

Authority: Toronto East York Community Council Report No. 1, Clause No. 9,
adopted as amended, by City of Toronto Council on February 4, 5 and 6, 2003
Enacted by Council: February 7, 2003

CITY OF TORONTO

BY-LAW No. 101-2003

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands known as Nos. 837 and 837R Yonge Street.

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. None of the provisions of Sections 2 *Definitions* - *grade*, 4(2)a, 4(5)(b), 4(12) and 8(3) Part II 1(a)(ii) of By-law No. 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”, as amended, shall apply to Parcel 1 of Plan 1, attached to and forming part of this By-law, to prevent the erection and use of a residential building and parking garage, provided:

- (a) the *lot* on which the proposed building is to be located comprises the lands outlined by heavy lines on Plan 1 attached to and forming part of this By-law;

For Parcel 1:

- (b) no above grade portion of the building is located otherwise than wholly within the areas delineated by heavy lines as shown on Plan 2 attached to and forming part of this By-law except:
 - (i) an enclosed building connection between the buildings located on Parcel 1, and shown on Plan 2 shall be permitted over the driveway between the buildings provided that:
 - A. a minimum vertical clearance of 5.0 metres is maintained above the finished ground level of the driveway;
 - B. the height of the building connection does not exceed 9.5 metres;
 - C. the main front wall of the building connection is setback a minimum of 7.0 metres from the street line; and
 - D. the depth of the building connection does not exceed 10 metres.

- (ii) cornices, canopies, patios, ornamental elements, window sills, guard-rails, fences, screens, railings, stairways, bay windows, eaves, wheel chair ramps, retaining walls, ramps to underground garages, surface driveways and landscaped decks;
- (c) Parcel 1 shall contain residential uses only, except for a portion of the *parking garage* which may be used for parking associated with the retail use on Parcel 2 of Plan 1;
- (d) the *residential gross floor area* does not exceed 28 630 square metres;
- (e) the *height* of the *residential buildings* shall not exceed the height limits specified by numbers on Plan 2A and 2B, except for:
 - (i) items identified in Sections 4(2)(a)(i) and 4(2)(a)(ii) of By-law No. 438-86, as amended; and
 - (ii) roof parapets extending to a maximum vertical projection of 1.0 metre beyond the height limits shown on Plan 2A and 2B;
- (f) at least 2 square metres of indoor *residential amenity space* for each *dwelling unit* shall be provided;
- (g) at least 500 square metres of outdoor *residential amenity space* shall be provided, of which, at least 50 square metres shall be provided in a location directly accessible from the indoor *residential amenity space*;
- (h) *parking spaces* shall be provided and maintained 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*; and
 - (v) 0.06 *parking spaces* for every *dwelling unit* contained therein for visitors;
- (i) in addition to the parking requirement noted in Section (h) above, a minimum of 89 parking spaces shall be provided for the exclusive use of the retail store located on lands identified as Parcel 2 of Plan 1; and

For Parcel 2:

- (j) the gross floor area shall not exceed 26 765 square metres, of which the *residential gross floor area* shall not exceed 14 625 square metres.

2. For the purposes of this By-law, *grade* for Parcel 1 on Plan 1 shall mean 117.20 Canadian Geodetic Datum.
3. With the exception of any defined terms to the extent modified by this By-law and provisions noted herein, all other provisions and defined terms of By-law No. 436-86 of the former City of Toronto, as amended, continue to apply.

