

Authority: Planning and Transportation Committee Report No. 3, Clause No. 1,
as adopted by City of Toronto Council on May 18, 19 and 20, 2004
Enacted by Council: May 20, 2004

CITY OF TORONTO

BY-LAW No. 386-2004

To amend By-law No. 168-93, as amended, of the former City of Toronto with respect to the lands known as 61-71 Front Street West.

WHEREAS the Council of the City of Toronto has proposed an amendment to its zoning by-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990 c.P. 13, as amended, respecting the lands municipally known in the year 2003 as 61-71 Front Street West; and

WHEREAS the Council of the City of Toronto conducted a public meeting on February 5, 2004 and on April 28, 2004 under Section 34 of the *Planning Act* regarding the Zoning Amendment; and

WHEREAS the Council of the City of Toronto, at its meeting held on May 18, 19 and 20, 2004 determined to amend By-law No. 168-93, as amended, of the former City of Toronto;

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

1. Section 7(4)2 of By-law No. 168-93, as amended, is hereby renumbered as Section 7(4)(4) and Section 7(4)1 is hereby deleted and the following substituted:
 - “1. Notwithstanding the provisions of subsection (1), the existing railway station, located on the south side of Front Street, between Bay Street and York Street, may be used for one or more of the uses specified in sub-paragraphs (i), (iii), (iv), (v), (vi), (vii), (viii) and (ix) of Section 6(1)(b) provided the *non-residential gross floor area* of the railway station including any alterations thereto does not exceed 85,000 square metres;
 2. Notwithstanding Section 4(5), for the purpose of calculating the required number of *parking spaces* for all uses permitted in the railway station referred to in Section 7(4)(1), all uses except for *hotel* and office uses will be considered *accessory* to the railway station and the *parking spaces* required by this by-law may be provided on the same *lot* as the existing railway station or within 450 metres of such *lot*;
 3. For the purpose of calculating the required number of loading spaces, no uses permitted in the railway station referred to in Section 7(4)(1) shall be considered *accessory* to the railway station and notwithstanding Section 4(6):
 - (1) wherever this by-law would require the provision of a *loading space type-A* in respect of those uses specified in sub-paragraphs (iii) and (iv) of Section 6(1)(b) within the railway station referred to in Section 7(4)1, a *loading space type-B* or a *loading space type-G* may be substituted therefor; and

- (2) the total loading area requirement of Tables 4, 7 and 8 may be reduced by the combined total area of the *loading spaces* required by Tables 2, 3, 5 and 6.”

ENACTED AND PASSED this 20th day of May, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)