

Authority: Toronto East York Community Council Report No. 8, Clause No. 13,
as adopted by the City of Toronto Council on June 18, 19 and 20, 2002
Enacted by Council: June 20, 2002

CITY OF TORONTO

BY-LAW No. 549-2002

To amend the Railway Lands East Area A By-law No. 168-93 of the former City of Toronto to provide for the erection of a mixed-use building containing a hotel on block 7B, and revisions to the boundaries of Blocks 7A and 7B.

WHEREAS Council at its meeting held on June 18, 19 and 20, 2002 adopted Clause No. 13 of Toronto East York Community Council Report No. 8, 2002; and

WHEREAS the Toronto East York Council of the City of Toronto conducted a public meeting commencing on February 25, 2002 and continued on May 7, 2002 and June 4, 2002 under Section 34 of the *Planning Act* regarding certain amendments to the Railway Lands East Area A By-law No. 168-93 of the former City of Toronto;

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

1. This By-law applies to the lands comprising Blocks 7A and 7B shown outlined by heavy lines on Map 3 attached.
2. Except as otherwise provided herein, the provisions of By-law No. 168-93, as amended, 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 the Railway Lands East Area A,” shall continue to apply to the lands comprising Blocks 7A and 7B on Map 3 attached.
3. By-law No. 168-93, as amended is further amended as follows:
 - (1) Section 2 is amended by adding the following definitions:

“*bicycle parking space*”
means a *bicycle parking space – occupant* or a *bicycle parking space – visitor*;

“*bicycle parking space – occupant*”
means a area that is equipped with a bicycle rack or locker for the purpose of parking and securing bicycles, and:

 - (i) where the bicycles are to be parked on a horizontal surface, has horizontal dimensions of at least 0.6 metres by 1.8 metres and a vertical dimension of at least 1.9 metres;
 - (ii) where the bicycles are to be parked in a vertical position, has horizontal dimensions of at least 0.6 metres by 1.2 metres and a vertical dimension of at least 1.9 metres;

- (iii) in the case of bicycle rack, is located in a secured room or area;

“bicycle parking space - visitor”

means an area that is equipped with a bicycle rack for the purpose of parking and securing bicycles and;

- (i) where the bicycles are to be parked on a horizontal surface, has horizontal dimensions of at least 0.6 metres by 1.8 metres and a vertical dimension of at least 1.9 metres;
- (ii) where the bicycles are to be parked in a vertical position, has horizontal dimensions of at least 0.6 metres by 1.2 metres and a vertical dimension of at least 1.9 metres;
- (iii) may be located outdoors or indoors but not within a secured room, enclosure or bicycle locker;

“shower – change facility”

means a facility within a building that is available for the benefit of bicyclists or which contains shower, change and locker areas;

- (2) Section 4 is amended by adding Section 4(9) as follows:

(9) **BICYCLE PARKING SPACES AND SHOWER – CHANGE FACILITIES: WHEN REQUIRED, NUMBER, LOCATION AND TYPE**

- (a) Subject to paragraphs (b), (c) and (d), no person shall erect or use a building or structure in any use district for a purpose listed below unless *bicycle parking spaces* and/or *shower- change facilities* are provided and maintained, on the same *lot* as the building, at least to the extent prescribed in the following table:

<u>Use</u>	<u>Requirements</u>
(a) <i>dwelling units</i> in a building containing 10 or more <i>dwelling units</i> , other than <i>senior citizens' housing</i> :	0.75 <i>bicycle parking spaces</i> for each <i>dwelling unit</i> , or a fraction thereof equal to or greater than 0.5, to a maximum of 200 <i>bicycle spaces</i> ;
Uses listed in section 6(1)(b)(iv), (v) and (vi), in a building located in any use district and where the combined <i>non-residential gross floor area</i> used for those purposes is equal to or greater than 2 000 square metres:	6 <i>bicycle parking spaces</i> , or one <i>bicycle parking space</i> for every 1 250 square metres of <i>net floor area</i> or fraction thereof equal to greater than 0.5, whichever is greater
Uses listed in section 6(1)(b)(iv)(v), and (vi), in a building located in any use district and where the combined <i>non-residential gross floor area</i> used for those purposes is equal to or greater than 20 000 square metres:	1 <i>shower-change facility</i> for each gender
<i>Hotel:</i>	1 <i>bicycle parking space</i> for staff usage for every 0.05 guest rooms
(b) The requirements of paragraph (a) shall not apply to any floor space used on or before May 23, 2002.	
(c) The <i>bicycle parking spaces</i> required by paragraph (a) shall be provided in the following proportion: 80 per cent as <i>bicycle parking space – occupant</i> and 20 per cent as <i>bicycle parking spaces – visitor</i> .	
(d) Not more than 50 per cent of <i>bicycle parking spaces – occupant</i> shall be provided in a manner that requires a person to park the bicycle in a vertical position.	
(e) <i>Bicycle parking spaces</i> required by paragraph (a) shall not be provided within a <i>dwelling unit</i> or a balcony thereof nor within commercial suites.	