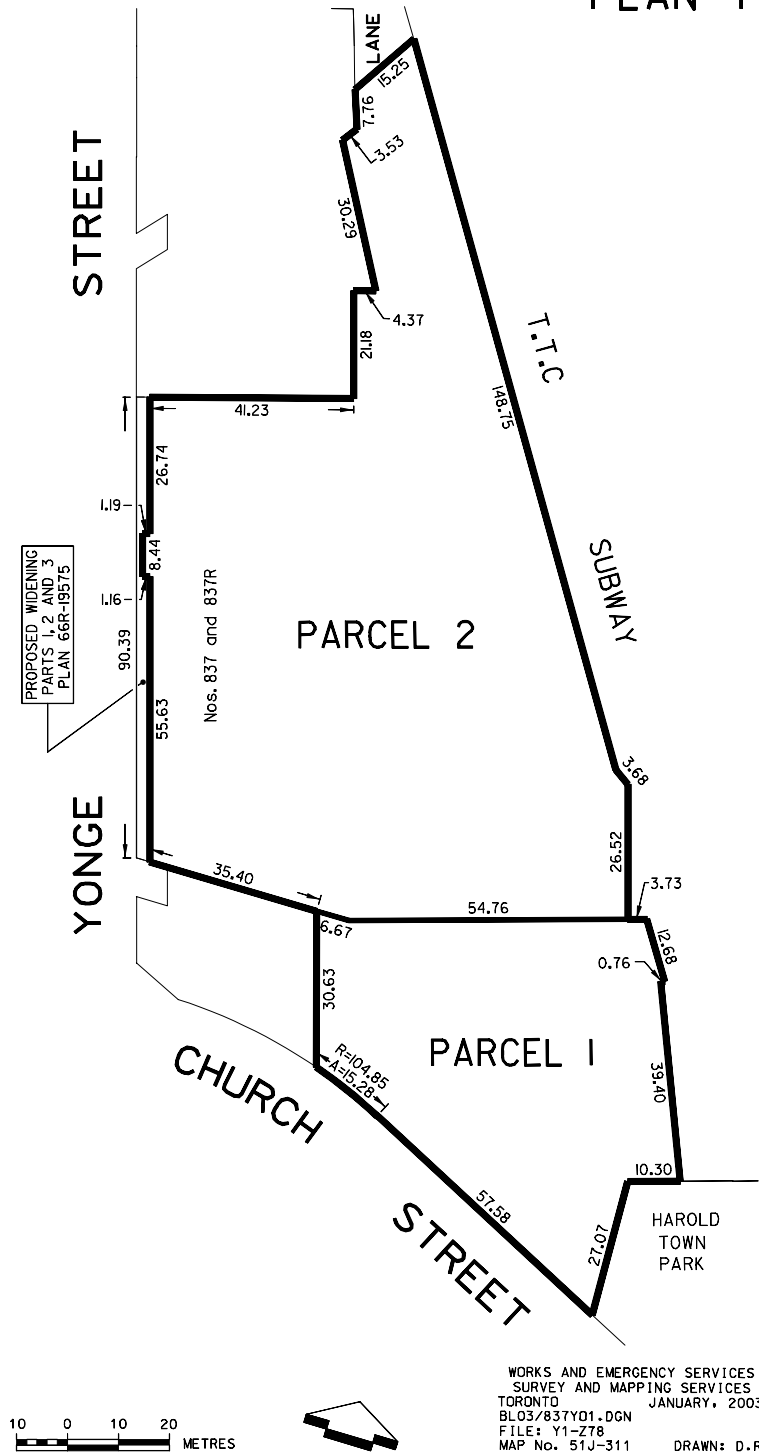
ENACTED AND PASSED this 7th day of February, A.D. 2003.

