

Authority: Toronto and East York Community Council
Item TE16.2, as adopted by City of Toronto Council on
July 28 and 29, 2020

CITY OF TORONTO

BY-LAW 643-2020

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 274 St. Johns Road, 625-637 Runnymede Road and 40 Fiske Avenue.

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 hereby enacts:

1. Pursuant to Section 37 of the Planning Act, the heights and density of development permitted by this By-law are permitted subject to compliance with the conditions set out in this By-law and in return for the provision by the owner of the Site of the facilities, services and matters set out in Schedule A attached to this By-law, the provision of which shall be secured by an agreement or agreements pursuant to Section 37(3) of the Planning Act, and the Site shall be subject to the provisions of this By-law upon the execution and registration of such agreement or agreements.
2. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
3. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands outlined by heavy black lines in Diagram 2 attached to this By-law to the Zoning By-law Map in Section 990.10, and amending the zone label for all of the lands subject to this By-law to: IH (x5), as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands outlined by heavy black lines in Diagram 2 attached to this By-law to the Policy Areas Overlay Map in Section 995.10.1, with no label.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands outlined by heavy black lines in Diagram 2 attached to this By-law to the Height Overlay Map in Section 995.20.1 and applying the following label to these lands: HT 10.0, as shown on Diagram 4 attached to this By-law.

7. Zoning By-law 569-2013, as amended, is further amended by adding the lands outlined by heavy black lines in Diagram 2 attached to this By-law to the Lot Coverage Overlay Map in Section 995.30.1, with no label.
8. Zoning By-law 569-2013, as amended, is further amended by adding the lands outlined by heavy black lines in Diagram 2 attached to this By-law to the Rooming House Overlay Map in Section 995.40.1, with no label.
9. Zoning By-law 569-2013, as amended, is further amended by adding Article **900.31.10** Exception IH 5 so that it reads:

Exception IH 5

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 274 St. Johns Road, 625-637 Runnymede Road and 40 Fischen Avenue, as shown on Diagram 1 of this By-law, a **building, structure**, addition or enlargement is permitted in compliance with (B) through (J) below;
- (B) Despite regulation 80.20.40.40(1), the permitted maximum combined **gross floor area** for a **hospital, nursing home** and **ancillary uses** is 28,000 square metres;
- (C) Despite regulation 80.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 119.0 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite regulations 80.20.40.10(1), the permitted maximum height of any **building** or **structure** on the **lot** is the height in metres specified by the numbers following the symbol HT as shown on Diagram 5 of By-law 643-2020, inclusive of rooftop facilities, elements, **structures** and mechanical penthouse otherwise permitted by clause 80.5.40.10;
- (E) Despite (D) above, exhaust fans, flue stacks and ladders may project above the permitted maximum **building** heights shown on Diagram 5 of By-law 643-2020, by no more than 6.0 metres;
- (F) Despite clause 80.20.40.70, the required minimum **building setback** in metres are as shown on Diagram 5 of By-law 643-2020;
- (G) Despite regulations 200.5.10.1.(1), vehicle **parking spaces** must be provided on the **lot** in accordance with the following:
 - (i) a minimum of 0.42 **parking spaces** per 100 square metres of existing **gross floor area** must be provided for the existing **hospital**; and

- (ii) a minimum of 0.30 **parking spaces** per **bed-sitting room** must be provided for the **nursing home**;
- (H) Despite regulation 200.15.1.(4) and By-law 579-2017 accessible **parking spaces** will have the following minimum dimensions:
 - (i) Length of 5.6 metres;
 - (ii) Width of 3.4 metres; and
 - (iii) Vertical clearance of 2.1 metres;
- (I) Regulation 200.15.1(4), with respect to the location of accessible **parking spaces**, does not apply; and
- (J) Despite clause 220.5.10.1, a minimum of 3 Type "B" **loading spaces** and 2 Type "C" **loading spaces** must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)

- 10.** The provisions of this By-law shall apply to all of the lands shown on Diagram 1 attached to this By-law collectively regardless of future severance, partition or division.

Enacted and passed on July 29, 2020.

