

Authority: Toronto East York Community Council Report No. 7, Clause No. 6,  
as adopted by City of Toronto Council on September 28, 29, 30 and  
October 1, 2004

Enacted by Council: September 30, 2004

## CITY OF TORONTO

### BY-LAW No. 805-2004

#### To amend General Zoning By-law No. 438-86, as amended, and By-law No. 22535 of the former City of Toronto with respect to lands municipally known in the year 2003 as 200 Balliol Street.

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

1. None of the provisions of Section 2(1) with respect to the definitions of *lot*, *grade* and *height* and Sections 4(2)(a), 4(4)(b), 4(12), 4(13)(c), 6(3) PART I 1., 6(3) PART II 2., 6(3) PART II 3(i), 6(3) PART II 3. A(II), 6(3) PART II 3. F(I)(1)(a) and 6(3) PART II 5. of By-law No. 438-86 as amended, and Sections 4, 4(2) and Section 7 of site specific By-law No. 22535 being By-laws “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 City of Toronto” shall apply to prevent the erection and use of 6 rowhouse *dwelling units*, 1 semi-detached house and 1 single detached dwelling unit and the maintenance of an existing 23-storey *apartment building*, *accessory parking garage* and *parking station* and *loading space* provided:
  - (1) the *lot* on which the proposed buildings are to be located is comprised of the lands outlined by heavy lines on Plan 1, attached to and forming part of this By-law;
  - (2) no portion of the building above the finished ground level is located otherwise than wholly within the areas delineated by heavy lines as shown on Plan 2, with the exception of:
    - (i) chimney stacks, bay windows, heating or cooling or ventilating equipment, window washing equipment on the roof of the building, cornices, balustrades, canopies, underground garage ramps and associated ramp structures, stairs, stair enclosures, balconies, mullions, ornamental elements, landscape features, eaves, guard-rails, retaining walls, patios, decks, surface driveways and wheel chair ramps which may extend beyond the heavy lines shown on Plan 2;
  - (3) the *height* of any buildings shall not exceed those *heights*, in metres above *grade*, following the symbol “H” shown on Plan 2,
  - (4) the *residential gross floor area* of all the buildings to be erected and maintained on the *lot* shall not exceed 28,210 square metres and contain not more than 372 *dwelling units*;

- (5) the owner of the building(s) to be erected and the existing building to be maintained, shall provide and maintain a minimum number of parking spaces on the site to serve the project, in accordance with the following ratios:

existing apartment building	0.52 spaces per unit
new houses on the lot	1.0 spaces per unit
visitors (existing and new units)	0.12 spaces per unit

- (6) a minimum of 6 bicycle parking spaces for the occupants of the 9 new dwelling units shall be provided in an unsecured room or area;
- (7) a minimum of 5,325 square metres of *landscaped open space* shall be provided on the *lot*;
- (8) the density of the development hereinbefore set out is permitted subject to compliance with the conditions of this By-law and the provision by the owner of the *lot* of the following facilities, services and matters referred to in this By-law, and those matters deemed appropriate for the orderly development of the lands as set out in an agreement with the City pursuant to Section 37 of the *Planning Act* namely that the owner agrees to:
- (A) provide a payment of \$79,550.00 (escalated in accordance with the Consumer Price Index (CPI) from the date of the final Planning Report to the date of payment) to the City for use in improving neighbourhood community facilities prior to the issuance of the first building permit (excluding excavation and shoring) for the development of the lands, or any portion thereof, to be secured by way of a certified cheque payable to the City of Toronto;
- (B) maintain the 363 existing rental dwelling units as rental for a minimum term of 20 years;
- (C) guarantee that there will be no application for demolition or conversion for a minimum term of 20 years;
- (D) guarantee that all costs associated with the construction of the 9 new units or associated improvements to the landscaped amenity area will be absorbed by the owner and not result in rent increases to the tenants of said existing building;
- (E) guarantee that the rents of the existing units shall not be increased under the Guidelines of the *Tenant Protection Act* for the period of 1 year after the issuance of a building permit; and
- (F) provide and maintain those services, facilities and matters collateral to those secured by site plan approval pursuant to Section 41 of the *Planning Act*.

2. “*grade*” shall mean 153.7 metres Canadian Geodetic Datum.
3. “*height*” shall mean the vertical distance between grade and the highest point of the building or structures.
4. With the exception of any defined terms to the extent modified by this By-law and provisions noted herein, all other provisions and defined terms of By-law No. 438-86 of the former City of Toronto, as amended, and site specific By-law No. 22535 continue to apply.

