

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

## CITY OF TORONTO

Bill No. ~

BY-LAW No. ~20~

### **To amend General Zoning By-law No. 438-86 of the former City of Toronto, as amended, with respect to the lands municipally known as 154 Front Street East**

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 and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. This By-law applies to the lands delineated by a heavy line on Map 1 attached to and forming part of this By-law
2. Except as otherwise provided herein, the provisions of Zoning By-law 438-86 shall continue to apply to the *lot*.
3. None of the provisions of sections 4(2)(a)(i), 4(5)(b)(i) and (ii), 4(8), 4(16), 7(3)Part II 1(i) and (3), 7(3) Part II 7 B and E and 12(2) 246 (e) to (i) of By-law No. 438-86, 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”, as amended, shall apply to prevent the erection or use of a *mixed-use* building on the *lot* provided that:
  - (a) the aggregate of the *residential gross floor area* and *non-residential gross floor area* of buildings and structures shall not exceed 39,100 square metres, subject to the following:
    - i) the *residential gross floor area* of buildings and structures shall not exceed 38,000 square metres.
    - ii) the *non-residential gross floor area* of buildings and structures shall not exceed 1,100 square metres including a *commercial parking garage*.
  - (b) 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 2 except that:
    - (i) a mechanical penthouse having a maximum height of 7.0 metres shall be permitted within the area on Map 2 outlined by a dashed line, provided the overall *height* of the building within the area on Map 2 outlined by a dashed line does not exceed 115 metres.

- (ii) the maximum height for parapets, terrace guards and dividers, planters, and window washing equipment shall be the sum of 1.8 metres and the applicable *height* limit shown on Map 2.
  - (iii) the maximum height of decorative screens, fences and safety railings shall be the sum of 6 metres and the applicable height limit shown on Map 2.
- (d) no portion of a building or structure erected or used above grade is located otherwise than wholly within the areas delineated by heavy lines on the attached Map 2 except that;
  - i) awnings, lighting fixtures, ornamental elements, trellises, window sills, balustrades, stairs, stair enclosures, wheelchair ramps, underground garage ramps, landscape and public art features may extend to a maximum of 1.5 metres beyond the heavy lines shown on Map 2.
  - ii) balconies may extend a maximum of 1.8 metres beyond the heavy lines on Map 2, as measured perpendicular to the exterior walls of the building.
- (e) a minimum number of *parking spaces* shall be provided and maintained on the *site* in accordance with the following:
  - i) 0.3 *parking spaces* for each *bachelor dwelling unit*;
  - ii) 0.5 *parking spaces* for each *one bedroom dwelling unit*;
  - iii) 0.75 *parking spaces* for each *two bedroom dwelling unit*;
  - iv) 1.2 *parking spaces* for each *three bedroom dwelling unit*;
  - v) 0.06 *parking spaces* for each *dwelling unit* shall be provided for visitors; and,
- (f) a minimum of one *loading space – type “G”* shall be provided.
- (m) a sales office, used exclusively for the initial sale and/or initial leasing of *dwelling units* or *non-residential gross floor area* to be erected on the *lot*, shall be permitted.
- (n) despite the definitions of “*grade*”, “*height*” and “*lot*” in section 2(1)(iii) of By-law 438-86 shall not apply to the lands and instead the following definitions shall apply;
  - (i) “*grade*” means 80.15 metres Canadian Geodetic Datum.
  - (ii) “*height*” means the vertical distance between *grade* and the highest point

of the roof except for those elements prescribed in Section 3(b) (i),(ii) and (iii) of this By-law.

- (iii) “lot” means the lands delineated by heavy lines on Map 1 attached to this By-law.
- (o) This amendment shall apply to all of the lands, shown on Map 1 attached to this By-law, regardless of future severance, partition or division.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)



