

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 1253-2017

To amend Zoning By-law 569-2013, 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*;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to I (x4), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.30.10 Exception Number 4 so that it reads:

Exception I 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 295, 297, 299, 301A, 303, 305, 309, 311, 315, 339 and 349 George Street, none of the regulations of 80.10.20.10, 80.10.20.20, 80.10.20.100(12), 80.10.20.100(13), 80.10.20.100(14), 80.10.40.10(2), 80.10.40.60(2), 80.10.50.10(2), 150.20.30.1.1(A) and 150.22.30.1(1) prevent the erection or use of a **building, structure**, addition or enlargement permitted in compliance with (B) to (T) below;
- (B) Despite 80.10.40.10(2), any **building** or **structure** erected on the lands must not exceed the height in metres specified by the numbers following the symbol "H" on Diagram 3a and Diagram 3b of By-law 1253-2017;
- (C) Despite regulation 80.5.40.10(1), height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 91.58 metres and the elevation of the highest point of the **building** or **structure**;

- (D) Despite sections 150.15, 150.20 and 150.22, a **crisis care shelter**, **residential care home** and a **municipal shelter** are permitted to be in the same **building**;
- (E) Despite article 80.10.20, a maximum of 21 dwelling units in a mixed use **building** and an office are permitted uses;
- (F) Despite regulation 80.10.40.70(1), a **building** or **structure** erected on the lands must be located entirely within the area delineated by heavy lines on Diagram 3a and Diagram 3b of By-law 1253-2017;
- (G) Despite (F) above, enclosed **building** connections are permitted to extend beyond the heavy lines on Diagram 3a and Diagram 3b of By-law 1253-2017 if the height of the connection is no higher than the underside of the eaves of the **heritage site**;
- (H) Despite regulation 80.10.40.60(1), no portion of any **building** or **structure** above-grade may extend beyond the heavy lines of the area identified as Area A on Diagram 4a of By-law 1253-2017, with the exception of:
- i) canopies on the west elevation up to maximum height of up to 5.0 metre above **average grade** may encroach a maximum of 5.6 metres into the minimum required **building setback**;
- (I) Despite (F) above, on the west elevation of the area identified as Area B on Diagram 4a of By-law 1253-2017:
- i) for the portion of any **building** between a height of 12.0 metres and 31.99 metres above **average grade**:
 - a. a minimum of 53 percent of the length of the **main wall** must be set back at least 2.0 metres from the exterior face of the **main wall** of the **storey** directly below it;
 - b. a minimum of 29 percent of the length of the **main wall** must be set back at least 1.0 metre from the exterior face of the **main wall** of the **storey** directly below it, and
 - c. a maximum of 18 percent of the length of the **main wall** may be set back at least 0.5 metres from the exterior face of the **main wall** of the **storey** directly below it;
 - ii) for the portion of any **building** with a height equal to or greater than 32.0 metres above **average grade**:
 - a. a minimum of 60 percent of the length of the **main wall** must be set back at least 4.5 metres from the exterior face of the **main wall** of the highest **storey** directly below it;
 - iii) any parapet wall for a **green roof** must be set back at least 2.0 metres from the exterior face of the **main wall** of the **storey** directly below it;

- (J) Despite clause 80.10.40.70, on the east elevation of the area identified as Area C on Diagram 4a of By-law 1253-2017:
- i) for the portion of any **building** between 12.0 metres and 31.99 metres above **average grade**:
 - a. a minimum of 40 percent of the length of the **main wall** must be set back at least 3.2 metres from the exterior face of the **main wall** of the **storey** directly below it;
 - b. a minimum of 20 percent of the length of the **main wall** must be set back at least 2.75 metres from the exterior face of the **main wall** of the **storey** directly below it; and
 - c. a maximum of 40 percent of the length of the **main wall** may be set back at least 1.5 metres from the exterior face of the **main wall** of the **storey** directly below it;
- (K) Any parapet wall for a **green roof** in the area identified as Area D on Diagram 4a and Diagram 4b must be set back at least 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 Diagram 4b of By-law 1253-2017;
- (M) Balconies or terraces in the area identified as Area F on Diagram 4b of By-law 1253-2017 may extend a maximum of 1.5 metres beyond the lines delineating Area F if the balcony or terrace is at least 12.86 metres above **average grade**;
- (N) Despite clause 80.10.40.60, architectural projections in the area identified as Area G on Diagram 4b of By-law 1253-2017 may extend a maximum of 1.2 metres beyond the lines delineating Area G if they are at least 12.3 metres above **average grade**;
- (O) Despite clause 80.10.40.60, balconies or terraces on the east elevation of the area identified as Area I on Diagram 4b of By-law 1253-2017:
- i) may not exceed a maximum length of 9.0 metres per **storey**; and
 - ii) may extend beyond the lines delineating Area I, if they are set back at least 1.5 metres from the **rear lot line** and are at least 5.5 metres above **average grade**;
- (P) Despite regulations 80.5.40.10(2) and 80.5.75.1(2), no **structure** or element of a **building** permitted in said regulations may be located in Area A, Area C, Area E, Area F, Area G, Area H or Area I on Diagram 4a or Diagram 4b of By-law 1253-2017;