- (3) Section 6(4)8. (2) PART 1 – DENSITY, 1. is amended with respect to Blocks 7A and 7B as follows:

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)
Block 7A	58 063	0	58 063
Block 7B	74 134	39 297	74 134

- (4) Section 6(4)8. (2) PART 1 – DENSITY, 3. is deleted and replaced with the following:

“3. EXCEPTION: BLOCKS 2A, 4, 5, 7A, 7B AND 9 – STREET-RELATED RETAIL AND SERVICE USES:

- (a) Notwithstanding the provisions of Regulation 1 of Part I, no person shall erect or use a building or structure on a *lot* on *Blocks 2A, 4, 5, 7A, 7B* or *9* in which the *non-residential gross floor area* exceeds 96% of the maximum *non-residential gross floor area* permitted thereon by the said Regulation 1.
- (b) Paragraph (a) shall not apply to any *lot* upon which *street-related retail and service uses* occupy at least sixty percent of the length of building face as shown by the heavy lines marked on Alternate Map 10.”

- (5) Section 6(4)8. (2) PART 1 – DENSITY, 4. is deleted and replaced with the following:

“4. EXCEPTION: BLOCKS 2B, 8 AND 10 – STREET-RELATED RETAIL AND SERVICE USES AND OTHER NON-RESIDENTIAL USES:

- (a) Notwithstanding the provisions of Regulation 1 of Part I, no person shall erect or use a building or structure on a *lot* on *Blocks 2B, 8* or *10* for any non-residential use.
- (b) Paragraph (a) shall not apply to any *lot* upon which *street-related retail and service uses*:
 - (i) occupy at least 60 percent of the length of building face as shown by the heavy lines marked on Alternate Map 10; and
 - (ii) occupy at least 60 percent of the length of building face proposed to be erected on *Blocks 8* and *10* facing Lower Simcoe Street, excluding the length of any colonnade;

- (c) Despite the provisions of Section 6(1), the lands identified as Block 7B may not be used for the uses permitted in Section 6(1)(b)(v);”
- (6) Section 6(4)8. (2) PART 1 – DENSITY, 5. is deleted.
- (7) Section 6(4)8. (4) PART III – SETBACKS, 5. is deleted and replaced with the following:

“5. EXCEPTIONS: BUILD TO LINES, BLOCK 7B, BLOCK 8 AND BLOCK 10

No person shall erect any building or structure within *Block 7B*, *Block 8* or *Block 10*, unless:

- (a) there is an area of the exterior face of such building or structure from *grade* to a *height* of 7 metres built within 1.2 metres of either side of the line identified as the Build To Line adjacent to Lower Simcoe Street on Alternate Map 6 which area is equal to at least 90 percent of the area determined by the length of such Build To Line and the vertical distance between *grade* and a *height* of 7 metres;
- (b) There is an area of the exterior face of such building or structure on *Block 10* from a *height* of 7 metres to a *height* of 30 metres built within 1.2 metres of either side of the line identified as the Build To Line adjacent to Lower Simcoe Street on Alternate Map 7 which area is equal to at least 40 percent of the area determined by the length of such Build To Line and the vertical distance between a *height* of 7 metres and a *height* of 30 metres;
- (c) there is an area of the exterior face of such building or structure on *Block 8* from a *height* of 7 metres to a *height* of 30 metres built within 1.2 metres of either side of the line identified as the Build To Line adjacent to Lower Simcoe Street on Alternate Map 7 which area is equal to at least 50 percent of the area determined by the length of such Built To Line and the vertical distance between a *height* of 7 metres and a *height* of 30 metres;
- (d) there is an area of the exterior face of such building or structure on *Block 8* from *grade* to *elevation* 96 metres built within 1.2 metres of either side of the line identified as the Build To Line adjacent to Bremner Boulevard on Alternate Map 6 which area is equal to at least 90 percent of the area determined by the length of such Build To Line and the vertical distance between *grade* and *elevation* 96 metres;

