

Authority: Toronto and East York Community Council Report No. 6, Clause No. 5,  
as adopted by City of Toronto Council on July 19, 20, 21 and 26, 2005  
Enacted by Council: July 21, 2005

## **CITY OF TORONTO**

### **BY-LAW No. 708-2005**

**To amend By-law No. 438-86, as amended, By-law No. 1995-0466, as amended, By-law No. 937-2002(OMB), as amended, By-law No. 1996-0245, as amended, and By-law No. 938-2002(OMB) with respect to the Fort York Neighbourhood, to reflect adoption of the Fort York Neighbourhood Public Realm Master Plan and Architectural Design Guidelines.**

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

1. By-law No. 1995-0466, as amended, being “A By-law to amend the General Zoning By-law No. 438-86 with respect to lands generally bounded by Strachan Avenue, Lake Shore Boulevard West, the Frederick G. Gardiner Expressway and Canadian National Railways, also known as the Bathurst/Strachan Area” is further amended by:
  - (1) deleting the “Fort York Neighbourhood” Map and Maps 1, 2 and 3, and replacing them with the maps in Appendix A attached hereto; and
  - (2) replacing the reference to “G” in Section 2 with a reference to “G and R4 as shown”.
2. By-law No. 937-2002 (OMB), as amended, being “A By-law to amend By-law No. 438-86, the General Zoning By-law of the former City of Toronto, as amended, with respect to the lands known as a portion of 640 Fleet Street as well as 640R, 642 and 650 Fleet Street, being block 1/2A, as well as By-law No. 1995-0466 and By-law No. 1996-0247”, is further amended by deleting Plan 1 and Plan 2, and replacing them with the plans in Appendix B attached hereto.
3. By-law No. 1996-0245, as amended, being “A By-law to amend By-law No. 438-86, the General Zoning By-law, as amended, and By-law No. 1995-0466, with respect to the portions of 640 Fleet Street (known as the Molson Lands), being blocks 3A, 3B, and 5 and the proposed parks and streets”, is further amended by:
  - (1) deleting Plans 1, 2, 3, 4 and 5, and replacing them with the plans in Appendix C attached hereto;
  - (2) deleting the phrase “letter symbols A, B, C, and D”, in subsection 5(4) and replacing it with the phrase “letter symbols A, B and C”, and by deleting references to “Street B” in subsections 8(vi) and (xi); and
  - (3) deleting the phrase “, the proposed *streets* and proposed *public parks* and a portion of Fleet Street, to “R4”, “R4(h)”, and “G” ” in Section 2 thereof and replacing it with the following phrase: “to “R4” and “R4(h)”.

4. By-law No. 938-2002(OMB), being “A By-law to amend By-law No. 438-86, the General Zoning By-law of the former City of Toronto, as amended, with respect to the lands known as 600 Fleet Street, being block 7” , is amended by:
- (1) deleting Plans 1, 2, 3 and 4 and replacing them with the plans in Appendix D attached hereto;
  - (2) adding the phrase “H 0.0” before “H 24.0” in Section 3; and
  - (3) deleting the phrase “letter symbol D” in subsection 5(4) thereof, and replacing it with the phrase “letter symbols A and C”.
5. By-law No. 438-86, as amended, is further amended by adding to Section 12(1) thereto the following exception:
466. to prevent, in the *Fort York Neighbourhood*, the use of a building or structure for the purpose of *live/work units*, provided:
- (i) *live/work units* are directly accessible from *grade*,
  - (ii) *live/works* units are located within the first, or the first and second *storeys* of the building within which it is located, and
  - (iii) all other provisions of this by-law are complied with.
6. For the purposes of this exception, “*live/work unit*” means a *dwelling unit* that is also used for work purposes by the resident or residents of the *dwelling unit* as well as any number of other persons.