- (Q) Despite (F) above and clause 80.10.40.60, 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 Diagram 3a and Diagram 4a of By-law 1253-2017;
- (R) Despite clause 80.10.40.60, a **solar energy** device is permitted to extend a maximum of 1.2 metres beyond the heavy lines on Diagram 3a and Diagram 4a of By-law 1253-2017 if it has a height of at least 5.0 metres above **average grade**;
- (S) Despite clause 200.5.10.1, at least 161 **parking spaces** must be provided and maintained;
- (T) Despite clause 220.5.10.1, at least five **loading spaces** are required, of which:
- i) one Type G **loading space** must be provided and maintained;
 - ii) two Type B **loading spaces** must be provided and maintained; and
 - iii) two Type C **loading spaces** must be provided and maintained;
- (U) Despite regulation 80.10.50.10(2), a minimum of 2 percent of the area of the **lot** not covered by a **building** or **structure** must be **soft landscaping**.

Prevailing By-laws and Prevailing Sections (None Apply)

Enacted and passed on November 9, 2017.

Frances Nunziata,
Speaker

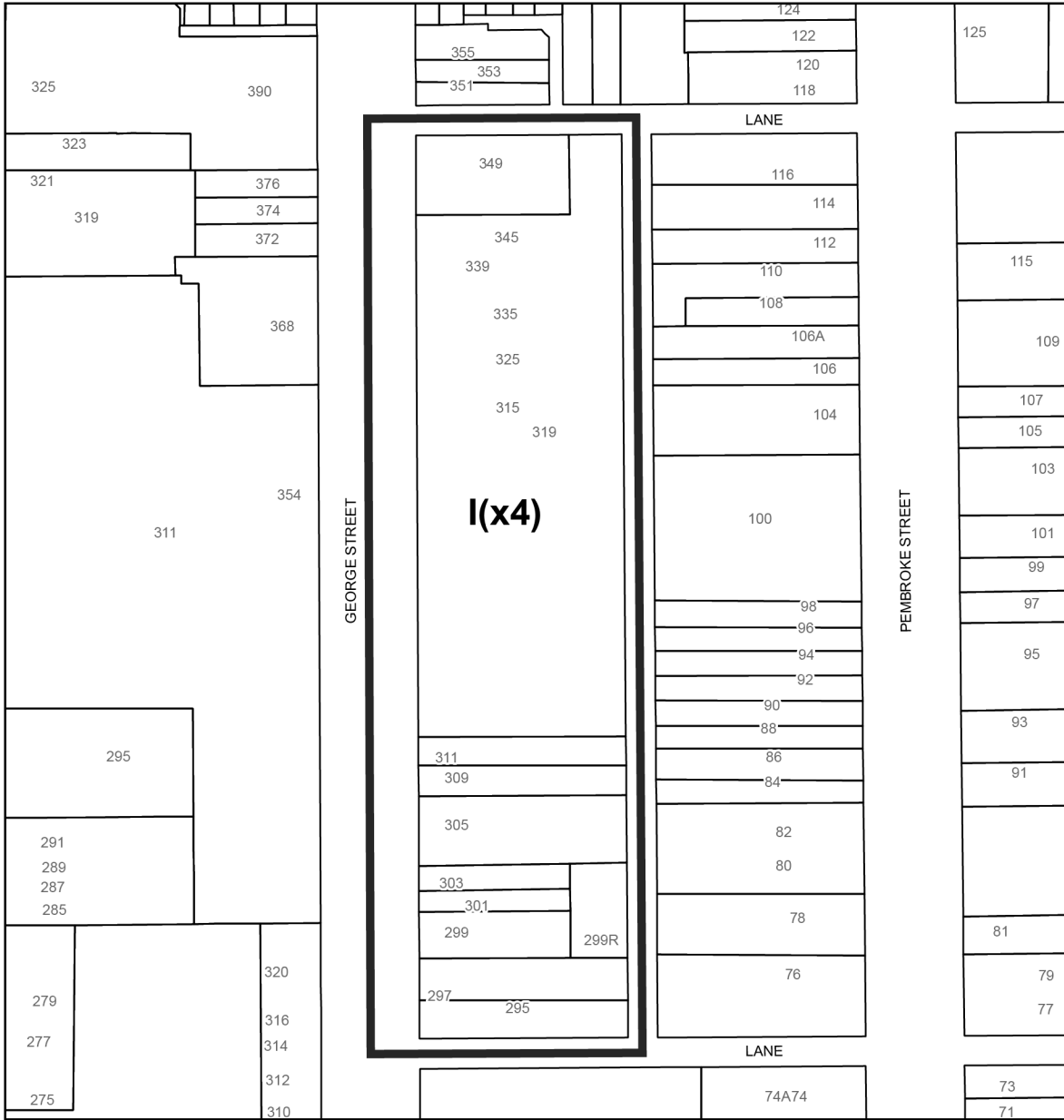
Ulli S. Watkiss,
City Clerk

(Seal of the City)



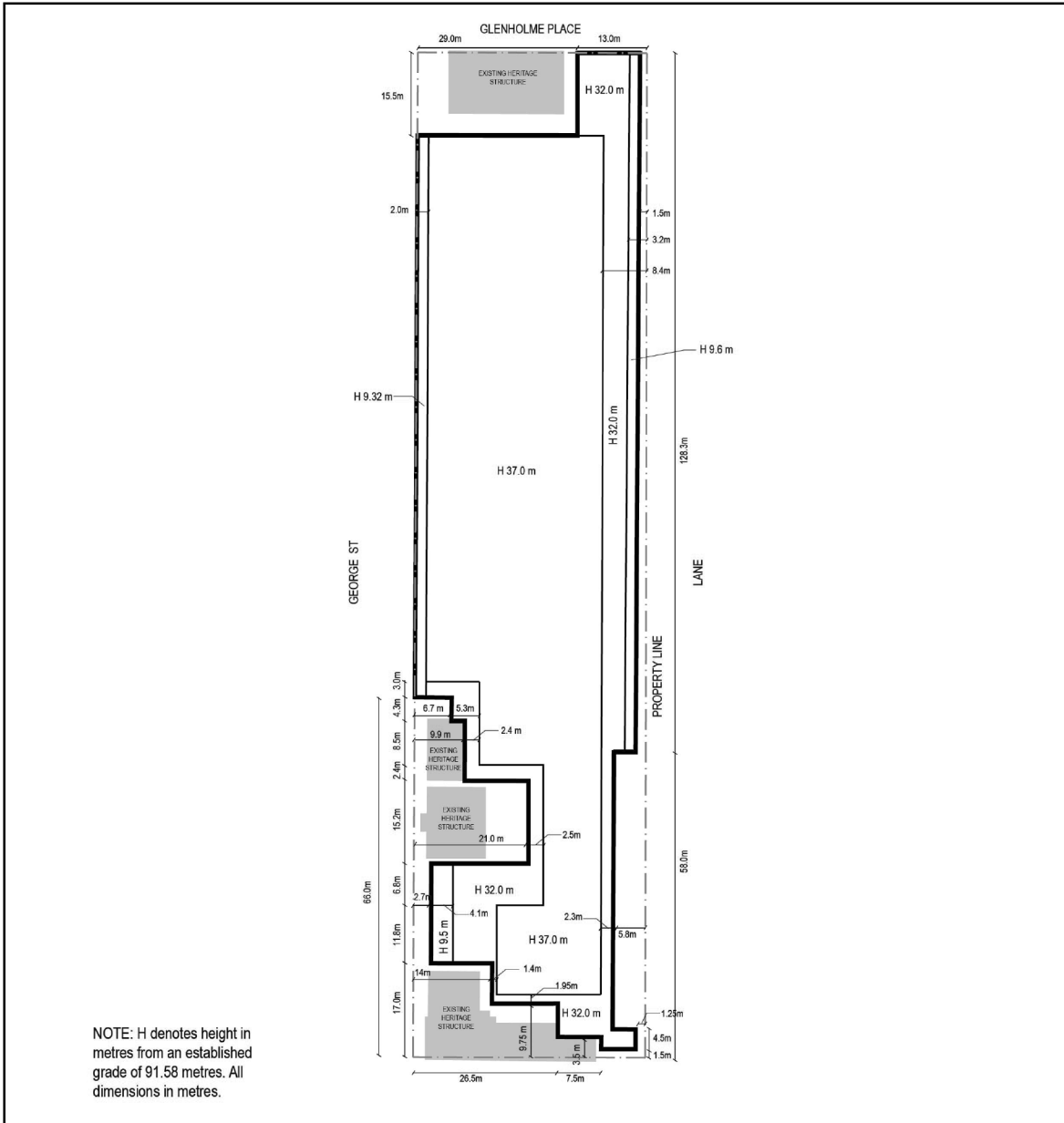
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File # 16 111311 STE 27 0Z



