

Authority: Toronto East York Community Council Report No. 5, Clause No. 2,
adopted as amended, by City of Toronto Council on May 21, 22 and 23, 2003
Enacted by Council: May 23, 2003

CITY OF TORONTO

BY-LAW No. 454-2003

To amend the General Zoning By-law No. 438-86 for the former City of Toronto respecting lands known as 22 and 24 Wellesley 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. None of the provisions of Section 2 with respect to *height*, *grade*, and *parking space*, and Sections 4(2)a(i) and (ii), 4(5), 4(12), 4(13)(a), 4(13)(c), 4(16), 6(1), 6(3)PART I 1, 6(3) PART II 3.F(II), 6(3) PART II 4, 6(3) PART II 8, 6(3) PART III 1(b) 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 and use of an *apartment building* and *accessory* uses, including a *parking garage* on the lands municipally known in the year 2003 as 22 and 24 Wellesley Street East (hereafter referred to as the "*lot*") provided:
 - (1) the *lot* consists of the lands delineated by heavy lines on the attached Map 1;
 - (2) the total *residential gross floor area* of the building does not exceed 12,650 square metres;
 - (3) no portion of the building above *grade* is located otherwise than wholly within the areas delineated by heavy lines on the attached Map 2 with the exception of cornices, lighting fixtures, awnings, canopies, ornamental elements, parapets, trellises, balconies, eaves, window sills, guardrails, balustrades, railings, stairs, stair enclosures, bay windows, wheel chair ramps, underground garage ramps and their associated structures and landscape features, all of which may extend beyond the heavy lines on the attached Map 2;
 - (4) no person shall erect or use a building or structure on the *lot* having a greater *height* in metres than the *height* limits specified by the numbers following the symbol H on the attached Map 2, except for the following:
 - (i) a structure on the roof of the building used for outside or open air recreation, safety or wind protection purposes may exceed the *height* limit on the attached Map 2 by no more than 3.0 metres;

- (ii) chimney stack or other heating, cooling or ventilating equipment, window washing equipment on the roof of the building, ornamental elements, parapets and safety railings may exceed the *height* limit on the attached Map 2 by no more than 1.5 metres;
 - (5) at least 78 *parking spaces* for the occupants of the building are provided and maintained on the *lot*;
 - (6) no building or structure shall be erected on the *lot* unless *residential amenity space* is provided as follows:
 - (i) at least 325 square metres of indoor *residential amenity space* in a multi-purpose room or rooms, at least one of which contains a kitchen and a washroom; and
 - (ii) at least 200 square metres of outdoor *residential amenity space* of which at least 40 square metres is to be provided in a location adjoining or directly accessible from the indoor *residential amenity space*;
 - (7) no building or structure shall be erected on the *lot* unless a minimum of 70 *bicycle parking spaces - occupant* are provided and maintained on the *lot*;
 - (8) the owner of the *lot* enters into an agreement, pursuant to section 37 of the *Planning Act* to secure the following facilities, services and matters:
 - (i) a contribution of \$280,000.00 toward capital improvements at 519 Church Street;
 - (ii) a contribution of \$20,000.00 toward improvement of the TTC right-of-way immediately adjacent to the *lot*; and
 - (iii) requirements addressing the demolition of buildings on the *lot* and associated heritage matters to the satisfaction of the Commissioner of Economic Development, Culture and Tourism.
2. A sales office is permitted within an existing building located on the *lot* as of the date of the passing of this By-law.
3. For the purposes of this By-law:
- (1) “*height*” shall mean the vertical distance between *grade* and the highest point of the roof except for those elements prescribed in this By-law;
 - (2) “*grade*” shall mean 107.58 metres Canadian Geodetic Datum;
 - (3) “*parking space*” means an unobstructed area, at least 5.9 metres in length and at least 2.6 metres in width that is readily accessible at all times for the parking and removal of a motor vehicle without the necessity of moving another motor

vehicle, or a parking space within a *parking stacker*, except that no more than eight *parking spaces* may be provided and maintained on the *lot* with dimensions of at least 5.6 metres in length and at least 2.6 metres in width, provided that the eight *parking spaces* do not form part of the minimum number of *parking spaces* required by this By-law; and

- (4) all terms appearing in italics shall have the same meaning as those terms have for the purpose of the aforesaid By-law No. 438-86, except as hereinbefore provided.

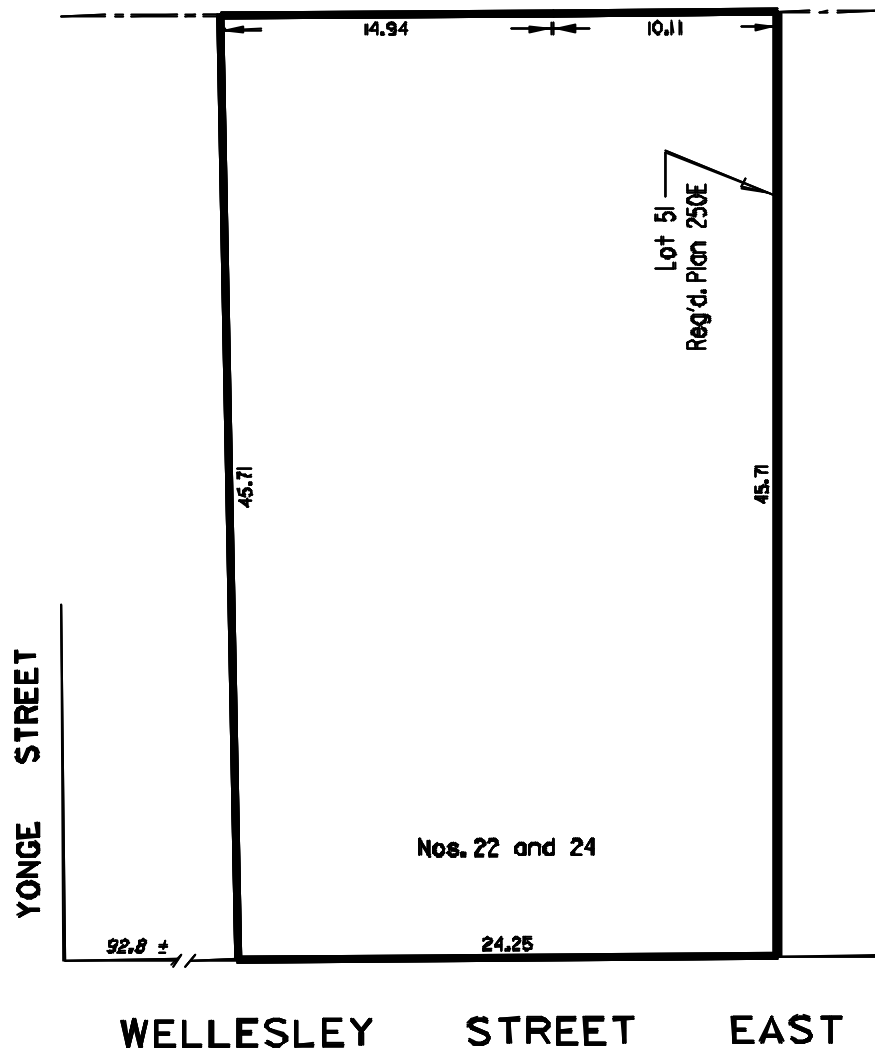
ENACTED AND PASSED this 23rd day of May, A.D. 2003.

MEL LASTMAN,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

MAP 1



5 0 5 METRES



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO APRIL, 2003
BL03/ 22WELL1.DGN
FILE# W47-Z7
MAP No. 51H-321 DRAWN: D.R.

