

Authority: Toronto and East York Community Council Item TE14.2, adopted as amended, by City of Toronto Council on March 10, 2016, MM24.27, by Councillor Joe Cressy, seconded by Councillor Sarah Doucette, as adopted by City of Toronto Council on January 31, 2017 and MM29.28, by Councillor Joe Cressy, seconded by Councillor Gord Perks, as adopted by City of Toronto Council on May 24, 25 and 26, 2017

CITY OF TORONTO

BY-LAW 591-2017

To amend By-law 112-2017, as amended, with respect to the lands municipally known as 40, 46, 48, 50, 52 and 60 McCaul Street and 10 Stephanie Street.

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;

The Council of the City of Toronto enacts:

1. Section 4 of By-law 112-2017 shall be amended by adding in an exemption to Section 12(2)380 of By-law 438-86, such that Section 4 reads as follows:
 4. None of the provisions of Sections 2(1) with respect to the definitions of "*bicycle parking space - occupant*", "*grade*", "*height*" and "*lot*", 4(2)(a), 4(5), 4(5) Schedule 1, 4(8)(b), 4(12), 4(13)(a) and (c), 4(16), 8(3) Part I 1, 8(3) Part I 2, 8(3) Part I 3(A), 8(3) Part III, 8(3) Part XI 1, and 8(3) Part XI 2(i) and (ii), and 12(2)380 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 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 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 a *mixed-use building*, including *accessory* uses thereto and a *private art gallery*, provided.
2. Section 4 (h) of By-law 112-2017 shall be amended to remove the word "stair" and subsection h(i) shall be amended by adding the words "stair towers" so that Section 4(h)(i) reads as follows:
 - h. The *height* of any building or structure, or portion thereof, including mechanical penthouse and elevator overrun, shall not exceed those heights as indicated by the numbers following the symbol H on the attached Map 3, with the exception of the following:
 - i. Parapets, fences, skylights, railings, balcony and terrace guards and dividers, decorative screens, light monitors, light fixtures, stair towers, ornamental elements, trellises, landscape elements, elements of a green roof, wind mitigation features, privacy screens, planters, balustrades, open air recreation, safety and wind protection features, window washing

equipment, unenclosed heating, ventilation or cooling equipment such as chimneys, stacks, flues, vents, air intakes, antennas, satellite dishes, cellular arrays extending no more than 2.5 metres above the applicable height map as shown as following the symbol H on the attached Map 3.

Enacted and passed on May 26, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)