requested to amend By-law No. 1994-0806, the Railway Lands Central Zoning By-law, in respect of an application to, *inter alia*, permit residential development on Block 19; and

WHEREAS the Council of the City of Toronto conducted a public meeting under Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended regarding the proposed Zoning By-law amendment;

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

1. Section 7 PART I of By-law No. 1994-0806, 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 within the lands know as the *Railway Lands – Central*”, as amended, is further amended by:

- (1) amending Column C entitled “MAXIMUM RESIDENTIAL GROSS FLOOR AREA” within the table in regulation 1 entitled “MAXIMUM FLOOR AREA: MIXED USE, NON-RESIDENTIAL AND RESIDENTIAL BUILDINGS” by deleting the figure “0” set out opposite the expression “*block 19*” and replacing it with the figure “46,000”, all as set out in the following table;

COLUMN A BLOCK	COLUMN B MAXIMUM NON- RESIDENTIAL GROSS FLOOR AREA (square metres)	COLUMN C MAXIMUM RESIDENTIAL GROSS FLOOR AREA (square metres)	COLUMN D MAXIMUM COMBINED FLOOR AREA (square metres)
<i>Block 19</i>	47,100	46,000	47,100

- (2) amending regulation 4(c) by deleting the phrase “Paragraph (a) shall not apply to *block 18AB*, *block 18C*, or *block 19*” in the first sentence and replacing it with “Paragraph (a) shall not apply to *block 18AB* or *block 18C*”.

2. Section 7 PART II, of the aforesaid By-law is amended by:
- (1) amending regulation 1 by deleting the semicolon at the end of subparagraph (ii) and adding the phrase “or CN Plaza;” at the end thereof;
 - (2) amending regulation 3 by:
 - (i) deleting the expression “*block 19*” from the first line of subparagraph (a), and
 - (ii) inserting the expression “*block 19,*” after the word “For” in subparagraph (b);
 - (3) amending regulation 4 by deleting the phrase “No person shall, on *block 18AB, block 18C, and block 19*” in the first sentence of subparagraph (e) and replacing it with “No person shall, on *block 18AB and block 18C*”.
3. Section 10, of the aforesaid By-law is further amended by:
- (1) amending exception (11) by:
 - (i) adding “19,” following the word “BLOCKS” in the title to the said exception;
 - (ii) inserting the following Block 19 heading and new subparagraph (e) following subparagraph (d) and renaming the existing subparagraph (e) as subparagraph (f):

“BLOCK 19

 - (e) (i) Section 4 (3)(a) shall not apply to prevent the erection or use on the roof of a building located entirely within the building envelope line for *block 19*, established by Section 7 PART II 3(b) and Map 4 and as also shown on Map 5, of any stair tower, elevator shaft, chimney stack or other heating, cooling or ventilating equipment or window washing equipment, or any fence, wall or structure enclosing such elements, provided that the maximum height of the top of such elements or enclosure is no higher than 113.5 metres above *grade*, and
 - A. the aggregate horizontal area of such elements including the area contained within any enclosure, located above the 95.0 metre height limit shown on the Appendix “B” Map applicable to *block 19*, does not exceed

eighty-five (85) per cent of the area of the roof of such building,

- B. the aggregate horizontal area of such elements including the area contained within any enclosure, located above 100 metres above *grade*, does not exceed thirty-eight (38) per cent of the area of the roof of such building, and
 - C. the aggregate horizontal area of such elements including the area contained within any enclosure, located above 105 metres above *grade*, does not exceed ten (10) percent of the area of the roof of such building.
- (ii) The exception to the provisions of Section 4 (3)(a) contained within Section 4 (3)(a) (i), shall not apply to a building located entirely within the building envelope line for *block 19*, established by Section 7 PART II 3(b) and Map 4 and as also shown on Map 5.”

4. Map 3 appended to the aforesaid By-law is amended for *block 19*, as set out in Plan 1 attached to this By-law.

5. Map 4 appended to the aforesaid By-law is amended for *block 19*, as set out in Plan 2 attached to this By-law.

6. Map 5 appended to the aforesaid By-law is amended for *block 19*, as set out in Plan 3 attached to this By-law.

7. Map 6 appended to the aforesaid By-law is amended for *block 19*, as set out in Plan 4 attached to this By-law.

8. Map 7 appended to the aforesaid By-law is amended for *block 19*, as set out in Plan 5 attached to this By-law.

9. Height Map 50G-322 contained in Appendix “B” of the aforesaid By-law is amended for *block 19*, as set out in Plan 6 attached to this By-law.