- (e) the exterior face of the building or structure on *Block 8* and *Block 10* is constructed within 1.2 metres of the line identified as the Build To Line on Alternate Map 6 from *grade* to a *height* of 30 metres for a length of 15 metres along Lower Simcoe Street and a length of 12 metres along the Local Road on either side of the point of intersection of Lower Simcoe Street and the Local Road;
- (f) the exterior face of the building or structure on *Block 8* is constructed within 1.2 metres of the line identified as the Build To Line on Alternate Map 6 from *grade* to a *height* of 30 metres for a length of 15 metres on either side of the point of intersection of the Build To Line for Bremner Boulevard and Lower Simcoe Street; and
- (g) there is an area of the exterior face of such building or structure on *Block 7B* from *grade* to a *height* of 19 metres built within 1.2 metres of either side of the line identified as the Build To Line adjacent to Lower Simcoe Street on Alternate Map 6 which area is equal to at least 50 percent of the area determined by the length of such Build To Line and the vertical distance between grade and a height of 19 metres;

provided that for the purposes of paragraphs (a), (b), (c), (d), (e), (f) and (g) hereof where the exterior face of the building or structure includes a colonnade, the exterior face of such building or structure shall be deemed to include the open area between any columns measured along the exterior face of such columns.”

- (8) Section 6(4)8. (4) PART III – SETBACKS, 5. is amended by adding the following:
 - “(h) any portion of the building on *Block 7B* used for *dwelling units* is at least 30 metres from the rail corridor measured as a combination of horizontal and vertical distance from the average elevation of the rail corridor;”
- (9) Section 6(4)8. (4) PART III – SETBACKS, 6. (ii) is amended by deleting the words “Maps 8 and” and inserting the word “Map”.
- (10) Section 6(4)8. (2) PART III – SETBACKS, 6. (iii) is amended by deleting the words “Maps 8 and” and inserting the word “Map”.
- (11) Section 6(4)8. (6) PART V – PHASING-BUILD TO ZONES, 1. (a) is deleted, and the remaining sub-sections (b) to (f) inclusive are renumbered (a) to (e), respectively.

- (12) The following maps are amended or deleted:
- (i) Alternate District Map 50G-323 is amended in accordance with Map 1 attached hereto and forming part of this by-law;
 - (ii) Alternate Height Map 50G-323 is amended in accordance with Map 2 attached hereto and forming part of this by-law;
 - (iii) Alternate Map 2 is amended in accordance with Map 3 attached hereto and forming part of this by-law;
 - (iv) Alternate Map 3 is amended in accordance with Map 4 attached hereto and forming part of this by-law;
 - (v) Alternate Map 4 is amended in accordance with Map 5 attached hereto and forming part of this by-law;
 - (vi) Alternate Map 6 is amended in accordance with Map 6 attached hereto and forming part of this by-law;
 - (vii) Alternate Map 7 is amended in accordance with Map 7 attached hereto and forming part of this by-law;
 - (viii) Alternate Map 8 is hereby deleted;
 - (ix) Alternate Map 10 is amended in accordance with Map 8 attached hereto and forming part of this by-law; and
 - (x) Alternate Map 11 is amended in accordance with Map 9 attached hereto and forming part of this by-law.

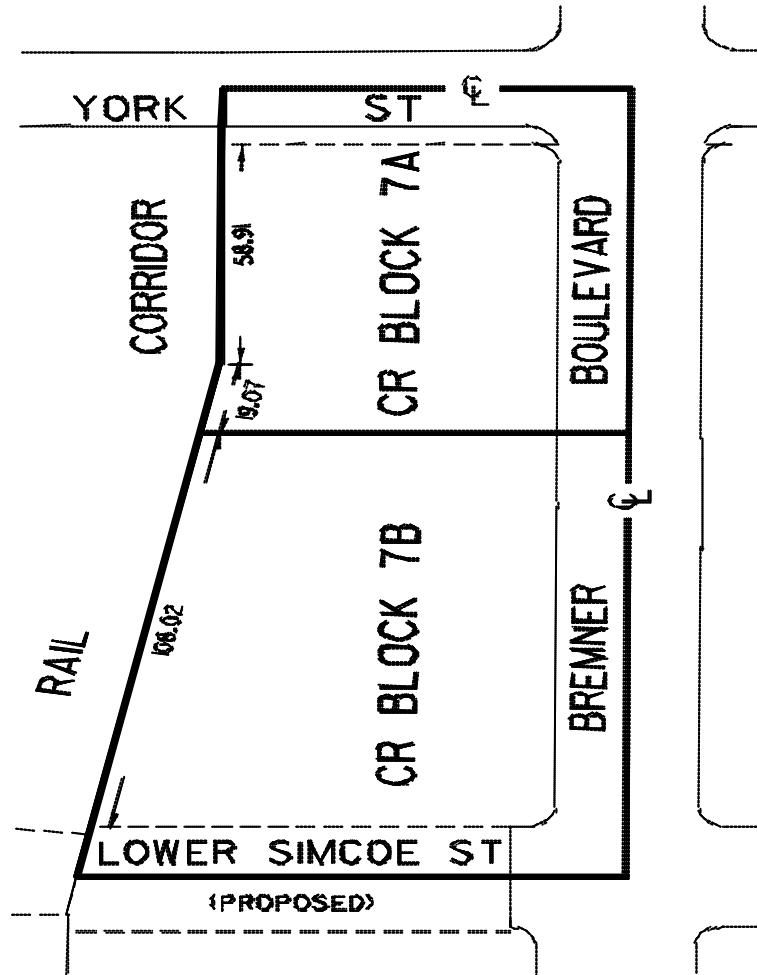
ENACTED AND PASSED this 20th day of June, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