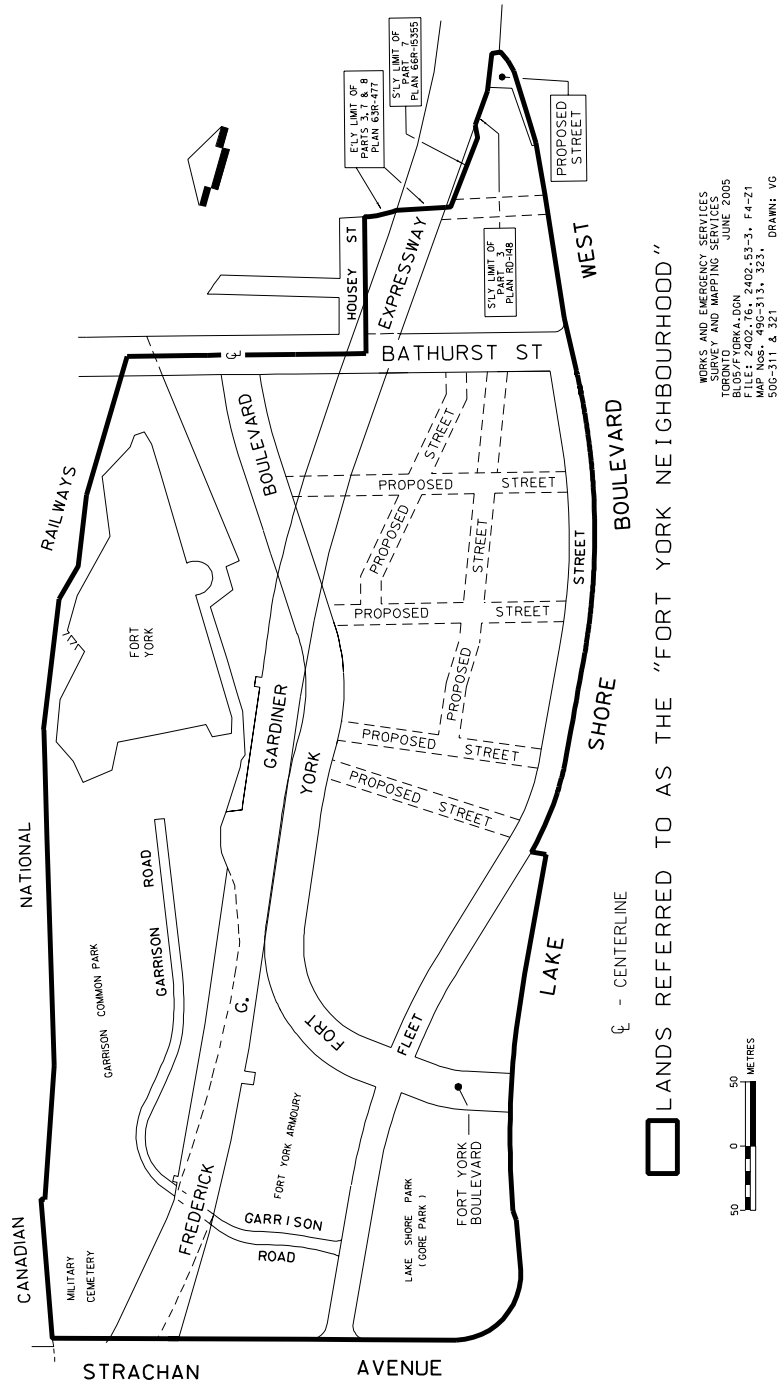
ENACTED AND PASSED this 21st day of July, A.D. 2005.