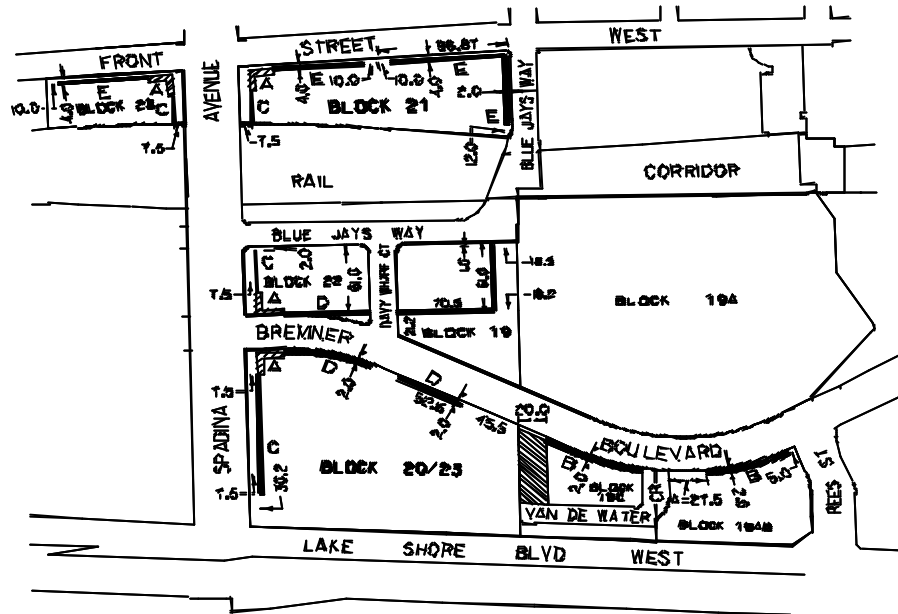
ENACTED AND PASSED this 5th day of October, A.D. 2000.

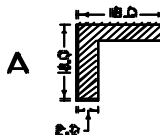
CASE OOTES,
Deputy Mayor


NOVINA WONG,
City Clerk


(Corporate Seal)


PLAN 1





- 

A 90% BUILT TO ZONE
GRADE TO 18.0 m ABOVE GRADE
- 

B 90% BUILT TO ZONE
GRADE TO 10.0m ABOVE GRADE &
80% BUILT TO ZONE
10.0m ABOVE GRADE TO ELEVATION
110.0m CANADIAN GEODETIC DATUM
- 