MAP 1

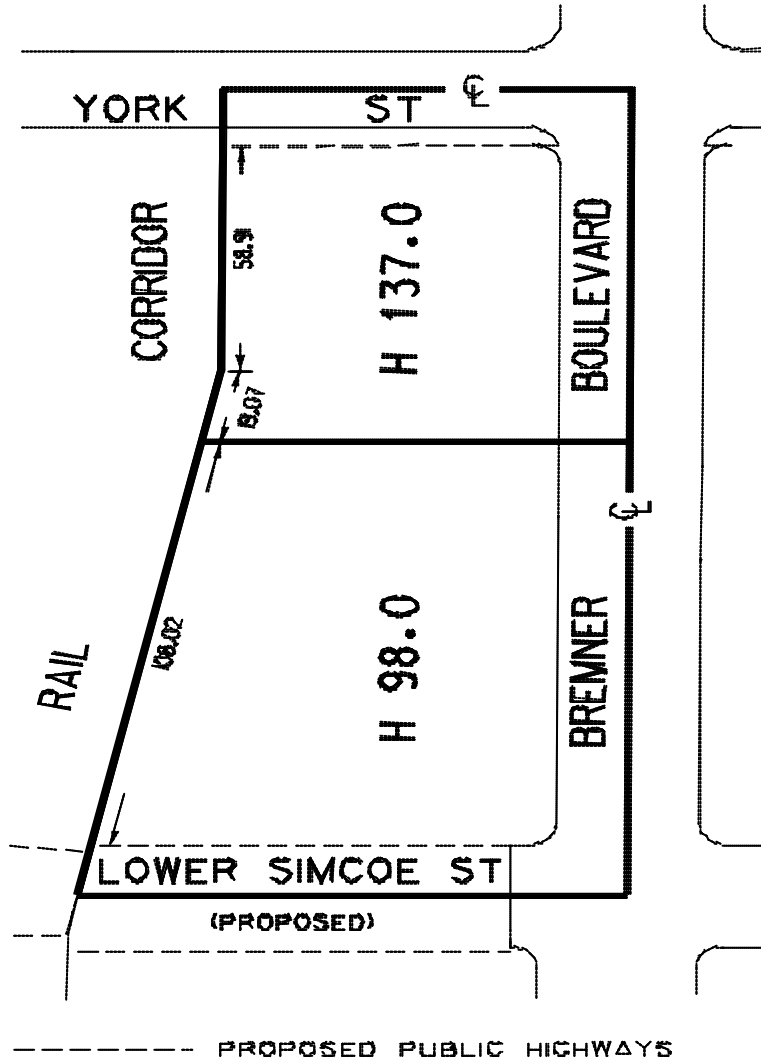


----- PROPOSED PUBLIC HIGHWAYS



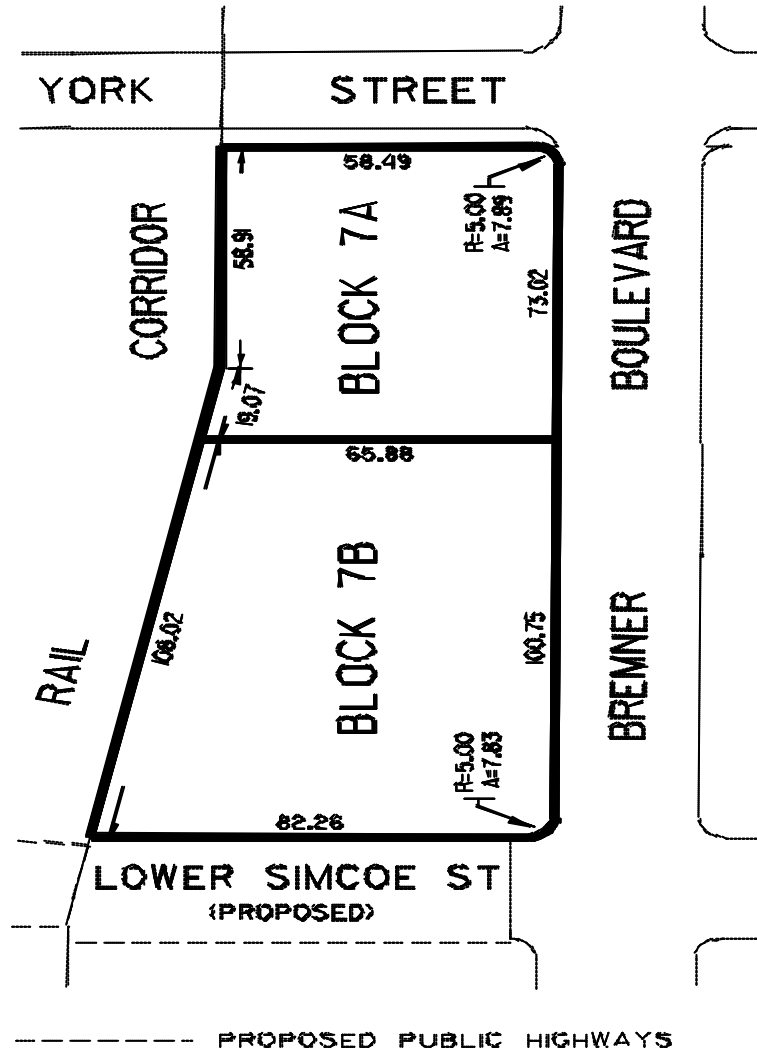
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SURVEY AND MAPPING SERVICES
