

Authority: Toronto and East York Community Council Item 27.18,  
as adopted by City of Toronto Council on September 30 and October 1, 2009

## CITY OF TORONTO

### BY-LAW No. 561-2014

**To amend former City of Toronto Zoning By-law No. 438-86, as amended, and to amend City of Toronto Zoning By-law No. 569-2013 with respect to the lands municipally known as 125 The Esplanade.**

Whereas authority is given to Council by Section 39 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this Temporary Use 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 enacts:

Former City of Toronto Zoning By-law No. 438-86, as amended, is amended as follows:

1. For the purposes of this By-law, the *lot* shall consist of the lands outlined by heavy black lines on Diagram 1 attached to and forming part of this By-law.
2. Notwithstanding the provisions of Sections 4(5), 4(8) and 5(1) of Zoning By-law No. 438-86, 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 buildings and structures in various areas of the City of Toronto", nothing shall prevent the use of the *lot* as a *retail store, restaurant, showroom or community centre*, provided that:
  - (a) The maximum height of any building or structure shall not exceed 11 metres measured to the peak of the roof;
  - (b) The maximum *gross floor area* on the *lot* shall not exceed 1.0 times the area of the lot; and
  - (c) Parking and loading spaces shall not be required for any of the permitted uses.
3. This By-law shall be in effect for a period of 3 years from the date of the passing hereof.

Zoning By-law No. 569-2013, as amended, is amended as follows:

4. For the purposes of this By-law, the **lot** is the land outlined by heavy black lines on Diagram 1 attached to and forming part of this By-law:
  - (a) Despite the provisions of Section 90.10 of Zoning By-law No. 569-2013, as amended, nothing will prevent the use of the **lot** for a **retail store, eating establishment, showroom or community centre**, if:

- i. The maximum height of any **building** or **structure** does not exceed 11.0 metres measured to the highest point on the building; and
  - ii. The maximum **gross floor area** on the **lot** does not exceed 1.0 times the area of the lot; and
- (b) Despite the provisions of Sections 200.5.10.1(1) and 220.5.10.1 of Zoning By-law No. 569-2013, as amended, **parking spaces** and **loading spaces** are not required for any of the uses permitted in 4(a) above.
- 5.** This By-law shall be in effect for a period of 3 years from the date of the passing hereof.

Enacted and passed on June 13, 2014.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