DAVID R. MILLER,  
Mayor

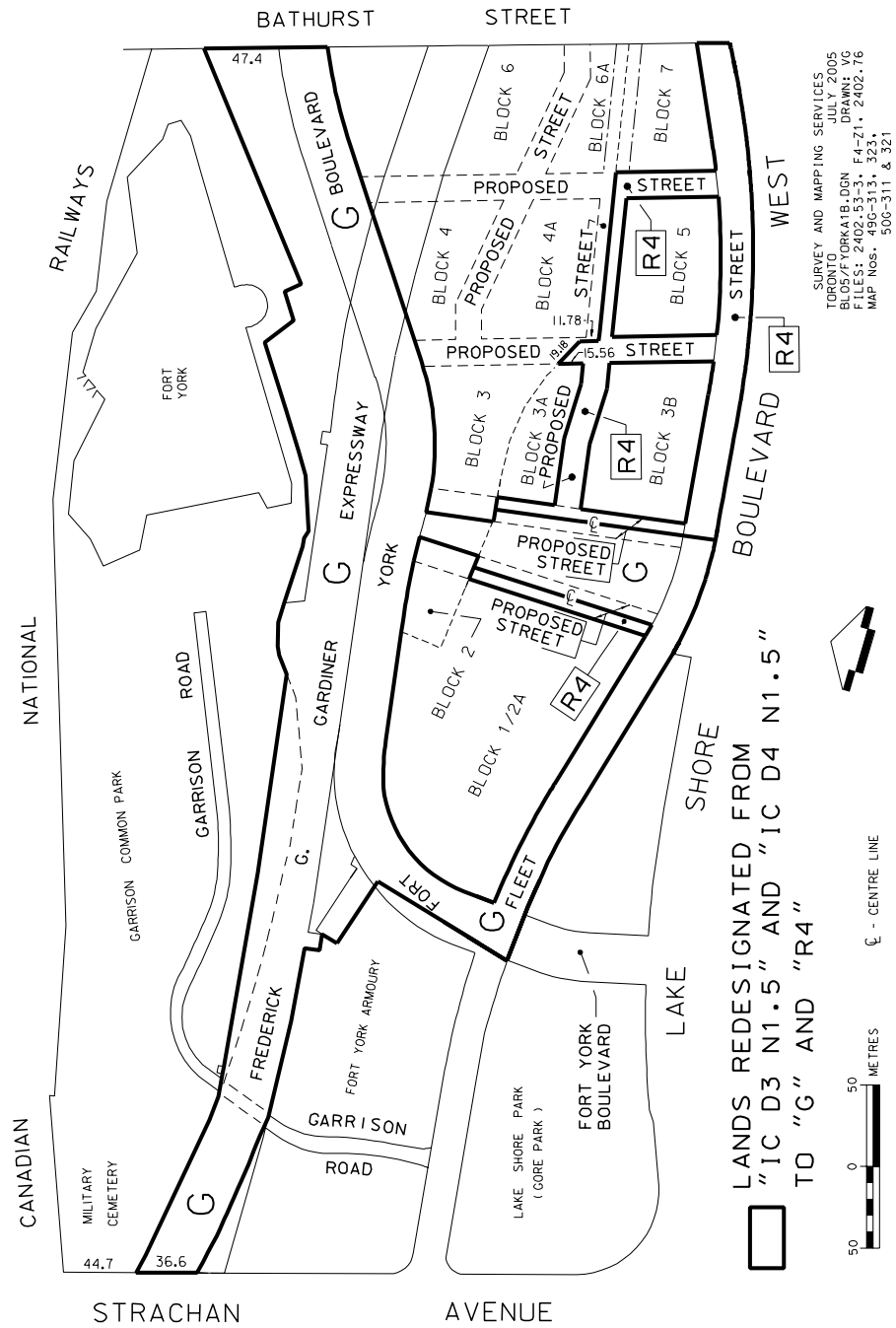
ULLI S. WATKISS  
City Clerk

(Corporate Seal)