TORONTO JUNE, 2002
EAST2/18YORK1.DGN
FILES: Y2-Z6, 2402.42'A'
MAP No. 50G-323 DRAWN: D.R.

MAP 2



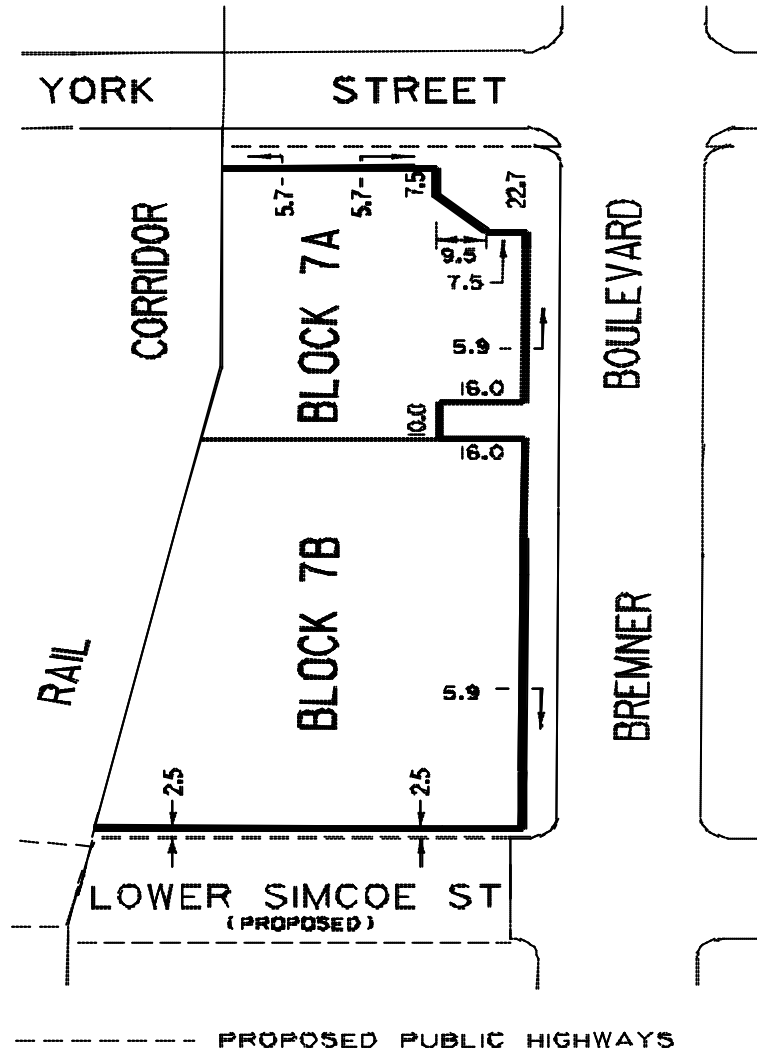
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MAP 3



