

Authority: Toronto and East York Community Council Item TE27.5, adopted as amended, by City of Toronto Council on November 7, 8 and 9, 2017

CITY OF TORONTO

BY-LAW 1252-2017

To amend former City of Toronto Zoning By-law 438-86, as amended, with respect to the lands municipally known in the year 2017 as 295, 297, 299, 301A, 303, 305, 309, 311, 315, 339 and 349 George Street.

Whereas Council of the City of Toronto has the authority pursuant to 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*; and

Whereas Council of the City of Toronto, at its meeting on November 7, 8 and 9, 2017, determined to amend Zoning By-law 438-86 of the former City of Toronto with respect to lands known municipally in the year 2017 as 295, 297, 299, 301A, 303, 305, 309, 311, 315, 339 and 349 George Street;

The Council of the City of Toronto enacts:

1. Except as otherwise provided herein, the provisions of By-law 438-86, as amended, shall continue to apply to the *lot*.
2. None of the provisions of Section 2 with respect to the definitions of *grade* and Sections 4(2)(a), 4(4), 4(5), 4(12), 8(2)3, 8(3) Part I 1, 2 and 3, 8(3) Part II 1(b), 8(3) Part II 4(c), 8(3) Part III 1(a) and 11(1)(1)(iii) of By-law 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 uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", shall apply to prevent the erection and use of an *institutional building* containing *378 long term care beds, 130 assisted living beds, 100 emergency shelter beds, 21 affordable housing rental units* and a *community service hub* on the *lot* provided that all of the provisions of this by-law are complied with:
 - (a) the *lot* on which the building is erected or used comprises the lands delineated by heavy line of Map 1, attached to and forming part of this By-law;
 - (b) a crisis care facility or a municipal shelter is permitted on the lot;
 - (c) the aggregate of the residential gross floor area and non-residential gross floor area of the buildings and structures shall not exceed 45,000 square metres;
 - (d) no portion of a building or structure erected on the lot, including mechanical penthouse, shall have a greater height in metres than the heights in metres specified by the numbers following the symbol H on the attached Map 2a and Map 2b;

- (e) no portion of a building or structure erected on the *lot* shall have a greater *height* in metres than the *heights* in metres specified by the numbers following the symbol H on the attached Map 2a and Map 2b except the following structural elements:
- i) those structural projections permitted to be outside a *building envelope* by this By-law;
 - ii) parapets, railings, roof drainage, thermal insulation and roof ballast terraces, terraces, terrace or balcony guards and dividers, planters, stairs, stair enclosures, wall or structure enclosing such elements and railings extending to a maximum vertical projection of 1.2 metres above the height limits shown on Map 2a and Map 2b; and
 - iii) window washing equipment, stair towers, lightning rods, partitions, landscape elements, green roof elements, lighting fixtures, vents, flues, pipes, access roof hatch, outdoor furniture, heating, cooling or ventilating equipment or a fence, and structures located on the roof used for outside or open air recreation, safety or wind protection purposes, extending to a maximum vertical projection of 2.5 metres above the height limits shown on Map 2a and Map 2b;
- (f) despite (d), enclosed building connections between the new building and the existing heritage structures are permitted to extend beyond the heavy lines on Map 2a, Map 2b, Map 3a and Map 3b of By-law 1252-2017 provided the height of the connection is no higher than the underside of the eaves of the heritage structure;
- (g) no portion of any building or structure above grade in the area identified as Area A may extend beyond the heavy lines on Map 3a and Map 3b of By-law 1252-2017, with the exception of:
- i) canopies on the west elevation with a maximum *height* of 5.0 metres above *grade* may encroach a maximum of 5.6 metres into the minimum required building setback;
- (h) despite (d), on the west elevation of the area identified as Area B on Map 3a:
- i) for the portion of any building between a height of 12.0 metres and 31.99 metres above *grade*:
 - a. a minimum of 53 percent of the length of the *main wall* must step back a minimum of 2.0 metres from the *main wall*;
 - b. a minimum of 29 percent of the length of the *main wall* must step back a minimum of 1.0 metres from the *main wall*; and

- c. a maximum of 18 percent of the length of the *main wall* may step back a minimum of 0.5 metres from the *main wall*;
- (i) on the west elevation of the area identified as Area B on Map 3a:
 - i) for the portion of any building with a *height* equal to or greater than 32.0 metres above *grade*:
 - a. a minimum of 60 percent of the length of the main wall must step back a minimum of 4.5 metres from the main wall of the highest storey of the building located below that point; and
 - b. any parapet wall for a green roof must step back a minimum of 2.0 metres from the exterior face of the *main wall* of the storey directly below it by;
- (j) on the east elevation of the area identified as Area C on Map 3a:
 - i) for the portion of any *building* between a height of 12.0 metres and 31.99 metres above *grade*:
 - a. a minimum of 40 percent of the length of the main wall must be set back a minimum of 3.2 metres from the main wall;
 - b. a minimum of 20 percent of the length of the main wall must be set back a minimum of 2.75 metres from the main wall; and
 - c. a maximum of 40 percent of the length of the main wall may be set back a minimum of 1.5 metres from the *main wall*;
- (k) any parapet wall for a green roof in the area identified as Area D on Map 3a and Map 3b must step back a minimum of 2.0 metres from the exterior face of the *main wall* of the storey directly below it;
- (l) balconies and terraces are not permitted to extend beyond the areas identified as Area E, Area G and Area H on Map 3b;
- (m) balconies or terraces in the area identified as Area F on Map 3b may extend a maximum of 1.5 metres beyond the lines delineating Area F provided they have minimum height of 12.86 metres above *grade*;
- (n) architectural projections in the area identified as Area G on Map 3b may extend a maximum of 1.2 metres beyond the lines delineating Area G provided they have a minimum height of 12.3 metres above *grade*;
- (o) balconies or terraces on the east elevation of the area identified as Area I on Map 3b:

- i) may have a maximum width of 9.0 metres; and
- ii) may extend beyond the lines delineating Area I, provided they are set back a minimum of 1.5 metres from the rear lot line and have a minimum height of 5.5 metres above *grade*;

- (p) shading devices, eaves, cornices, lighting fixtures, window sills, landscape planters, trellises, stairs, stair enclosures, railings and other minor architectural projections are permitted to extend a maximum of 0.6 metres beyond the heavy lines on Map 2a and Map 3a;

- (q) a solar energy device is permitted to extend a maximum of 1.2 metres beyond the heavy lines on Map 2a and Map 3a, provided it has a minimum height of 5.0 metres above grade;

- (r) despite (d) and (e), no portion of any building or structure shall be erected or used on the lot unless it meets the requirements of the Heritage Easement Agreement to the satisfaction of the Manager, Heritage Preservation Services;

- (s) a minimum of 161 parking spaces must be provided and maintained on the lot;

- (t) one loading space – type "G", two loading space – type "B" and two loading space – type "C" must be provided and maintain on the lot; and

- (u) a minimum of 2 percent of the area of the lot not covered by a building or structure must be soft landscaping.

Definitions

3. For the purposes of this By-law:

- (a) "*grade*" means 91.58 metres Canadian Geodetic Datum in the year 2017.

Enacted and passed on November 9, 2017.

Frances Nunziata,
Speaker

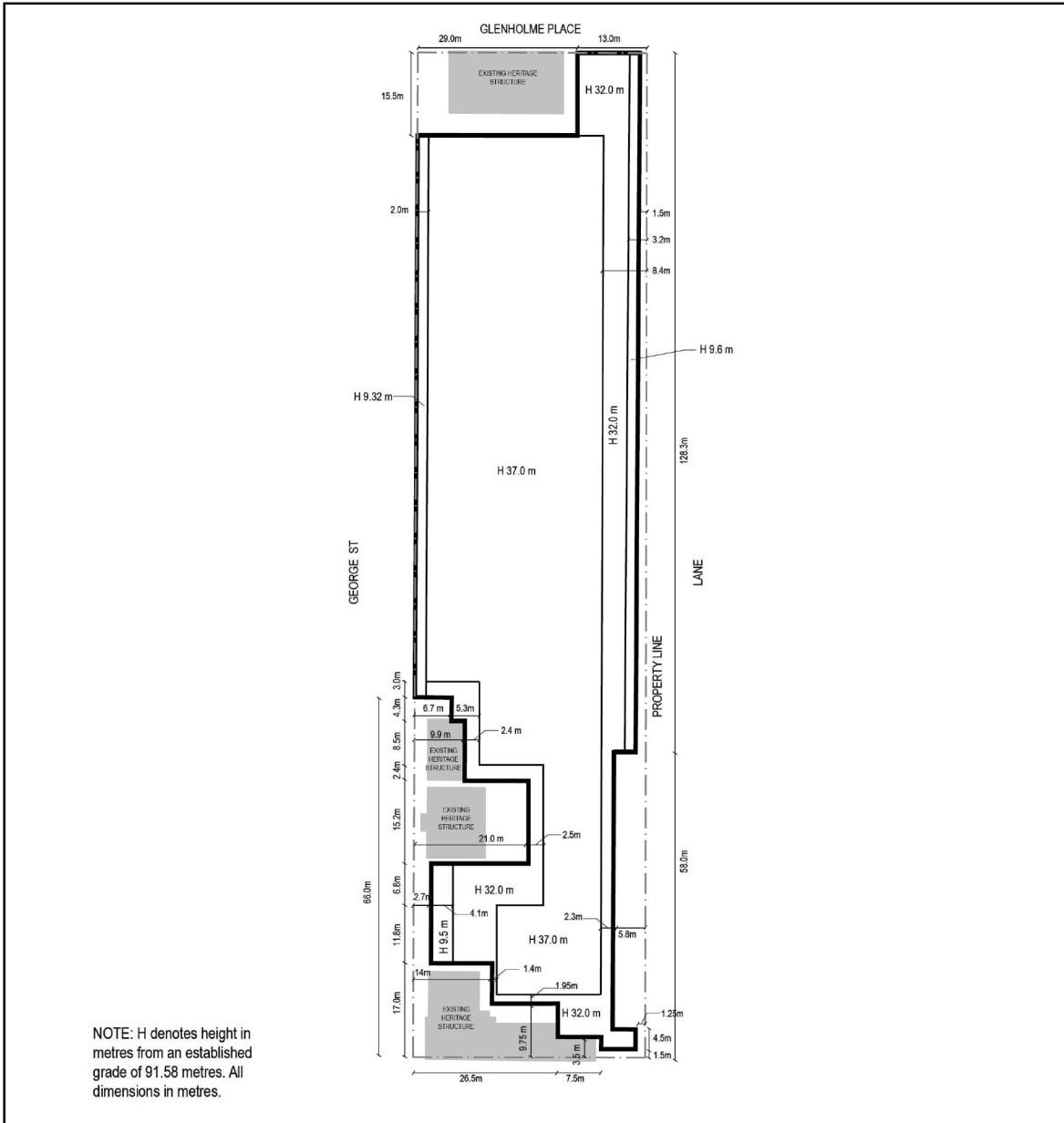
Ulli S. Watkiss,
City Clerk

(Seal of the City)



295-349 George Street

File # 16 111311 STE 27 OZ



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