# APPENDIX A



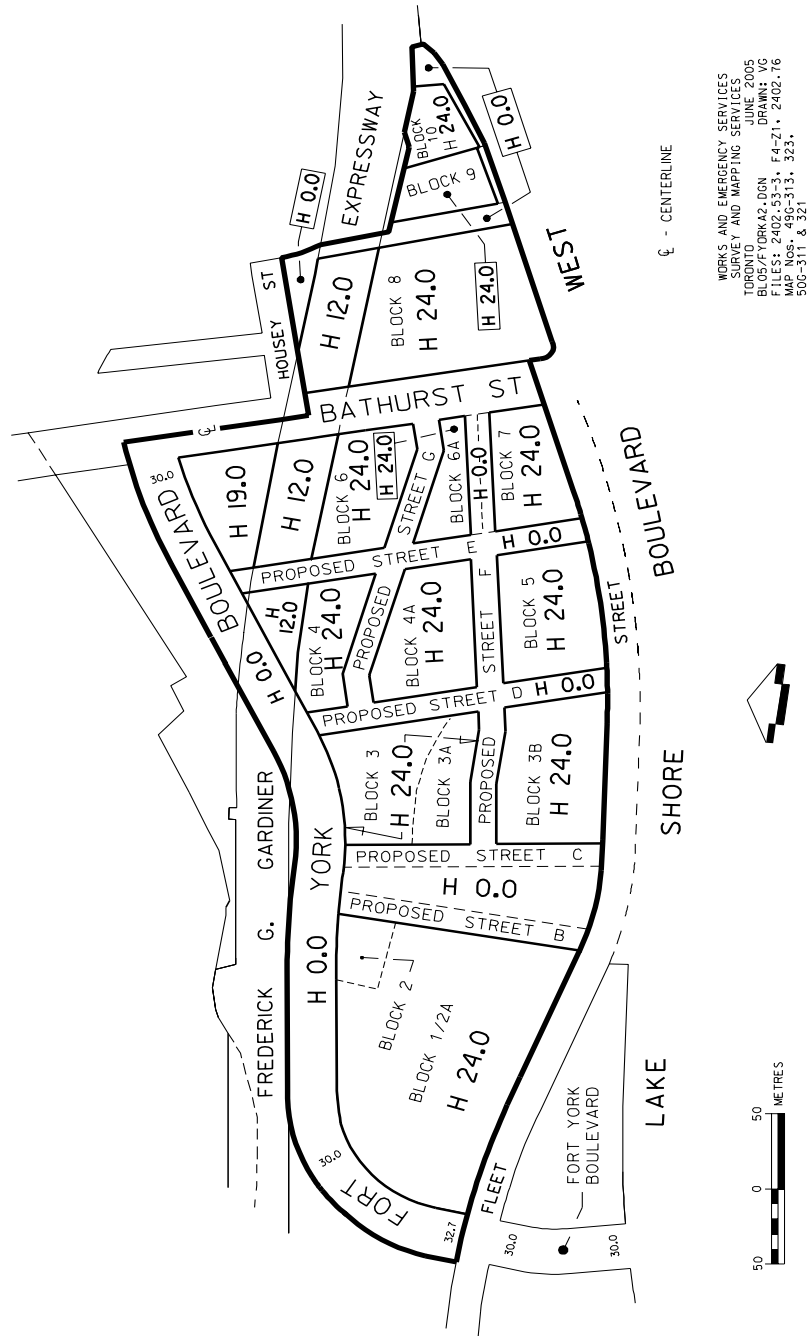
## MAP I

APPENDIX A  
(AMENDING BY-LAW 1995-0466)