295-349 George Street

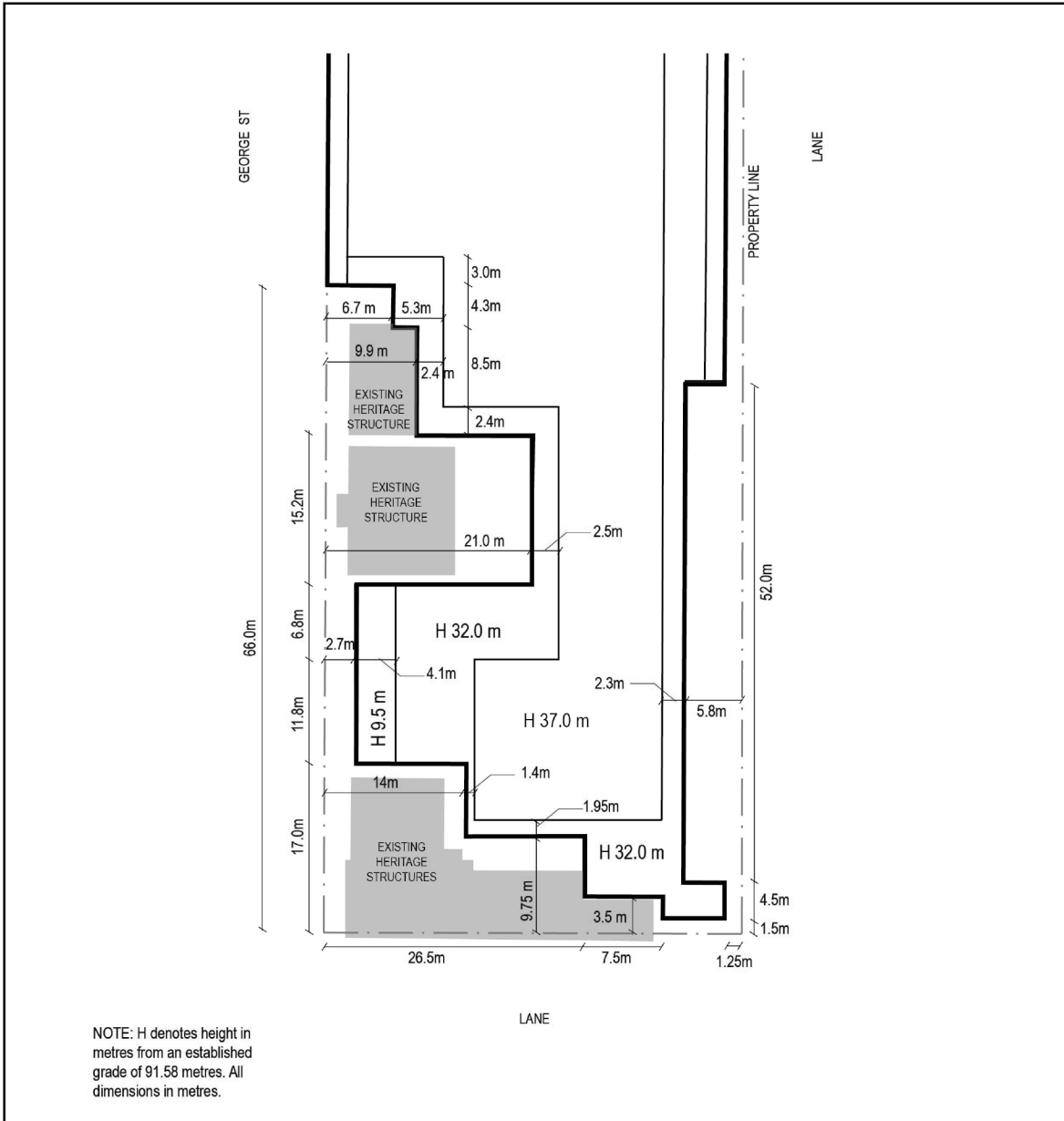
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TORONTO
Diagram 3a