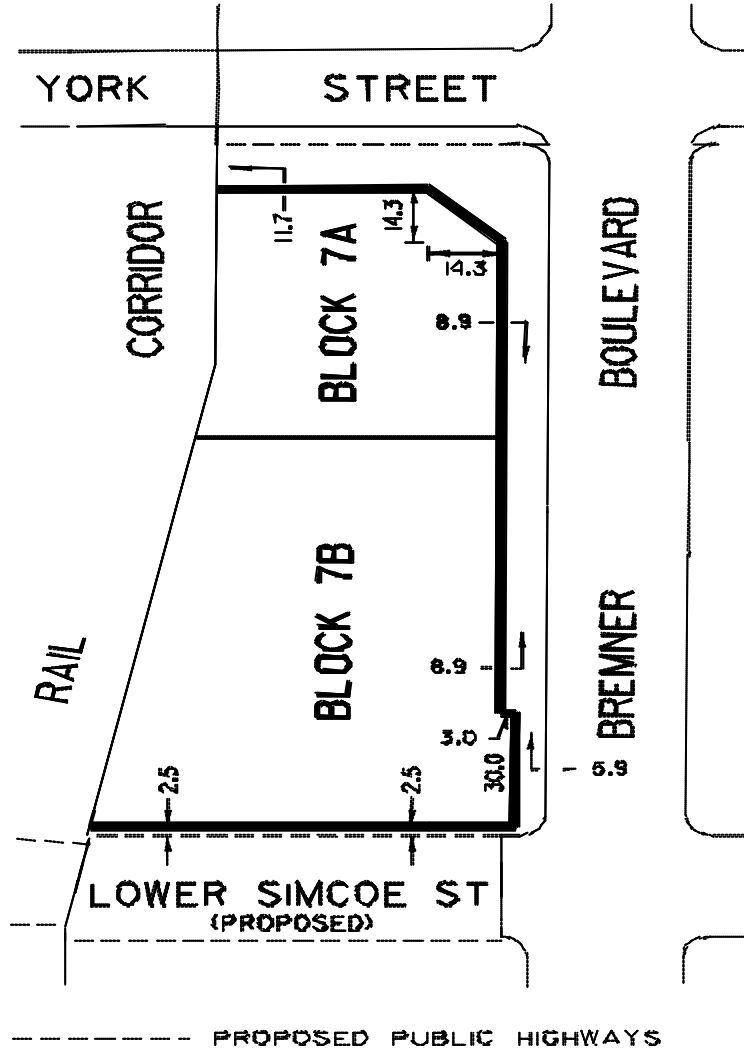
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TORONTO JUNE, 2002
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MAP No. 506-323 DRAWN: D.R.

MAP 4



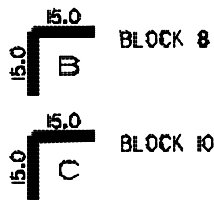
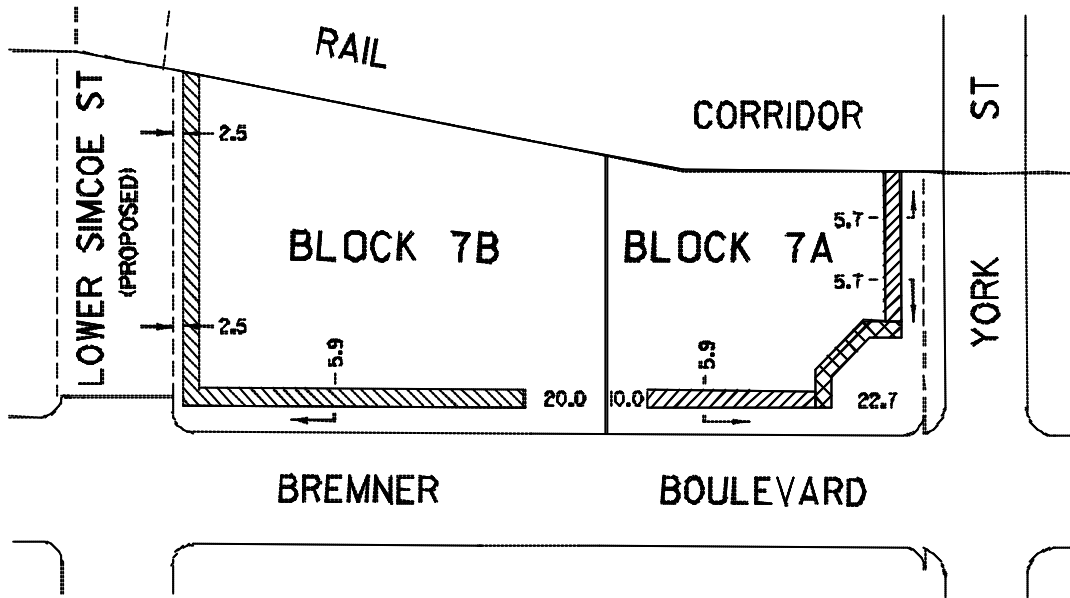
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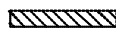



MAP 5



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO JUNE, 2002
EAST2/18YORK5.DGN
FILES: Y2-Z6, 2402-42'A'
MAP No. 506-323 DRAWN: D.P.