Frances Nunziata,
Speaker

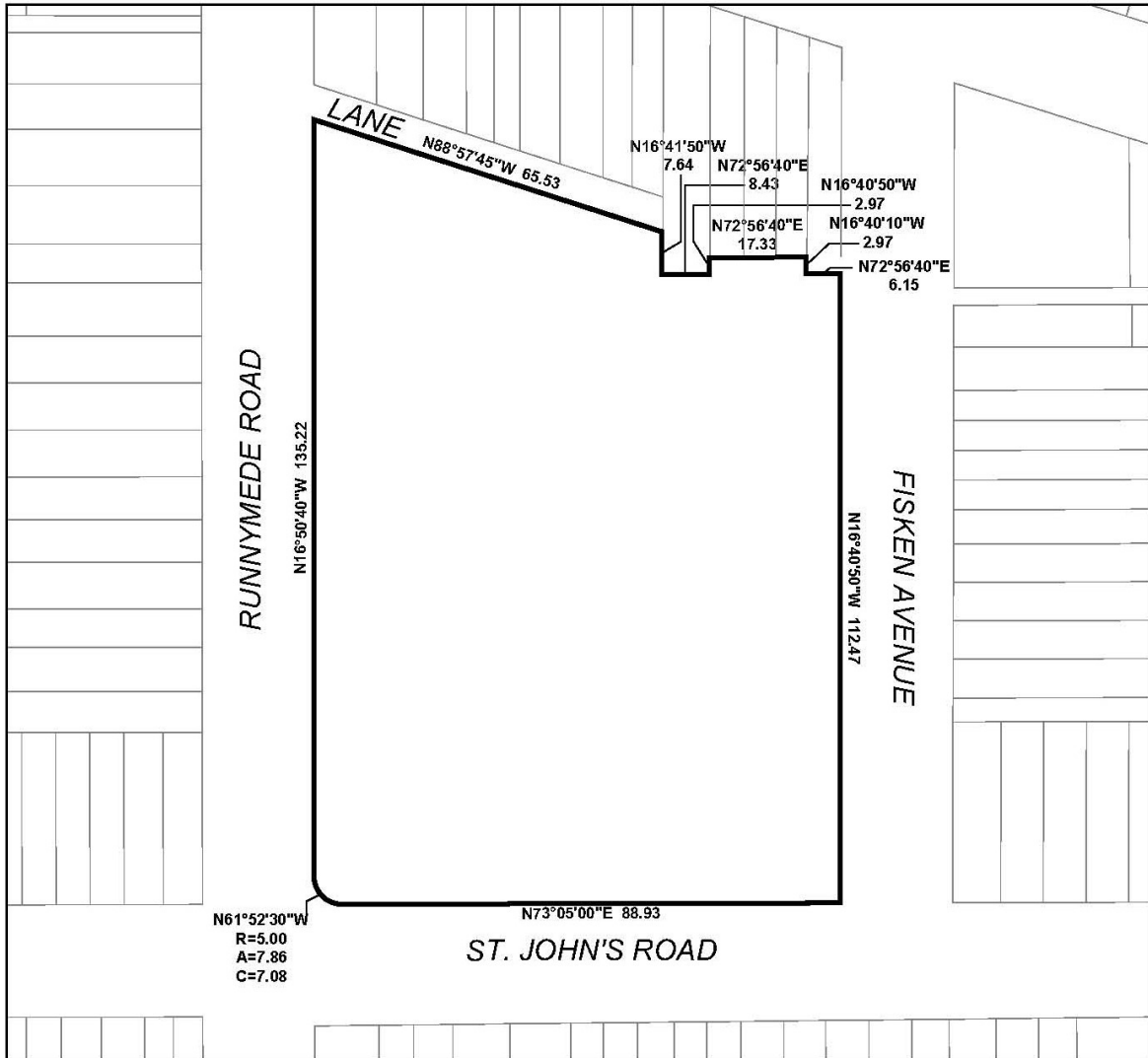
Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A
SECTION 37 PROVISIONS

The facilities, services and matters set out herein are the facilities, services and matters required pursuant to Section 37(1) of the Planning Act, the provision of which by the owner of the Site shall be secured by an agreement or agreements pursuant to Section 37(3) of the Planning Act:

1. The additional 180 square metre POPS space abutting the existing 350 square metre POPS space at the southeast corner of St. John's Road and Fisken Avenue;
2. The owner is to provide and maintain consolidated landscaping of 530 square metres, inclusive of the existing 350 square metres Privately-Owned Publicly Accessible Open Space (POPS) at the southwest corner of St. John's Road and Fisken Avenue;
3. The owner is to make such the publicly assessable open space available to the community for passive enjoyment and shall ensure that it is open and accessible to the general public, for that purpose, 24 hours a day seven days a week such that the public has the right to use such lands and that access may be refused or a person required to leave such lands only in the case of a person who:
 - (A) unreasonably interferes with other members of the public or lawful occupants of the Site;
 - (B) carries on an unlawful activity;
 - (C) acts in a manner unreasonably inconsistent with the intended use of the lands;
 - (D) injures or attempts to injure any person, property or property rights;
 - (E) obstructs or injures any lawful business or occupation carried on by the owner or person in lawful possession of any component of the Site; or
 - (F) commits any criminal or quasi-criminal offence;
4. In addition to the rights of public access to the publicly assessable open space as secured by the above provisions, the owner shall also grant an easement in a form acceptable to the City Solicitor, in perpetuity to the City, and at no cost to the City, to permit such public use of the publicly assessable open space;
5. The Section 37 Agreement securing the said facilities, services and matters, shall be in a form satisfactory to the City Solicitor and registered with priority; and
6. The owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009 through the adoption of Item PG32.3 of the Planning and Growth Management Committee, and as updated by Toronto City Council at its meeting held on December 5, 6 and 7, 2017 through the adoption of Item PG23.9 of the Planning and Growth Management Committee, and as may be further amended by City Council from time to time.



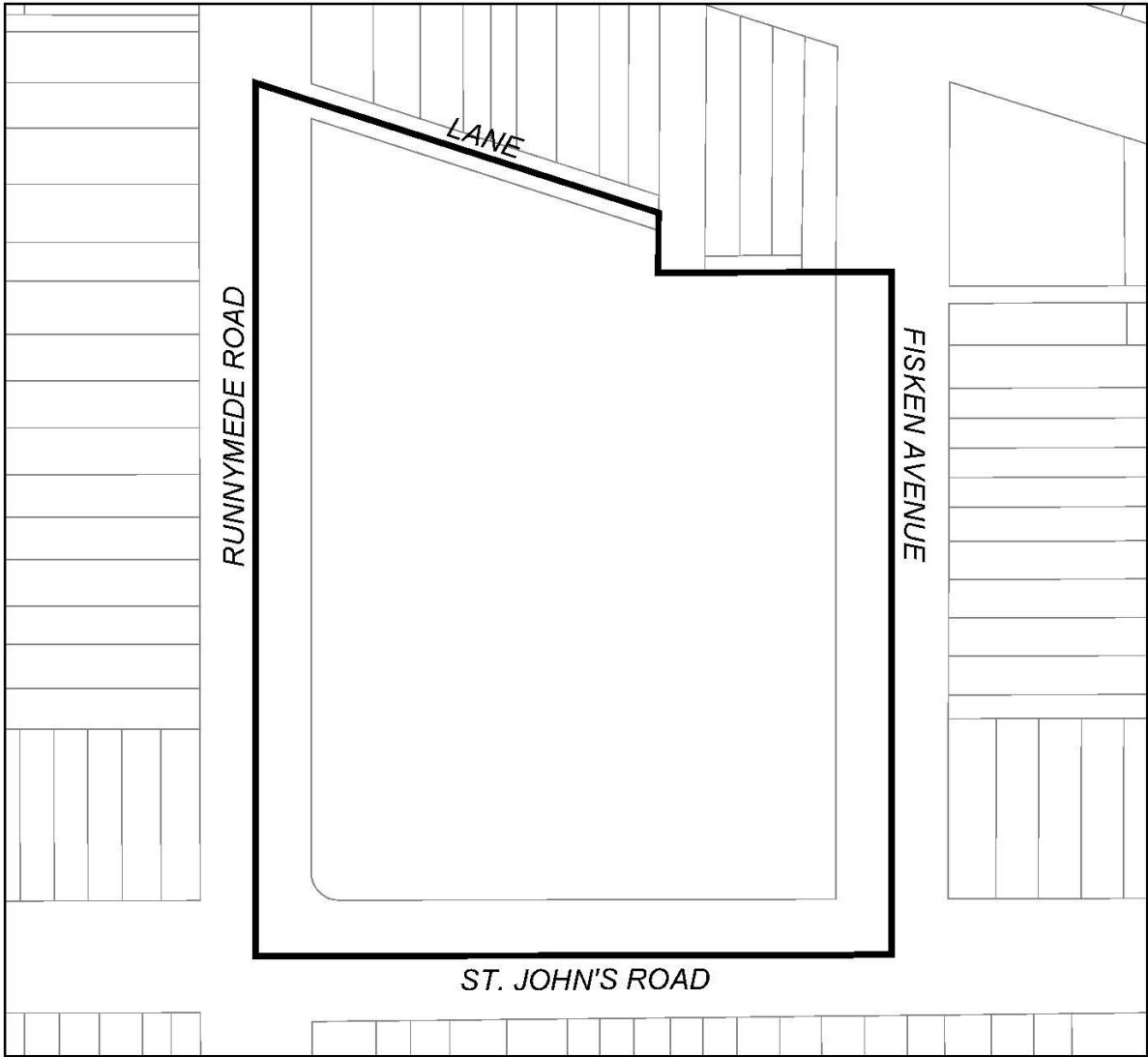
274 St. John's Road, 625-637 Runnymede Road
and 40 Fiskene Avenue, Toronto

