CITY OF TORONTO

BY-LAW No. 897-2000

To amend Zoning By-law No. 1994-0806 of the former City of Toronto for the Railway Lands Central, in respect of Block 19.

WHEREAS the Council of the City of Toronto has been requested to amend By-law No. 1994-0806, the Railway Lands Central Zoning By-law, in respect of an application to, inter alia, permit residential development on Block 19; and

WHEREAS the Council of the City of Toronto conducted a public meeting under Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended regarding the proposed Zoning By-law amendment;

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

1. Section 7 PART I of By-law No. 1994-0806, 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 within the lands know as the Railway Lands – Central”, as amended, is further amended by:

   (1) amending Column C entitled “MAXIMUM RESIDENTIAL GROSS FLOOR AREA” within the table in regulation 1 entitled “MAXIMUM FLOOR AREA: MIXED USE, NON-RESIDENTIAL AND RESIDENTIAL BUILDINGS” by deleting the figure “0” set out opposite the expression “block 19” and replacing it with the figure “46,000”, all as set out in the following table;

<table>
<thead>
<tr>
<th>COLUMN A BLOCK</th>
<th>COLUMN B MAXIMUM NON-RESIDENTIAL GROSS FLOOR AREA (square metres)</th>
<th>COLUMN C MAXIMUM RESIDENTIAL GROSS FLOOR AREA (square metres)</th>
<th>COLUMN D MAXIMUM COMBINED FLOOR AREA (square metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block 19</td>
<td>47,100</td>
<td>46,000</td>
<td>47,100</td>
</tr>
</tbody>
</table>

   (2) amending regulation 4(c) by deleting the phrase “Paragraph (a) shall not apply to block 18AB, block 18C, or block 19” in the first sentence and replacing it with “Paragraph (a) shall not apply to block 18AB or block 18C”.

2. Section 7 PART II, of the aforesaid By-law is amended by:

   (1) amending regulation 1 by deleting the semicolon at the end of subparagraph (ii) and adding the phrase “or CN Plaza;” at the end thereof;

   (2) amending regulation 3 by:

      (i) deleting the expression “block 19” from the fist line of subparagraph (a), and

      (ii) inserting the expression “block 19,” after the word “For” in subparagraph (b);

   (3) amending regulation 4 by deleting the phrase “No person shall, on block 18AB, block 18C, and block 19” in the first sentence of subparagraph (e) and replacing it with “No person shall, on block 18AB and block 18C”.

3. Section 10, of the aforesaid By-law is further amended by:

   (1) amending exception (11) by:

      (i) adding “19,” following the word “BLOCKS” in the title to the said exception;

      (ii) inserting the following Block 19 heading and new subparagraph (e) following subparagraph (d) and renaming the existing subparagraph (e) as subparagraph (f):

         “BLOCK 19

         (e) (i) Section 4 (3)(a) shall not apply to prevent the erection or use on the roof of a building located entirely within the building envelope line for block 19, established by Section 7 PART II 3(b) and Map 4 and as also shown on Map 5, of any stair tower, elevator shaft, chimney stack or other heating, cooling or ventilating equipment or window washing equipment, or any fence, wall or structure enclosing such elements, provided that the maximum height of the top of such elements or enclosure is no higher than 113.5 metres above grade, and

         A. the aggregate horizontal area of such elements including the area contained within any enclosure, located above the 95.0 metre height limit shown on the Appendix “B” Map applicable to block 19, does not exceed
eighty-five (85) per cent of the area of the roof of such building,

B. the aggregate horizontal area of such elements including the area contained within any enclosure, located above 100 metres above grade, does not exceed thirty-eight (38) per cent of the area of the roof of such building, and

C. the aggregate horizontal area of such elements including the area contained within any enclosure, located above 105 metres above grade, does not exceed ten (10) percent of the area of the roof of such building.

(ii) The exception to the provisions of Section 4 (3)(a) contained within Section 4 (3)(a) (i), shall not apply to a building located entirely within the building envelope line for block 19, established by Section 7 PART II 3(b) and Map 4 and as also shown on Map 5.”

4. Map 3 appended to the aforesaid By-law is amended for block 19, as set out in Plan 1 attached to this By-law.

5. Map 4 appended to the aforesaid By-law is amended for block 19, as set out in Plan 2 attached to this By-law.

6. Map 5 appended to the aforesaid By-law is amended for block 19, as set out in Plan 3 attached to this By-law.

7. Map 6 appended to the aforesaid By-law is amended for block 19, as set out in Plan 4 attached to this By-law.

8. Map 7 appended to the aforesaid By-law is amended for block 19, as set out in Plan 5 attached to this By-law.

9. Height Map 50G-322 contained in Appendix “B” of the aforesaid By-law is amended for block 19, as set out in Plan 6 attached to this By-law.

ENACTED AND PASSED this 5th day of October, A.D. 2000.

CASE OOTES, NOVINA WONG,
Deputy Mayor City Clerk

(Corporate Seal)
PLAN 1

A  BOX BUILD TO ZONE
GRADE TO 18.0 m
ABOVE GRADE

B  BOX BUILD TO ZONE
GRADE TO 10.0 m ABOVE GRADE &
BOX BUILD TO ZONE
10.0 m ABOVE GRADE TO ELEVATION
110.0 m CANADIAN GEODETIC DATUM

C  BOX BUILD TO ZONE
GRADE TO 18.0 m ABOVE GRADE

D  BOX BUILD TO ZONE
GRADE TO 12.0 m ABOVE GRADE

E  BOX BUILD TO ZONE
GRADE TO 12.0 m ABOVE GRADE

BUILD TO ZONE AS SET OUT IN B ABOVE
TO BE LOCATED WITHIN 20 m AS SHOWN

100  0  100
100 METRES

WATER AND SEWER SERVICES
DISTRIBUTION AND WASTEWATER SERVICES
TORONTO WATER SERVICES
900 WYON ROAD, ROYALPALACE BROOKLYN
P H I L D E M 1 0 0 0 00 0 000 00 00 000
W W W.T R O N  S E W E R S . C A

CITY OF TORONTO BY-LAW NO. 897-2000
PLAN 2
BUILDING ENVELOPE FOR "BLOCK 19"

* BUILDING ENVELOPE LINE AT AND ABOVE ELEVATION 110.00M CANADIAN GEODETIC DATUM

* REFER TO SECTION 10(11) TO DETERMINE THE FLOORPLATE RESTRICTIONS ABOVE A HEIGHT OF 26.0 AND 35.0 METRES

WORKS AND EMERGENCY SERVICES
SURVEY AND WARPING SERVICES
TORONTO - SEPTEMBER, 2000
FILE NO: 51-03
CENTRAL PLANNERS.DON
WAP No: 056-063 & 900-322
DRAWN PG
PLAN 5

ZONE FOR COLONNADES OR CANOPIES

WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO
SEPTEMBER, 2000
CENTRAL/PLANNING, DGN
FILE: 500-482
WAP: 500-481, 500-482
DRANIE: PG