C 75% BUILT TO ZONE
GRADE TO 18.0 m ABOVE GRADE
- 

D 66% BUILT TO ZONE
GRADE TO 12.0 m ABOVE GRADE
- 

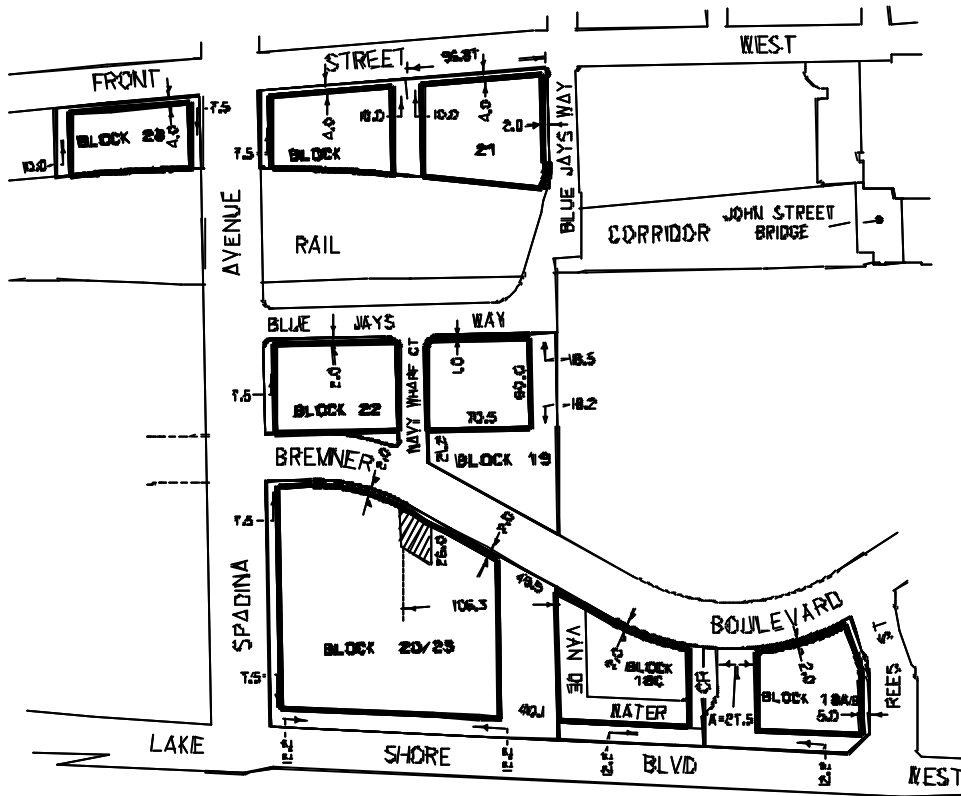
E 90% BUILT TO ZONE
GRADE TO 12.0 m ABOVE GRADE
- 

**BUILT TO ZONE AS SET OUT IN B ABOVE
TO BE LOCATED WITHIN 20m AS SHOWN**



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO SEPTEMBER, 2000
CENTRAL/RLCUBP1.DGN
FILE# 2402-12C
MAP No. 506-321, 506-522
DRAWN: PC

PLAN 2



AREA REFERRED TO IN SECTION 10(15)

