

Authority: Toronto and East York Community Council Item 36.16,
as adopted by City of Toronto Council on August 25, 26 and 27, 2010
Enacted by Council: August 27, 2010

CITY OF TORONTO

BY-LAW No. 1036-2010

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands municipally known as 15 Huntley Street.

WHEREAS the Council of the City of Toronto has been requested to amend Zoning By-law No. 438-86 of the former City of Toronto, as amended, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, with respect to lands municipally known as 15 Huntley Street; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; R.S.O. 1990, c.P. 13, as amended, and

WHEREAS pursuant to Section 37 of the *Planning Act*, the council of the municipality;

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

1. None of the provisions of Sections 4(2), 4(8)(b), 6(1)(a), 6(3) Part I 1, 6(3) Part II 2(iii), 6(3) Part II 3(G), 6(3) Part II 5, 6(3)(II)6 of By-law 438-86 of the former City of Toronto, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of land 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, shall apply to prevent the erection or use of an office building on the *lot* provided that:
 - (a) the *lot* comprises the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
 - (b) only an office (excluding a *medical/dental office*), *charitable institution*, *non-profit institution* or *union hall* are permitted uses;
 - (c) the total *non-residential gross floor area* of the building or buildings erected on the *lot* shall not exceed 8,000 square metres;
 - (d) no person shall erect or use a building or structure on the *lot* having a greater *height* than the *height* limits specified by the numbers in metres as shown on Map 2;
 - (e) no portion of the building shall extend through a 45 degree angular plane projected from the north *lot* line;
 - (f) notwithstanding subsection 1(d), but subject to subsection 1(e) hereof, the following structures may project from the *height* limit to a maximum of 2.5 metres:

- (i) a stair tower, elevator shaft, structures used for outside or open air recreation, maintenance, safety, or wind protection purposes, including chimney stack or other heating, cooling or ventilating equipment or window washing equipment on the roof of the building or a fence, wall or structure enclosing such elements, provided the combined gross floor area of such projections does not exceed 340 square metres; and
 - (ii) a maximum of one skylight having an area not exceeding 140 square metres.
 - (g) no part of any building or structure erected within the *lot* shall be located other than within the *Building Envelope*;
 - (h) a maximum building depth of 58.00 metres shall be provided and maintained on the *lot*;
 - (i) at least one *loading space – type B* shall be provided and maintained on the *lot*.
2. For the purposes of this By-law,
- (a) "*Building Envelope*" means a building envelope as outlined by heavy lines depicting minimum setbacks on Map 2, attached hereto;
 - (b) "*height*" means the vertical distance in metres between *grade* and the highest point of the building or structure;
 - (c) "*grade*" means 114.86 metres above Canadian Geodetic Datum;
 - (d) "*owner*" means the owner of the fee simple of the *lot* or any part thereof;
 - (e) "*lot*" means the lands outlined by heavy lines on Map 1 attached to this By-law;
3. Each word or expression that is italicized in the By-law herein shall have the same meaning as each word or expression as defined in By-law No. 438-86, as amended, unless otherwise defined in this By-law.

ENACTED AND PASSED this 27th day of August, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