MAP 6



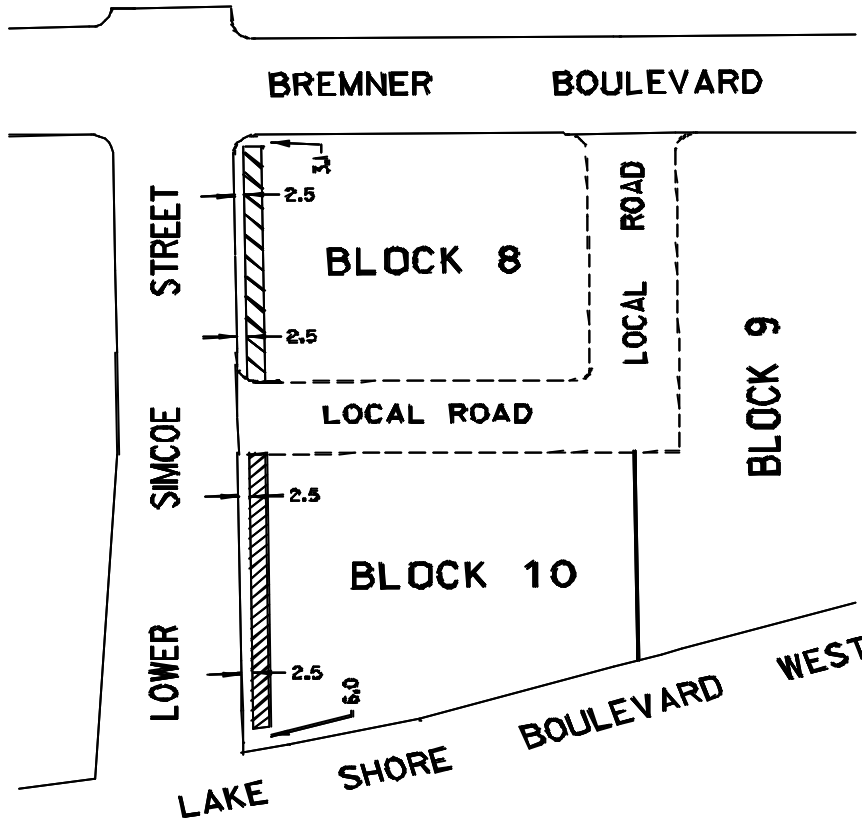
-  50% BUILD TO LINE FROM GRADE TO 96.0 METRES CANADIAN GEODETIC DATUM
-  90% BUILD TO LINE FROM GRADE TO 96.0 METRES CANADIAN GEODETIC DATUM
-  90% BUILD TO LINE FROM GRADE TO 30.0 METRES ABOVE GRADE
-  SPECIAL ZONES
SEE ALSO ALTERNATE MAP 5

----- PROPOSED PUBLIC HIGHWAYS




WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO JUNE, 2002
 EAST2/18YORK6.DGN
 FILES: Y2-Z6, 2402.42/A/
 MAP No. 506-323 DRAWN: D.R.

