

Authority: Toronto Community Council Report No. 18, Clause No. 3,  
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. 911-2000**

**To amend Zoning By-law No. 438-86 and Zoning By-law No. 1997-0194 (as consolidated with By-law No. 1997-0361 by Order of the Joint Board of the Ontario Municipal Board and Board of Inquiry) for the former City of Toronto, respecting the lands known as 259 Victoria Street.**

WHEREAS the *Yonge/Dundas Zoning Amendment*, as defined herein, amended By-law No. 438-86, being the general zoning by-law for the former City of Toronto, to authorize increases in height and density of *Development* pursuant to Section 37 of the *Planning Act*, in respect of lands in the vicinity of Yonge Street from Queen Street East to McGill Street, in return for the provision of such facilities, services or matters as are set out in the *Yonge/Dundas Zoning Amendment*; and

WHEREAS the Council of the City of Toronto has since been requested to amend the aforesaid By-law No. 438-86, as amended by *Yonge/Dundas Zoning Amendment*, for purposes of permitting the *Development*, as defined herein, to proceed on the *Site*, as defined herein, and

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

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

1. None of the provisions of,

- (1) sections 4(8), 12(2)216 and 12(2)260 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,
- (2) section 4(2) of the said By-law No. 438-86, as amended, insofar and only insofar as it would otherwise apply to that portion of the *Site* shown as Area A on Plan 1 attached hereto,
- (3) sections 2(3) and 2(8)(a) of the *Yonge/Dundas Zoning Amendment*, and
- (4) the minimum 3.0 metre building setback above 20.0 metres above *grade* imposed on the *Parcel C* by Section 2(4) of the *Yonge/Dundas Zoning Amendment*,

shall apply to prevent the erection or use of any building or use of lands on the *Site* for the purposes of the *Development* provided that:

- (a) no *residential gross floor area* shall be erected or used on the *Site*, and the *non-residential gross floor area* erected or used on the *Site* shall not exceed 3,952.0 square metres of which 2,550.0 square metres may be used only for *restaurant* and *entertainment facility* uses,
- (b) the *height* of the portion of the *Development* located within Area A on Plan 1, attached hereto, does not exceed 56 metres, and
- (c) the use of that portion of the *Development* consisting of a bridge located within Area B on Plan 1, attached hereto, is restricted to *restaurant* and *entertainment facility* uses.

2. For the purposes of this By-law,

- (1) “*Development*” means a *non-residential building* which includes,
  - (A) at least 2,550.0 square metres used only for *restaurant* and *entertainment facility* uses,
  - (B) a bridge, used only for *restaurant* and *entertainment facility* uses, located within Area B on Plan 1, attached hereto, across the Toronto Transit Commission right of way, and
  - (C) a torch shaped media tower located within Area A on Plan 1, attached hereto,
- (2) “*Parcel C* ” means the lands shown outlined by heavy lines and identified as *Parcel C* on Plan 1 of the *Yonge/Dundas Zoning Amendment*,
- (3) “*Site*” means the lands shown outlined by heavy lines and identified as the *Site* on Plan 1 attached hereto,
- (4) “*Yonge/Dundas Zoning Amendment*” means Zoning By-law No. 1997-0194 as amended by By-law No. 1997-0361, as approved by Order issued on November 25, 1998 (Decision Order No. 2920) of the Joint Board of the Ontario Municipal Board and the Board of Inquiry, which Order consolidated all modifications and amendments in By-law No. 1997-0194 thereby enabling the repeal of By-law No. 1997-0361, and
- (5) each other word or expression which is italicized herein shall have the same meaning as such word or expression as defined in,
  - (A) the aforesaid By-law No. 438-86, as amended, and
  - (B) the *Yonge/Dundas Zoning Amendment*.

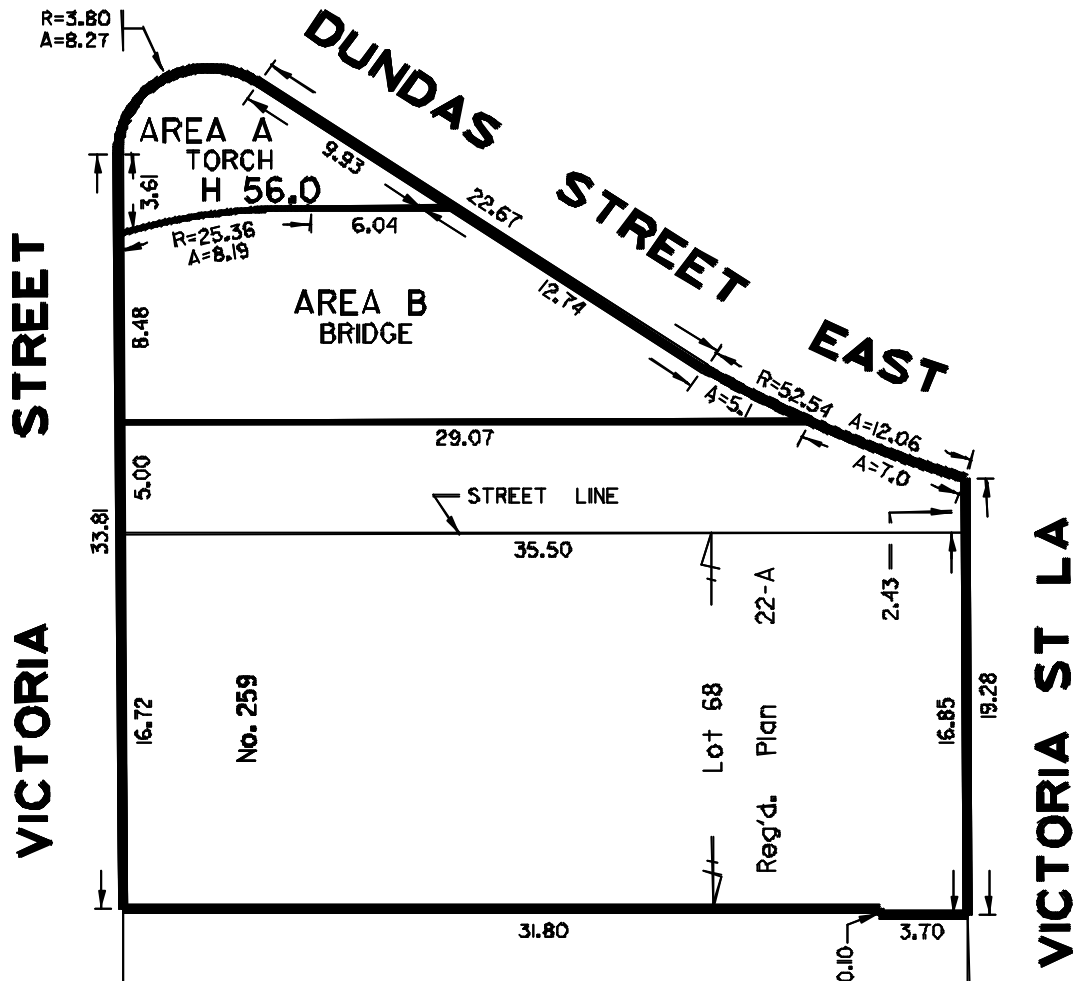
ENACTED AND PASSED this 5th day of October, A.D. 2000.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

# PLAN I



 LANDS REFERRED TO AS THE "SITE"

H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



WORKS AND EMERGENCY SERVICES  
 SURVEY AND MAPPING SERVICES  
 TORONTO SEPTEMBER, 2000  
 BLOO/ 259VICTQ.DGN  
 FILE: V3-Z8  
 MAP No. 51H-311 DRAWN: WL