CASE OOTES,
Deputy Mayor

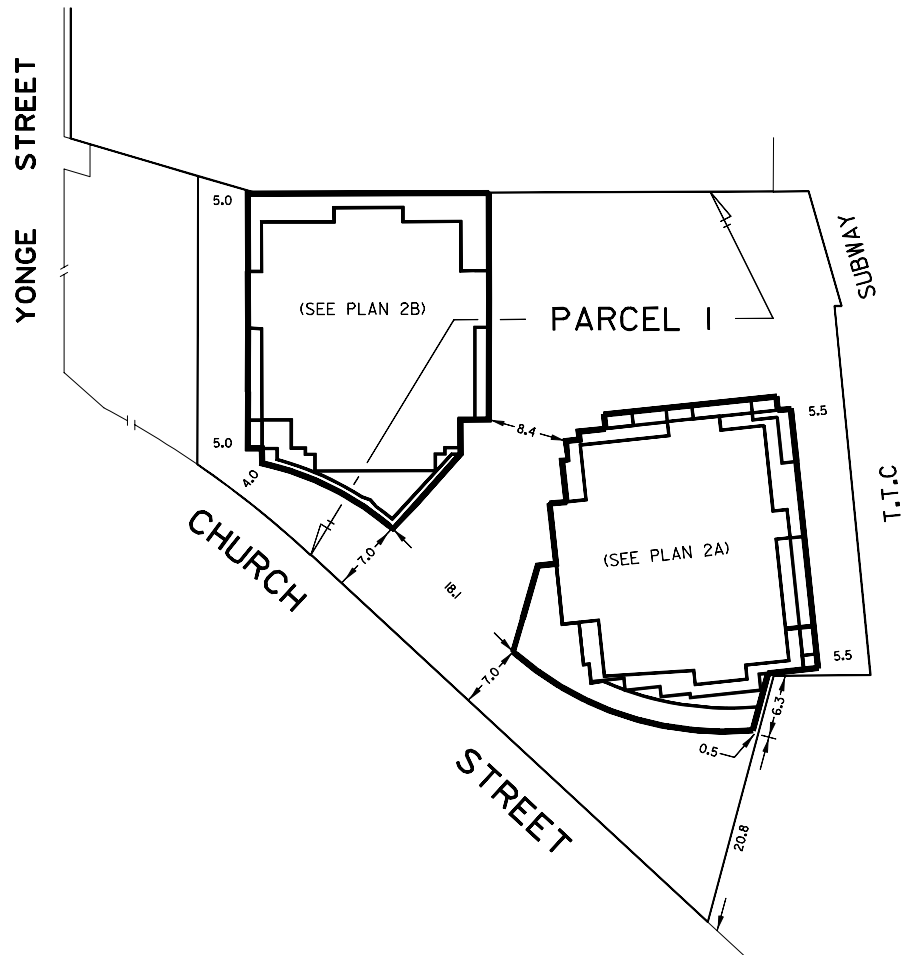
ULLI S. WATKISS
City Clerk

(Corporate Seal)

PLAN 1

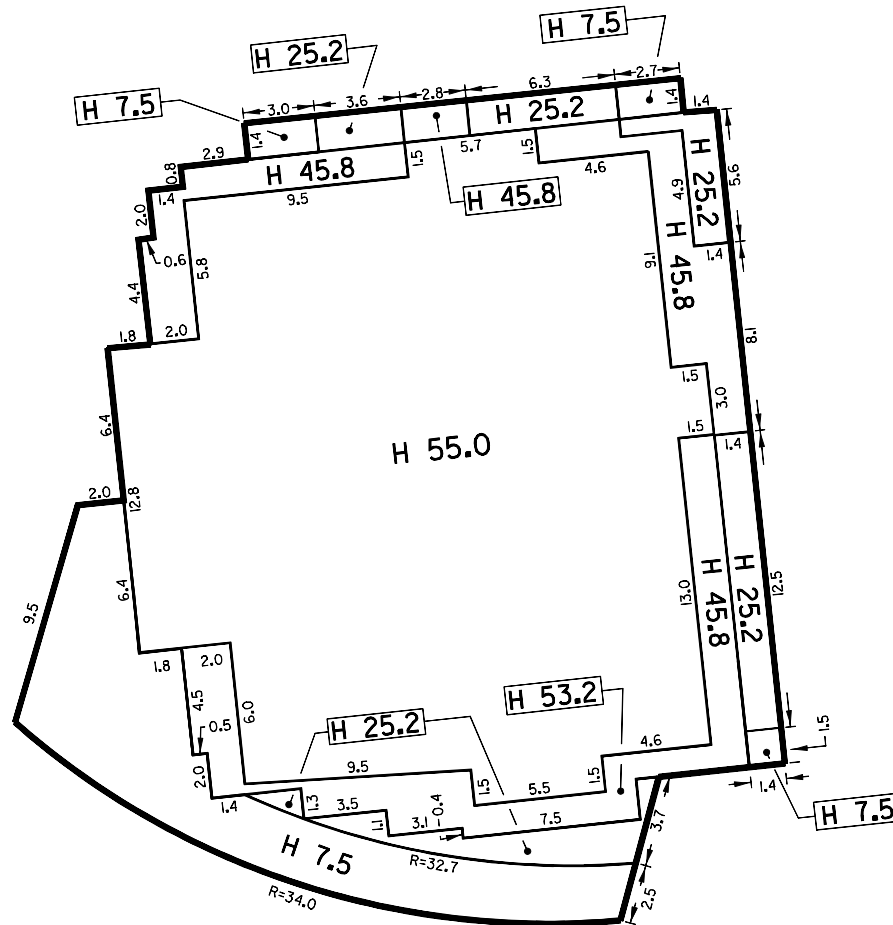


PLAN 2



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO
BLOS/83TY02.DGN
FILE: Y1-278
MAP No. 51J-311
JANUARY, 2003
DRAWN: D.R

PLAN 2A



H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO JANUARY, 2003
BL03/837Y02A.DGN
FILE: Y1-Z78
MAP No. 51J-311 DRAWN: D.R

PLAN 2B