## APPENDIX A

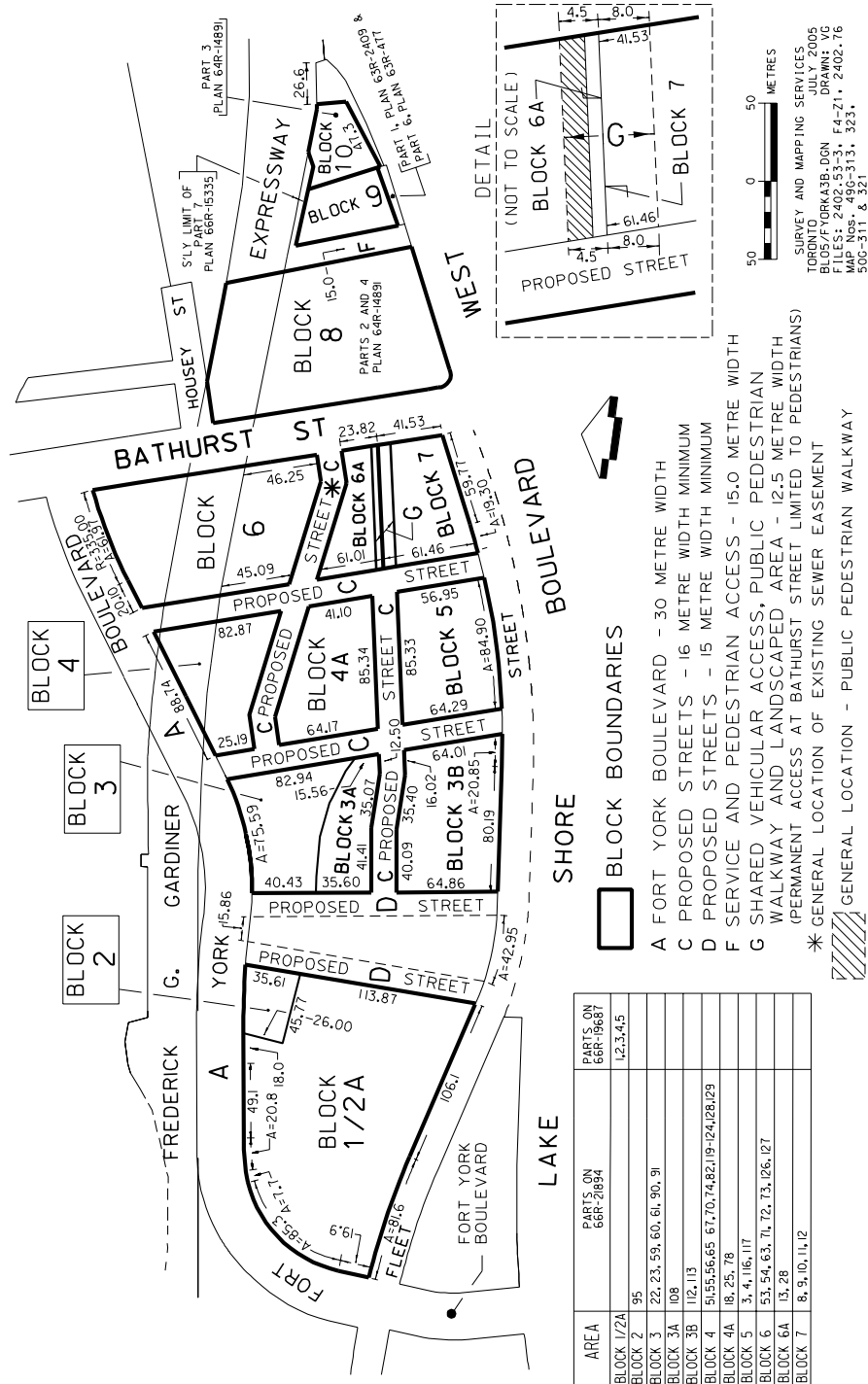
(AMENDING BY-LAW 1995-0466)

## MAP 2



APPENDIX A  
(AMENDING BY-LAW 1995-0466)

MAP 3

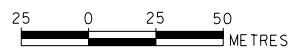
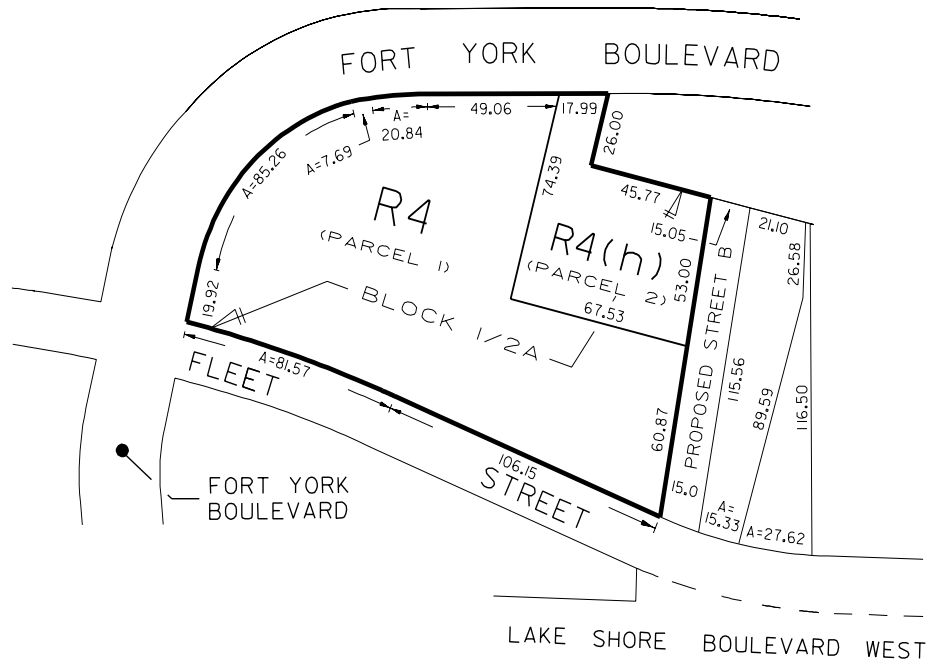