Diagram 1

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Not to Scale



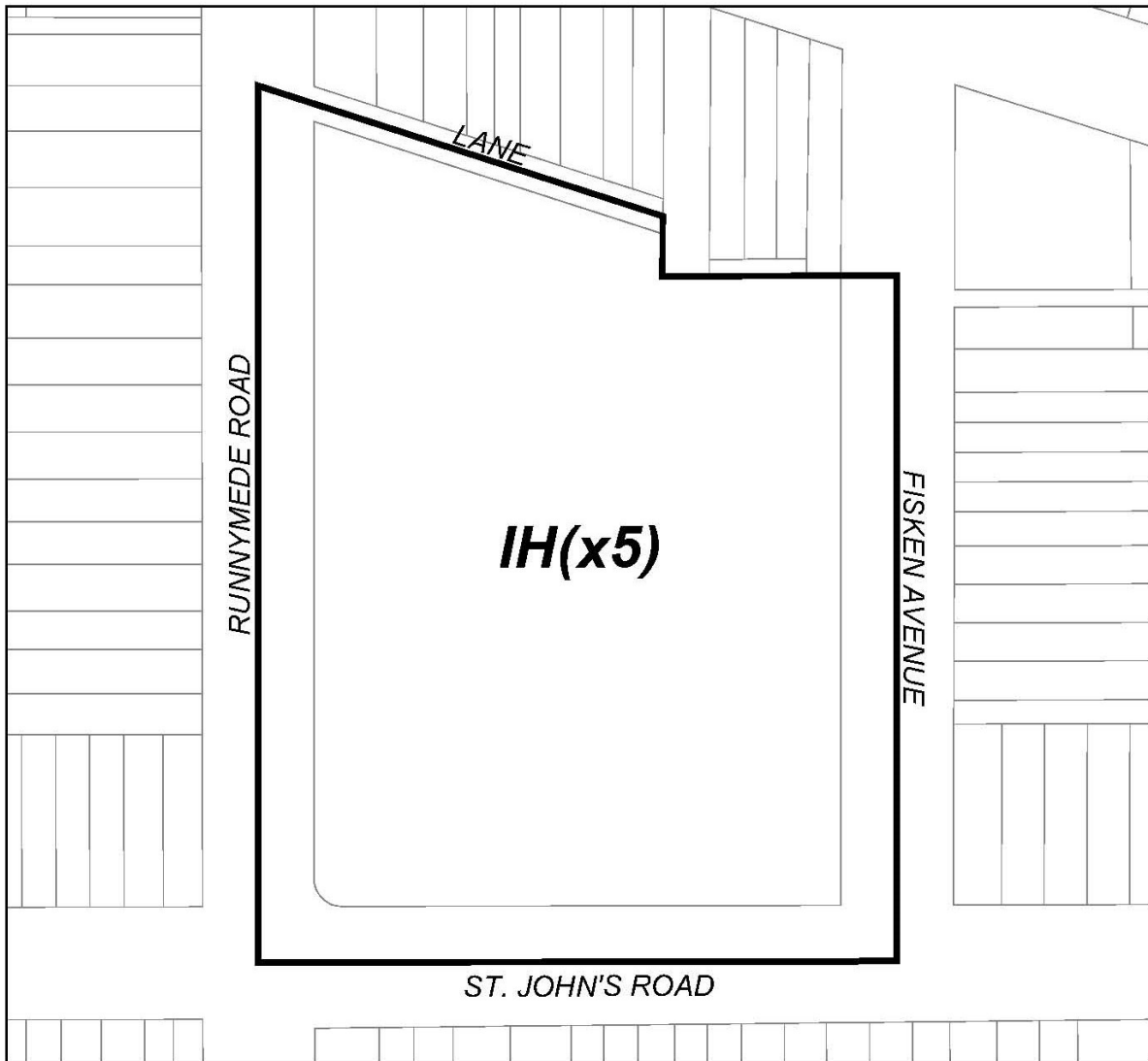
**274 St. John's Road, 625-637 Runnymede Road
and 40 Fiskene Avenue, Toronto**

