

Authority: Toronto and East York Community Council Item TE34.16, adopted as amended, by City of Toronto Council on August 25, 26, 27 and 28, 2014 and Section 169-26B of City of Toronto Municipal Code Chapter 169, Officials, City

CITY OF TORONTO

BY-LAW No. 782-2015

To technically amend Zoning By-law No. 569-2013, as amended by By-law No. 1062-2014, with respect to the lands municipally known in 2014 as 57 Spadina Avenue.

Whereas at its meeting of August 25, 26, 27 and 28, 2014, City Council enacted By-law No. 1062-2014 to amend Zoning By-law No. 569-2013 with respect to the lands municipally known in 2014 as 57 Spadina Avenue; and

Whereas City Planning has determined that a technical amendment must be made to correct topographical and stylistic errors in Section 3 of By-law No. 1062-2014; and

Whereas under Section 169-26 of City of Toronto Municipal Code Chapter 169, Officials, City, the City Solicitor, in consultation with the City Clerk, may submit bills directly to Council to make technical amendments to the Municipal Code and other by-laws to correct technical errors;

The Council of the City of Toronto enacts:

1. Section 3 of By-law No. 1062-2014 is amended by removing (W), (X) and (Y) and replacing these in a new Section 4 so that it reads:
 4. Section 37 Provisions
 - (A) Pursuant to Section 37 of the *Planning Act*, and subject to compliance with this By-law, the increase in height of the development permitted in By-law No. 1062-2014, is permitted beyond that otherwise permitted on the land in return for the provision by the *owner*, at the *owner's* expense of the facilities, services and matters set out in Schedule A hereof which are secured by one or more agreements pursuant to Section 37(3) of the *Planning Act* that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor;
 - (B) Where Schedule A of this By-law requires the *owner* to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same; and
 - (C) The *owner* shall not use, or permit the use of, a **building** or **structure** erected with an increase in height pursuant to this By-law unless all provisions of Schedule A of By-law No. 1062-2014 are satisfied.

2. Section 3 of By-law No. 1062-2014 is amended by adding the following at the end of Exception CRE 80:

"Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270 of former City of Toronto By-law 438-86;
- (C) On 373 and 375 King St. W., City of Toronto by-law 317-08;
- (D) On 393 King St. W., former City of Toronto by-laws 121-86 and 315-89; and
- (E) On 401 King St. W., former City of Toronto by-law 454-86."

Enacted and passed on July 9, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)