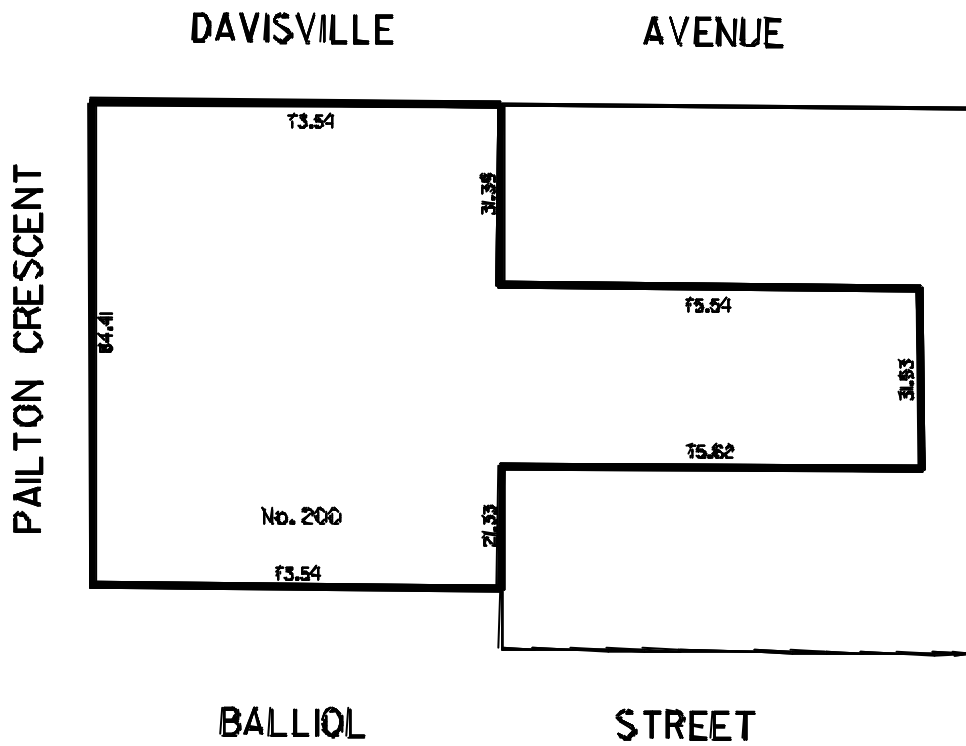
ENACTED AND PASSED this 30th day of September, A.D. 2004.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

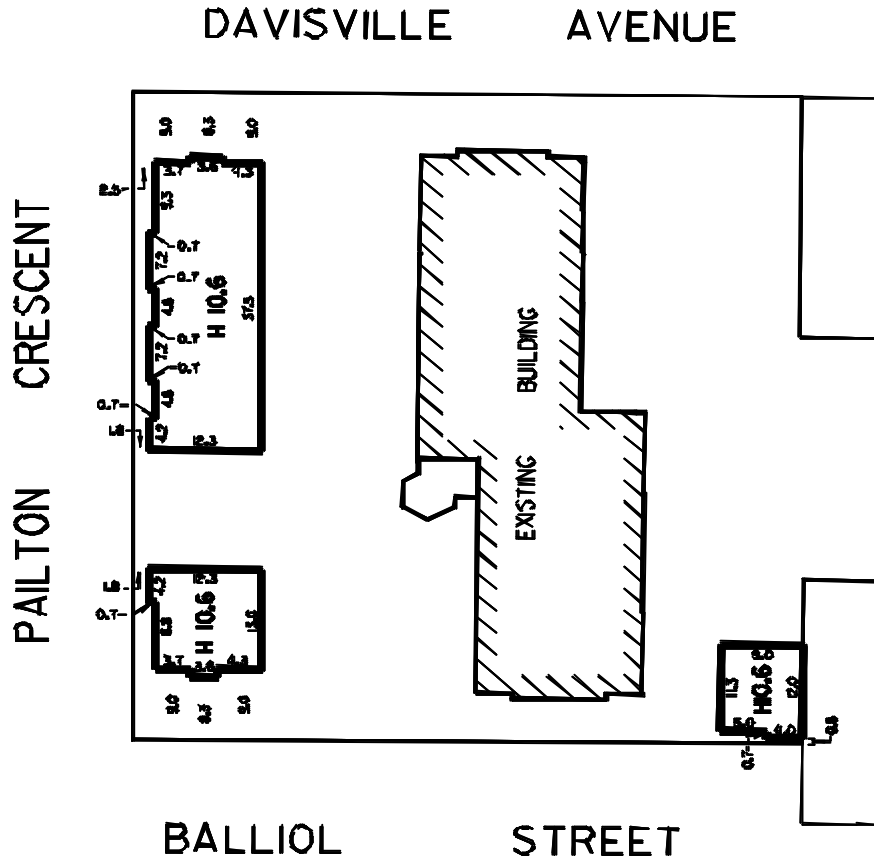
(Corporate Seal)

# PLAN 1



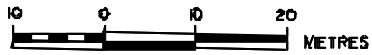
WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO SEPTEMBER, 2004  
BL04/2008BALL1.BGN  
FILE: 041-22  
MAP No. 51K-11 DRAWN: WS/DR

# PLAN 2



H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE

 BUILDING ENVELOPES



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
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