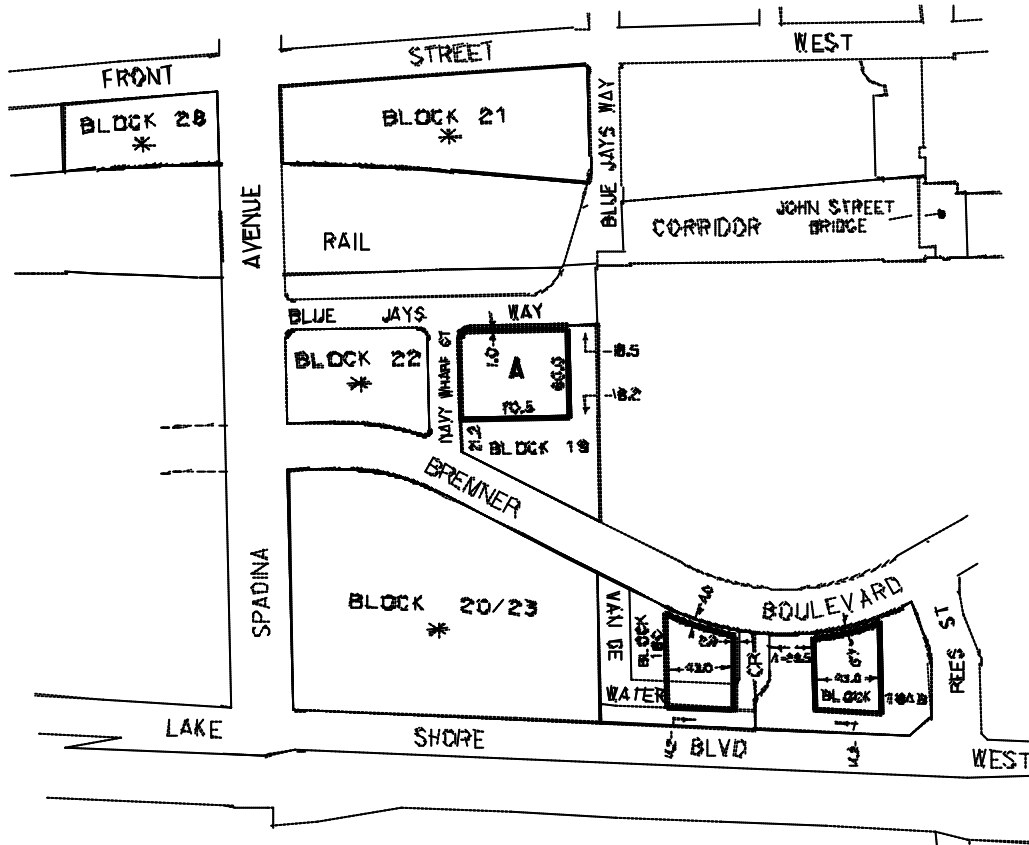


"BUILDING ENVELOPE LINE" FROM GRADE TO ELEVATION 110.0M CANADIAN GEODETIC DATUM. FOR BLOCKS 20/23, 21, 22 AND 28, THE "BUILDING ENVELOPE LINE" APPLIES TO ANY HEIGHT UP TO THAT ON THE APPENDIX 'B' MAPS APPLICABLE TO THE LOT

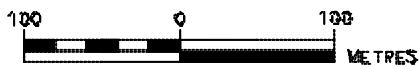


WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO SEPTEMBER, 2000
 FILE: 2402.42C
 CENTRAL2/RLCM4P2.DGN
 WAP Nos. 500-321 & 500-322
 DRAWN: PG

PLAN 3

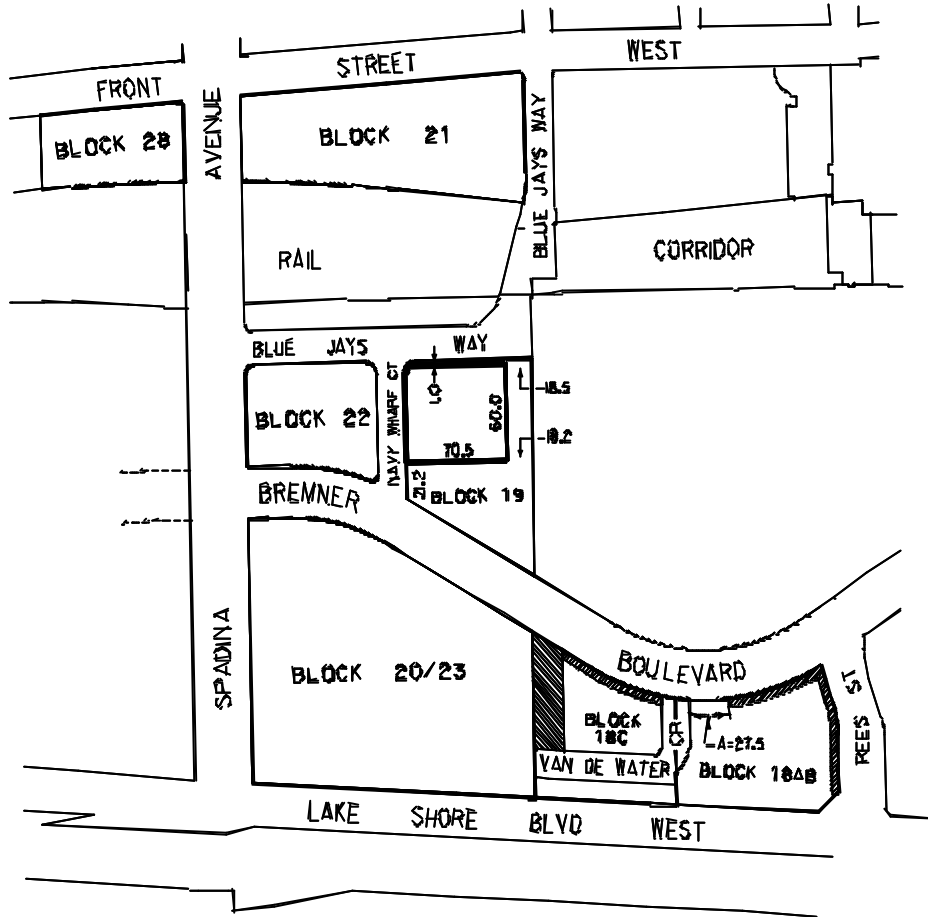


- A** BUILDING ENVELOPE FOR "BLOCK 19"
- []** "BUILDING ENVELOPE LINE" AT AND ABOVE ELEVATION 110.0M CANADIAN GEODETIC DATUM
- * REFER TO SECTION 10(11) TO DETERMINE THE FLOORPLATE RESTRICTIONS ABOVE A HEIGHT OF 26.0 AND 35.0 METRES