SURVEY AND MAPPING SERVICES  
TORONTO  
JULY 2005  
FILE NO: 1064136.DGN  
DRAWN: YG  
MAP NOS: 2496-313, 3231  
500-311 & 321

SURVEY AND MAPPING SERVICES  
TORONTO JULY 2005  
BL05/FYORKB1.DGN  
FILES: F4-Z1, 2402.76  
MAP No. 49G-13 DRAWN: VG

## PLAN 2

APPENDIX B  
ZONING AMENDMENT MAP  
(AMENDING BY-LAW 937-2002)

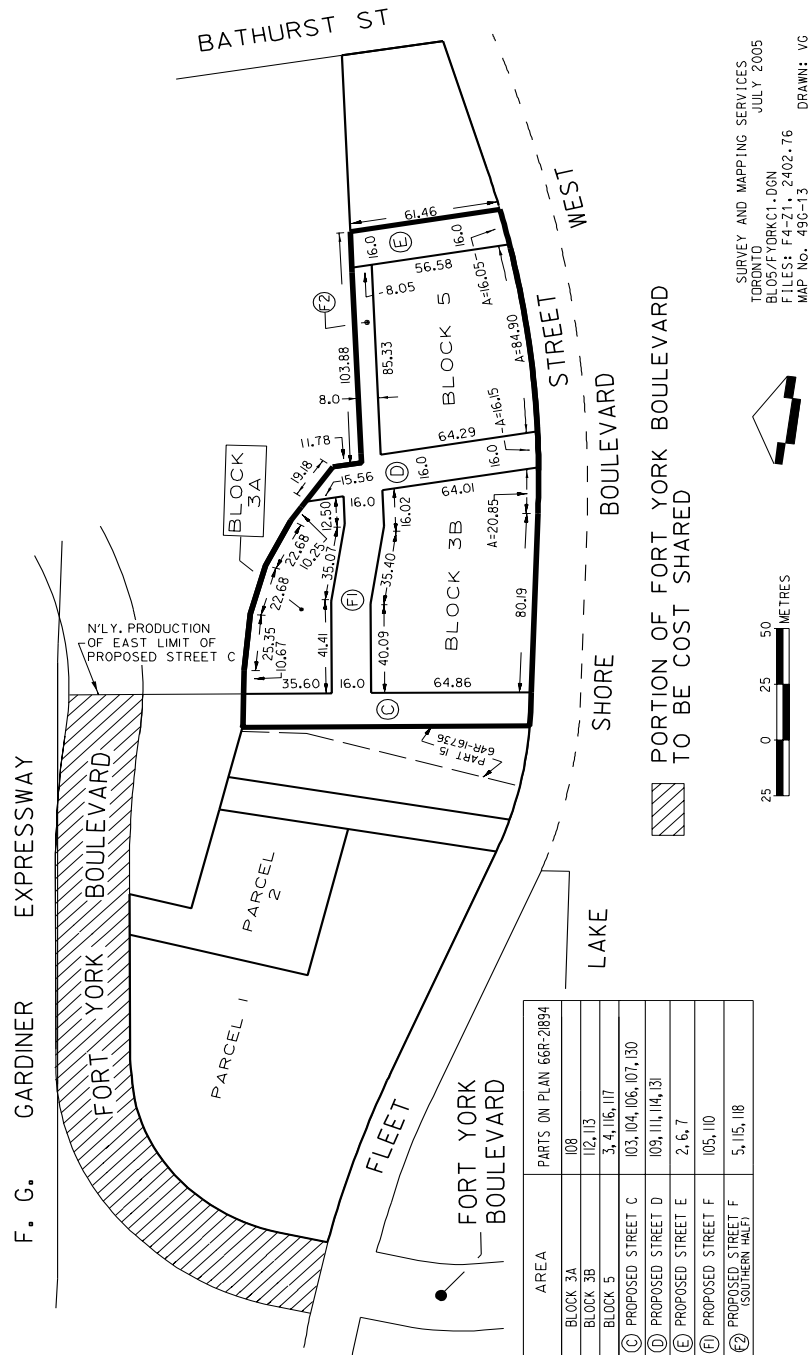


SURVEY AND MAPPING SERVICES  
TORONTO JULY 2005  
BL05/FYORKB2.DGN  
FILES: F4-Z1, 2402.76, 2402.53-3  
MAP No. 49G-13 DRAWN: VG