295-349 George Street

File # 16 111311 STE 27 0Z

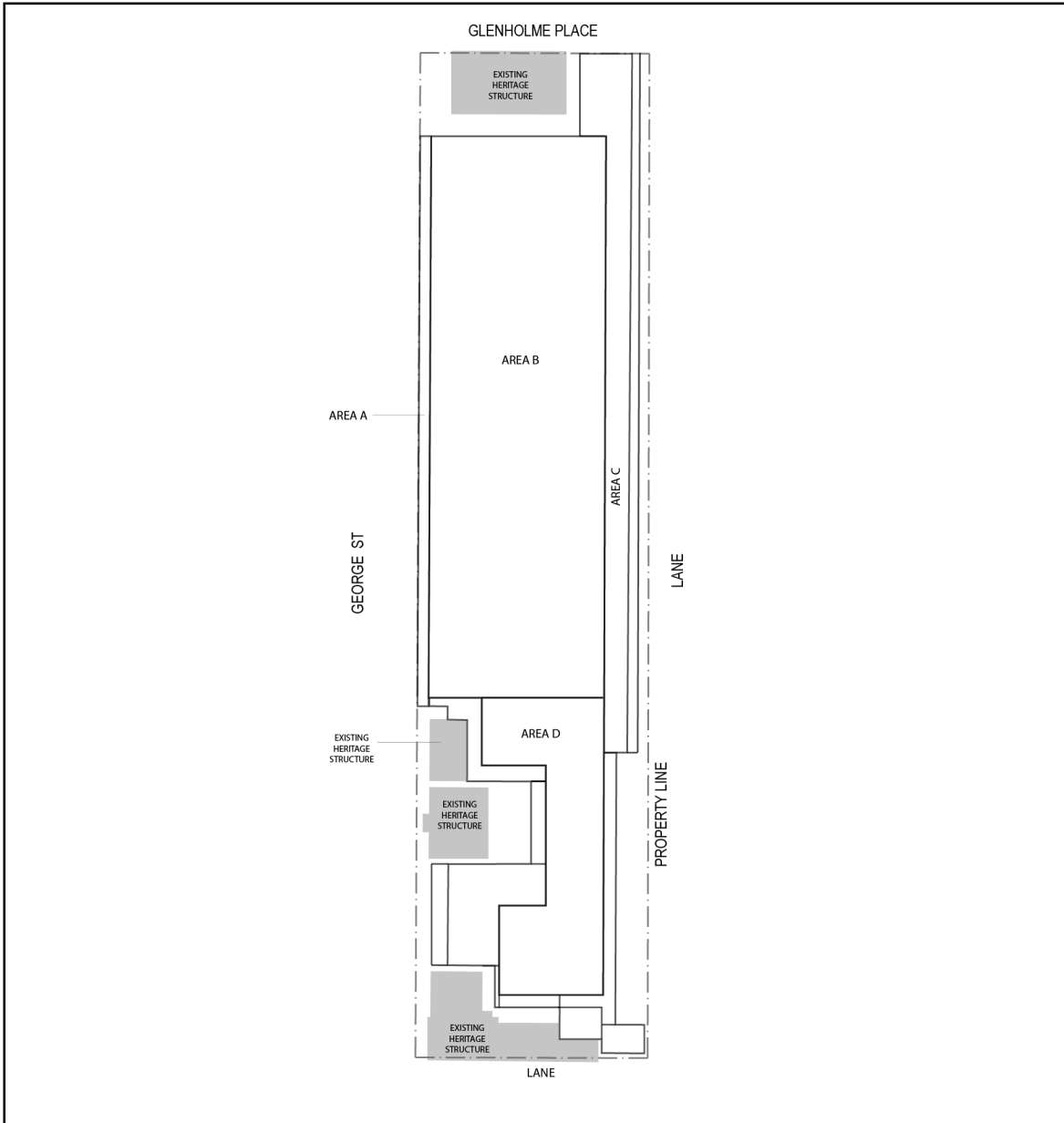


TORONTO
Diagram 3b

295-349 George Street

File # 16 111311 STE 27 0Z


City of Toronto By-Law 569-2013
Not to Scale
9/26/2017

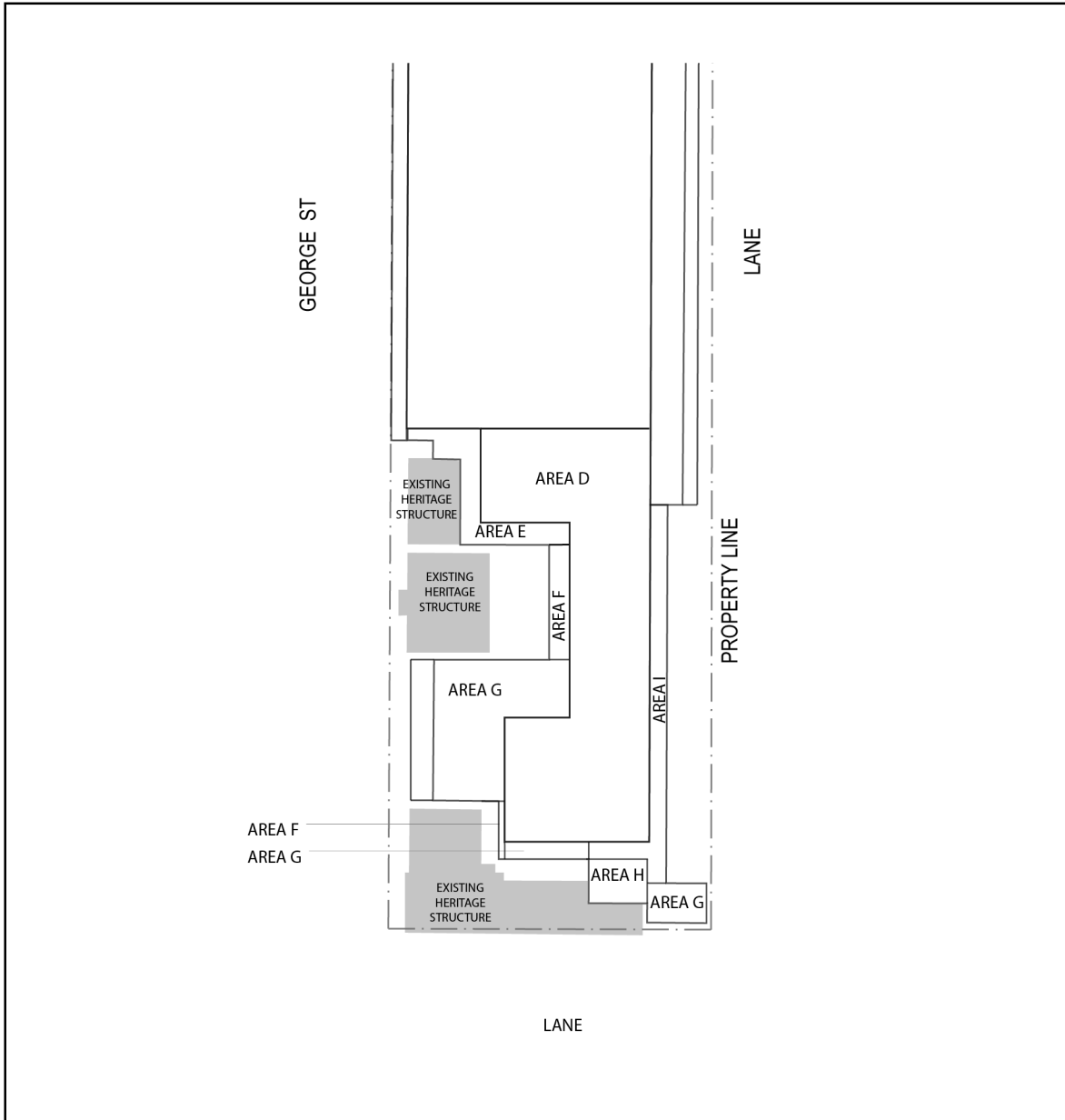


 **Toronto**
Diagram 4a

295-349 George Street

File # 16 111311 STE 27 0Z


City of Toronto By-Law 569-2013
Not to Scale
9/26/2017



 **TORONTO**
Diagram 4b

295-349 George Street

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