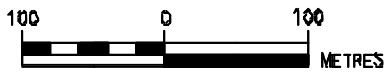
WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO SEPTEMBER, 2000
 FILE: 2402-42
 CENTRAL2/RL/MS/P3.DGN
 MAP Nos. 500-321 & 500-322
 DRAWN: PG

PLAN 4



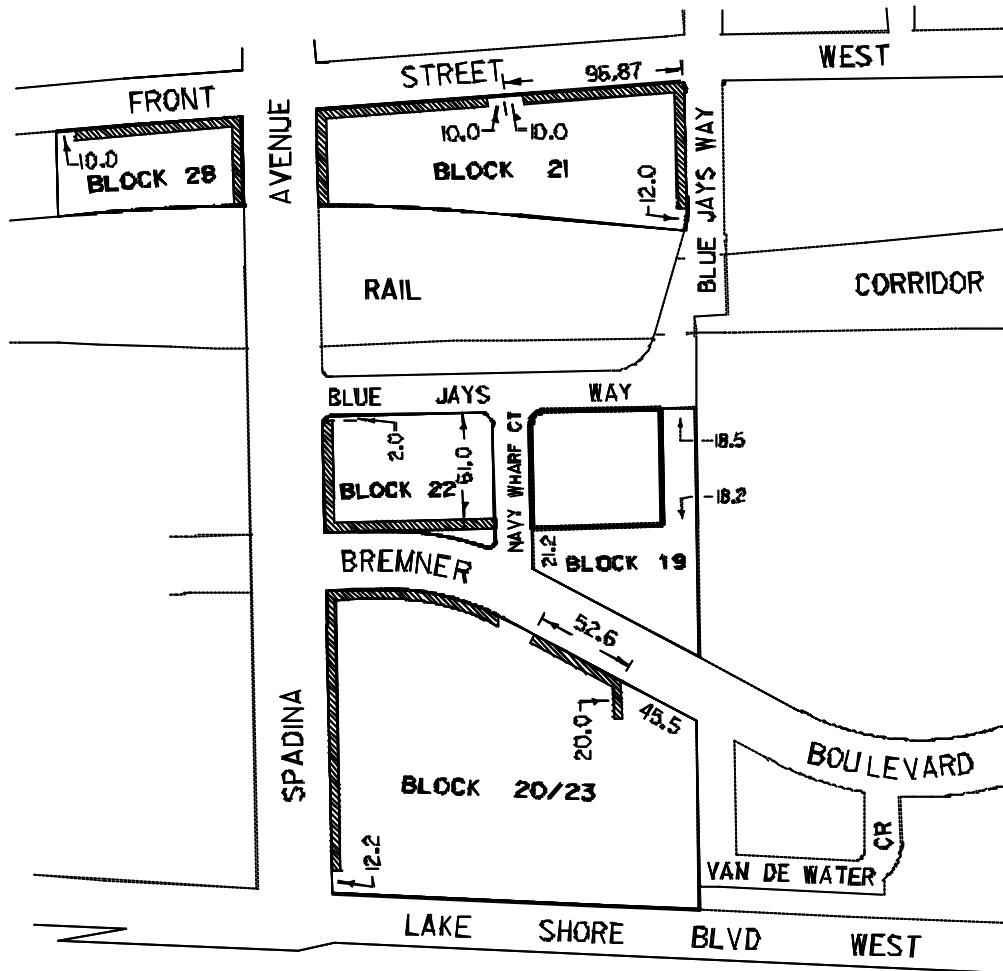
 STREET RELATED RETAIL AND SERVICE USES

 STREET RELATED RETAIL AND SERVICE USES MEASURED FROM FINAL STREET R.O.W.