Diagram 2

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Not to Scale



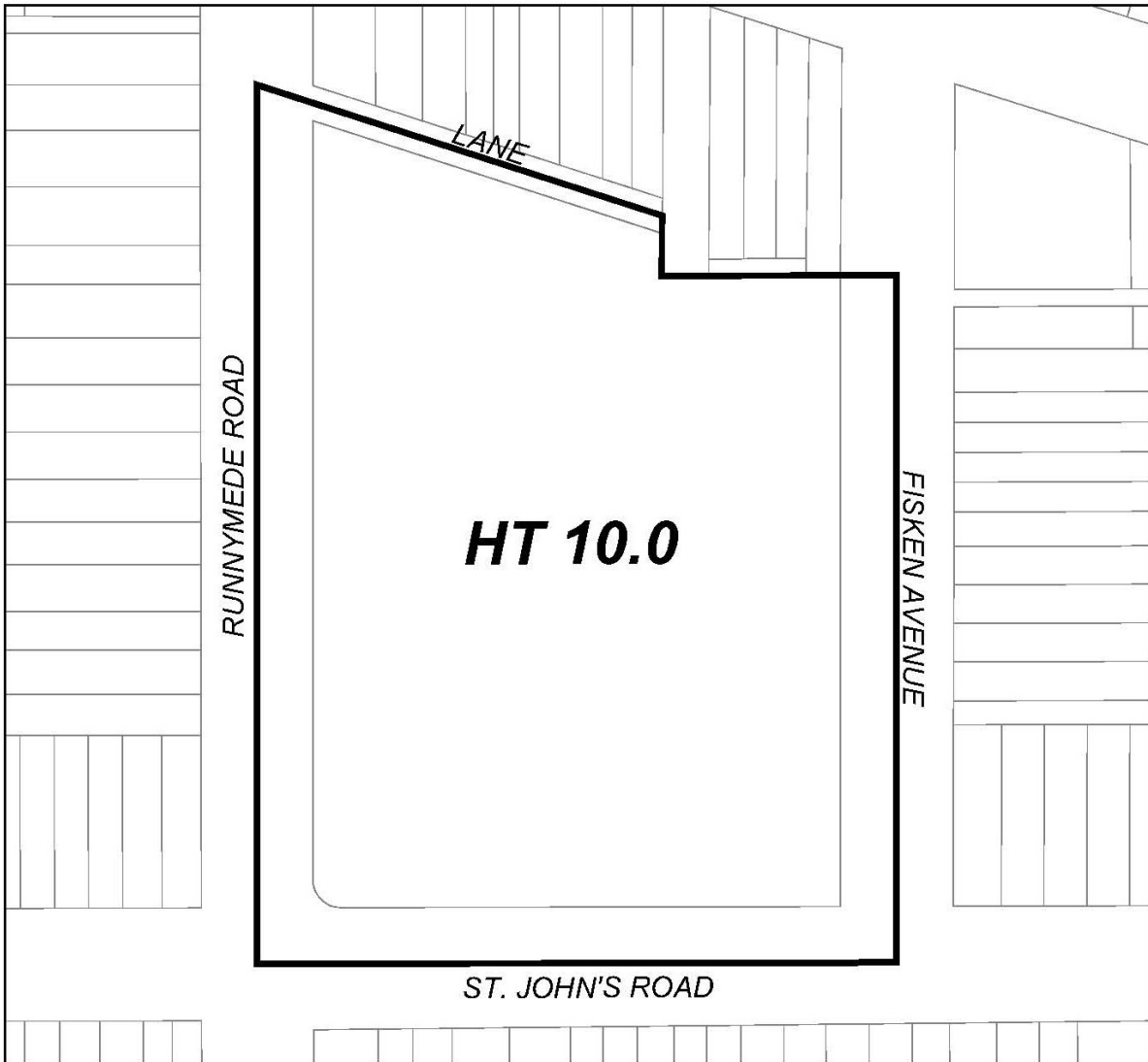
**274 St. John's Road, 625-637 Runnymede Road
and 40 Fiskin Avenue, Toronto**