# APPENDIX C (AMENDING BY-LAW 1996-0245)

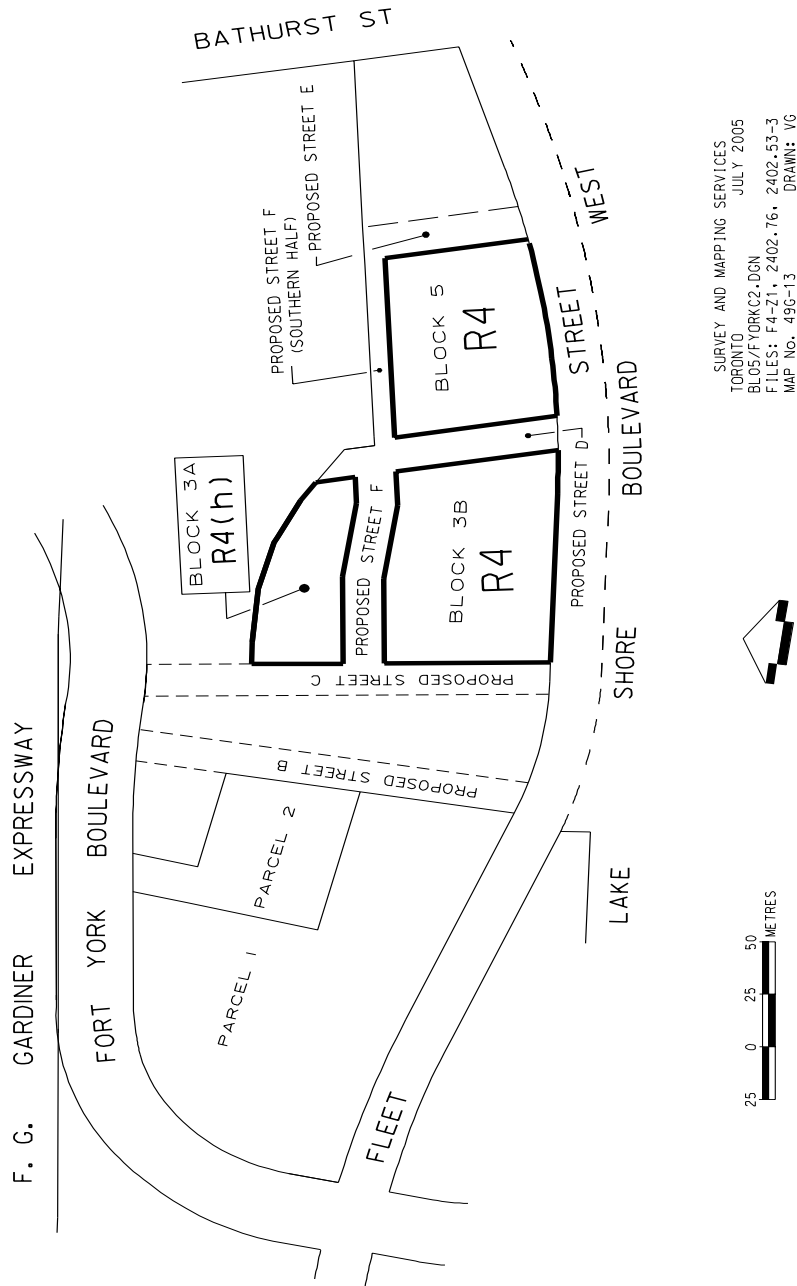