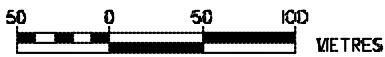


WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO SEPTEMBER, 2000
 CENTRAL2/RLCM6P4.DGN
 FILE# 2402.42C
 MAP Nos. 50G-321, 50G-322
 DRAWN: PC

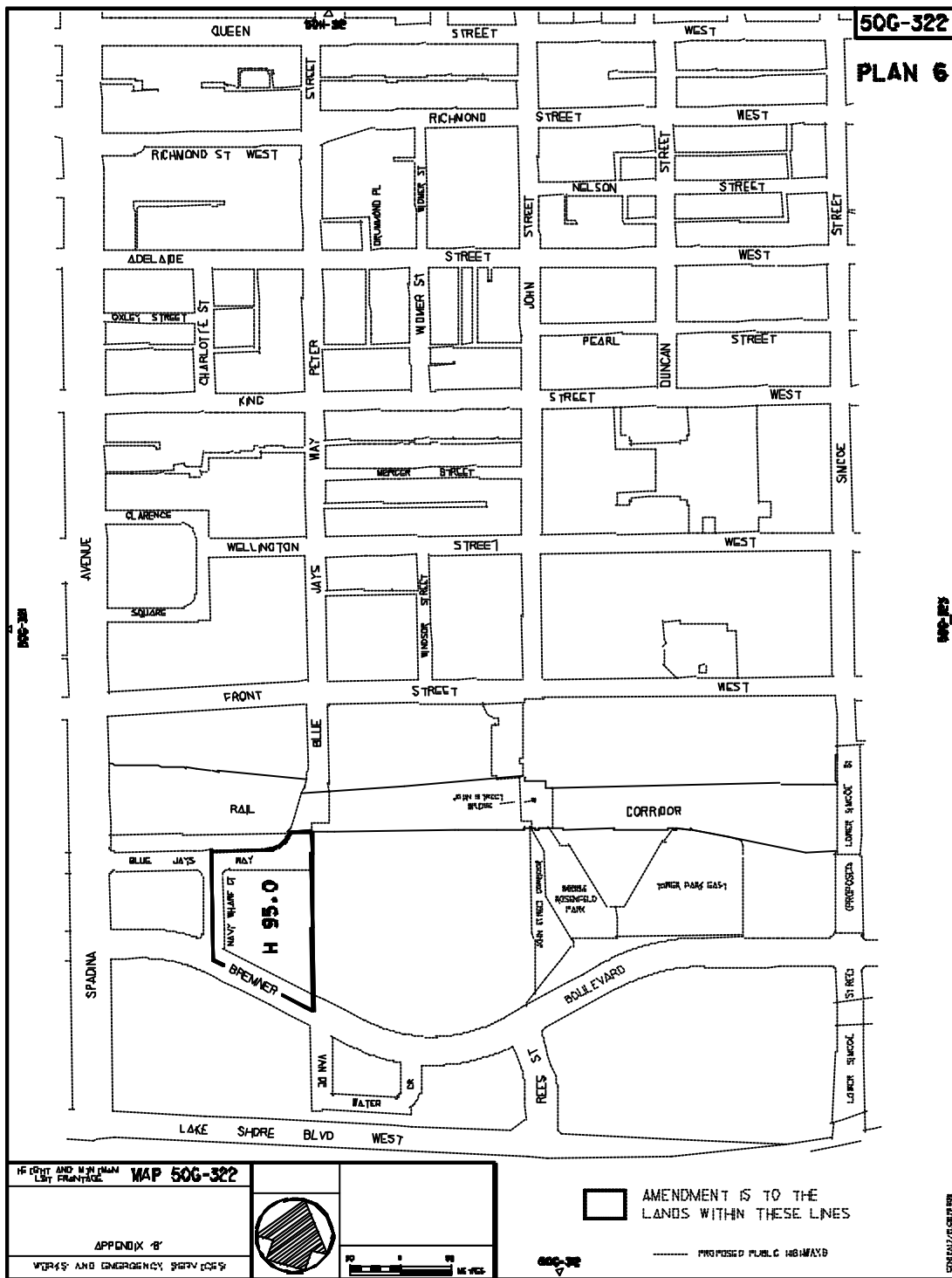
PLAN 5



 ZONE FOR COLONNADES OR CANOPIES



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO SEPTEMBER, 2000
 CENTRAL2/RLCM7P5-DGN
 FILE: 2402.42C
 MAP Nos. 50G-321, 50G-322
 DRAWN: PG



HEIGHT AND MINIMUM LOT FRONTAGE
MAP 50G-322
 APPENDIX 'B'
 WORKS AND EMERGENCY SERVICE



AMENDMENT IS TO THE LANDS WITHIN THESE LINES

PROPOSED PUBLIC HIGHWAY

50G-322/PLAN 6