MAP 7



----- PROPOSED HIGHWAYS

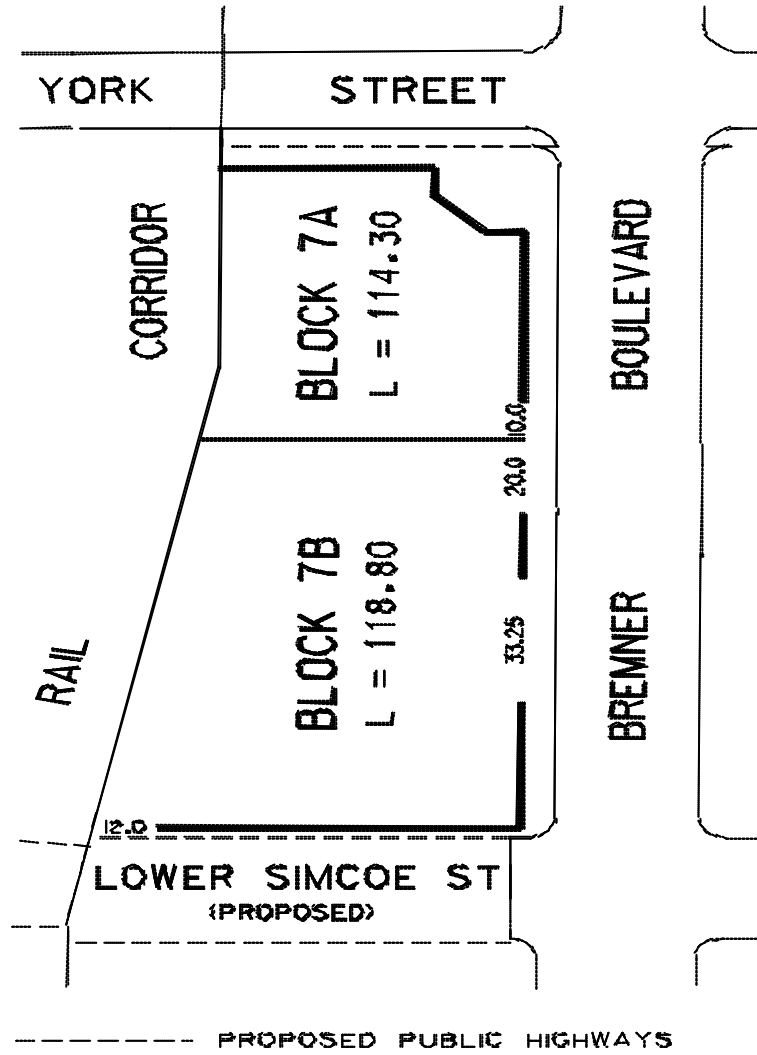
 **40% BUILD TO LINE**
7.0m ABOVE GRADE TO
30.0m ABOVE GRADE

 **50% BUILD TO LINE**
7.0m ABOVE GRADE TO
30.0m ABOVE GRADE



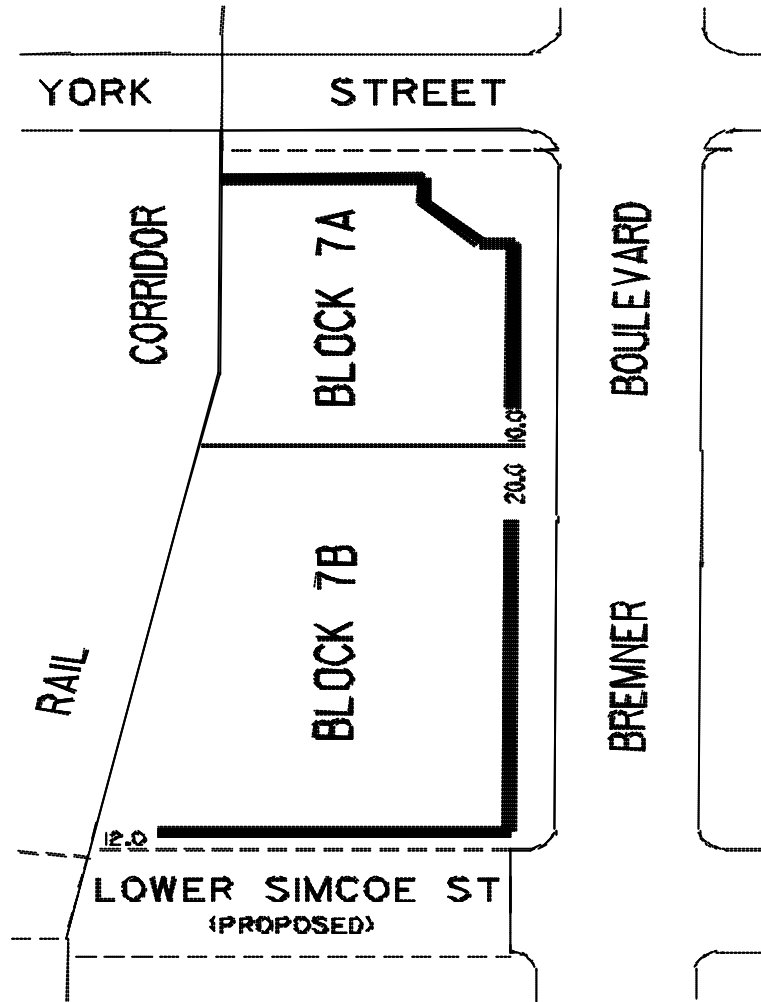
WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO JUNE, 2002
EAST2/PLEMT.DGN
FILES:Y6-22, 2402.42' A'
MAP No. 50C-323 DRAWN: D.P.

MAP 8



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO JUNE, 2002
EAST/18YORK8.DGN
FILES: Y2-Z6, 2402-42'A'
MAP No. 506-323 DRAWN: D.R.

MAP 9



----- PROPOSED PUBLIC HIGHWAYS
————— CANOPIES



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO JUNE, 2002
EAST/18YORKS-DGN
FILES: 12-26, 2402-42/A'
MAP No. 506-323 DRAWN: D.R.