

Authority: Toronto and East York Community Council Item 18.8,  
as adopted by City of Toronto Council on October 2, 3 and 4, 2012  
Enacted by Council: October 4, 2012

## CITY OF TORONTO

### BY-LAW No. 1229-2012

#### **To amend Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands municipally known as 250 Front Street West.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law; 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*;

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

1. This By-law applies to the lands bounded by Front Street West, John Street, Wellington Street West and Simcoe Street as shown on Plan 1 attached to By-law No. 637-88 (the "Lands").
2. Except as otherwise provided herein, the provisions of Zoning By-law No. 438-86, as amended, shall continue to apply to the Lands.
3. By-law No. 637-88 is amended as follows:
  - (a) Deleting subsection 4(1)(a) in its entirety and replacing it with the following:

"(a) the combined non-residential gross floor area of the CBC uses and the foresaid other non-residential uses of the building do not exceed 130,180 metres of which no more than 43,478 square metres shall be used for non-residential uses other than CBC uses, provided that:

    - (i) no more than 16,500 square metres of *non-residential gross floor area* be used for *retail stores*;
    - (ii) no single *retail store* has a *non-residential gross floor area* greater than 8,000 square metres; and
    - (iii) No more than 28,478 square metres of such *non-residential gross floor area* will be used for the purposes of (i) offices, (ii) government offices, (iii) *performing arts studio*, (iv) *data processing establishment*; and (v) retail and service uses listed in s.8(1)(f)(b)(iv) of By-law No. 438-86";
  - (b) Deleting "366,010.1" in subsection 5(1), and replacing it with "381,703";
  - (c) Deleting "282,997.5" in subsection 5(2) and replacing it with "318,619";
  - (d) Deleting "158,478.6" in subsection 5(4) and replacing it with "194,100";

- (e) Deleting the words "the *CBC uses*" at the end of subsection 5(11) and replacing them with "of all uses on Area 1";
- (f) Deleting the first paragraph in subsection 5(13) and replacing it with the following:
- "In respect of the *CBC uses*, notwithstanding Section 4(8) of Zoning By-law No. 438-86, loading facilities are provided and maintained within Area 1 of the attached Plan 1 and at least to the extent of 4 loading spaces – *type A*; 5 loading spaces – *type B*, 3 loading spaces – *type C*, and 54 loading spaces of 2.6 metres by 5.9 metres;
- In respect of uses other than *CBC uses*, loading facilities are provided and maintained in accordance with Zoning By-law No. 438-86, except that loading requirements for *performing arts studio uses* and *data processing establishments* shall be calculated as if they were office uses."
- (g) The definition of *CBC uses* is amended by adding the following at the end of subsection 7(1):
- ", and shall include any otherwise permitted non-residential CR use located at the southwest and northeast corners of the Broadcast Centre Building to a maximum of 1,444 square metres, as more particularly shown as the hatched areas on Plan 4 attached to this By-law"; and
- (h) Insert a new Section 8 as follows:
- "8. This By-law shall apply to all the lands shown on Plan 1 attached to this By-law, regardless of future severance, partition or division."
- (i) Adding Schedule "1", attached hereto, to By-law No. 637-88 as 'Plan 4'.

ENACTED AND PASSED this 4th day of October, A.D. 2012.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

**Schedule "1"**