Diagram 3

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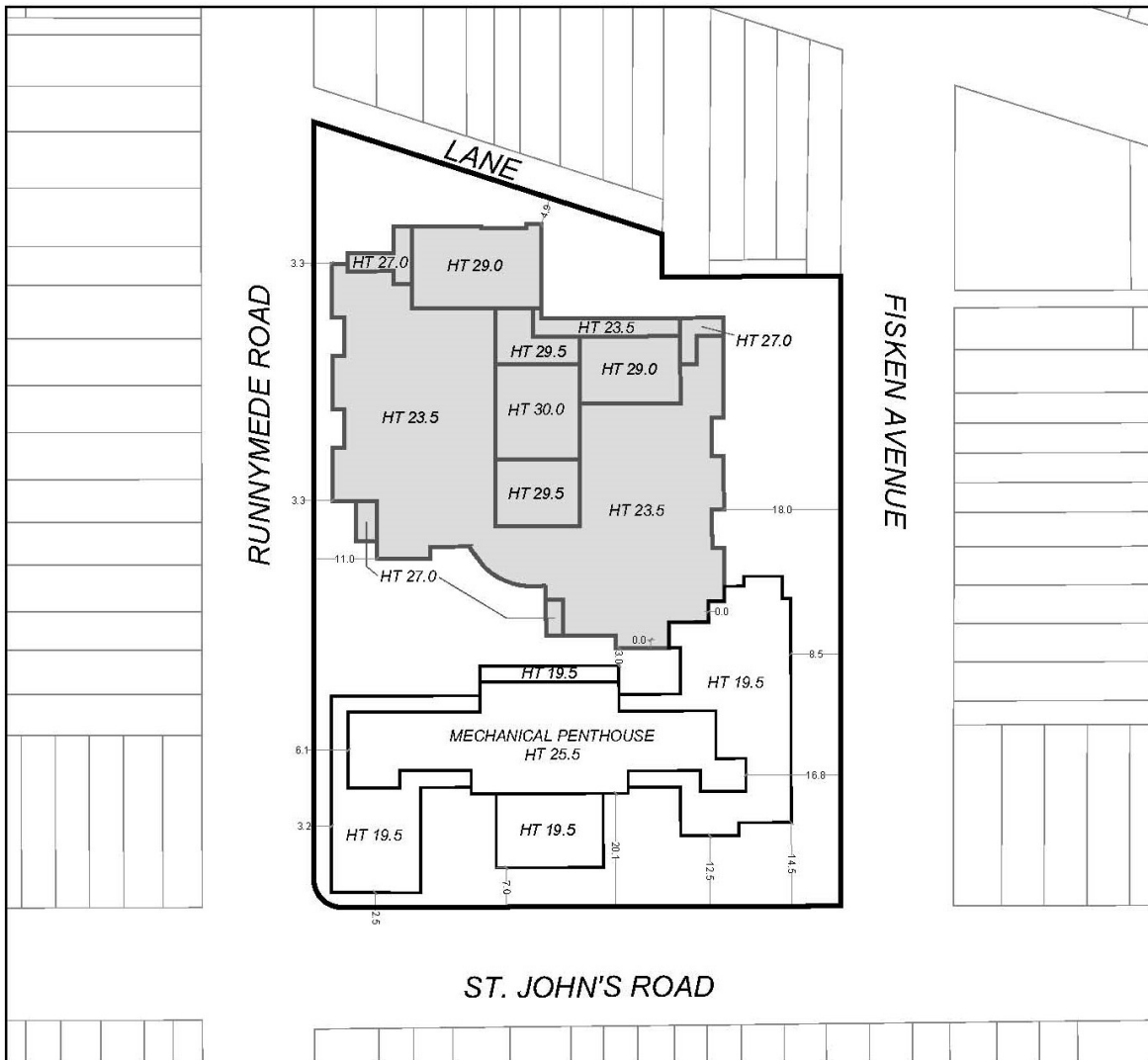
**274 St. John's Road, 625-637 Runnymede Road
and 40 Fisken Avenue, Toronto**

Diagram 4

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274 St. John's Road, 625-637 Runnymede Road
and 40 Fiskene Avenue, Toronto

Diagram 5

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