## PLAN I



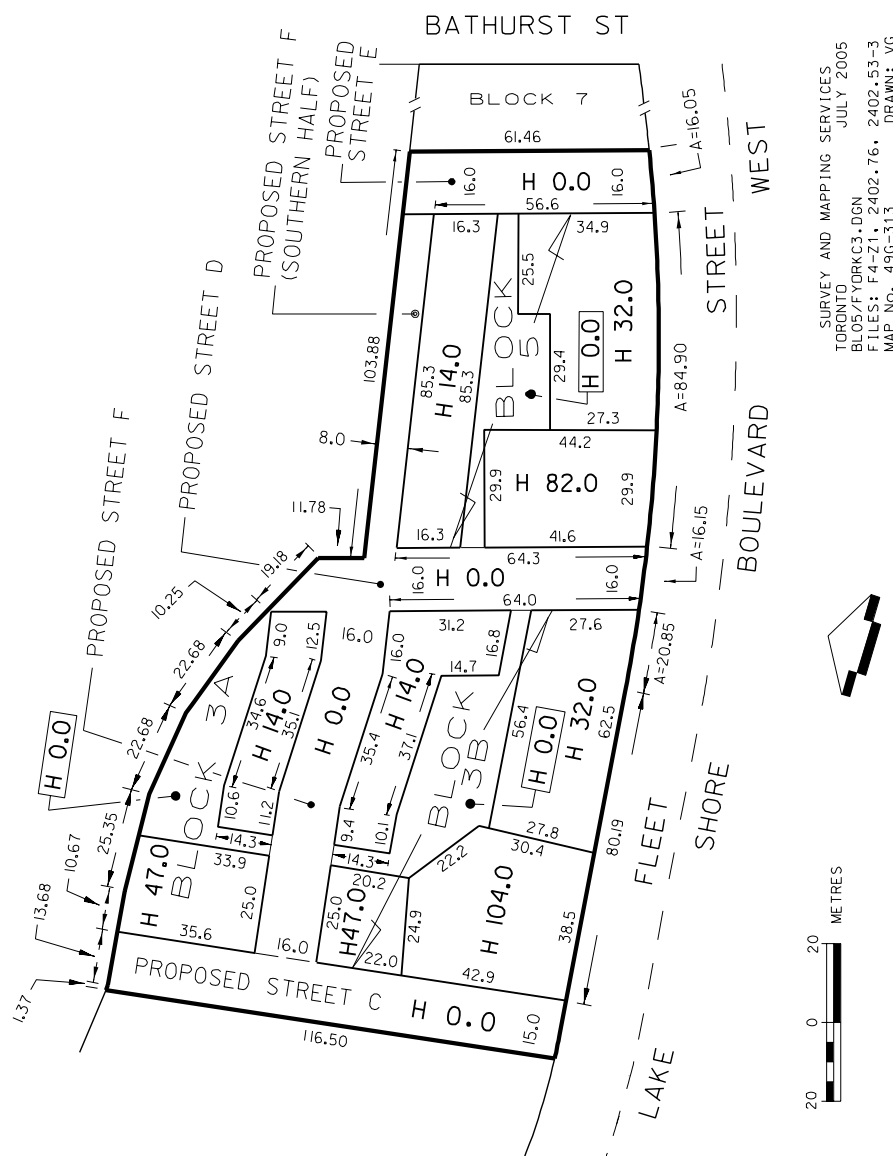
# APPENDIX C

## PLAN 2

(AMENDING BY-LAW 1996-0245)

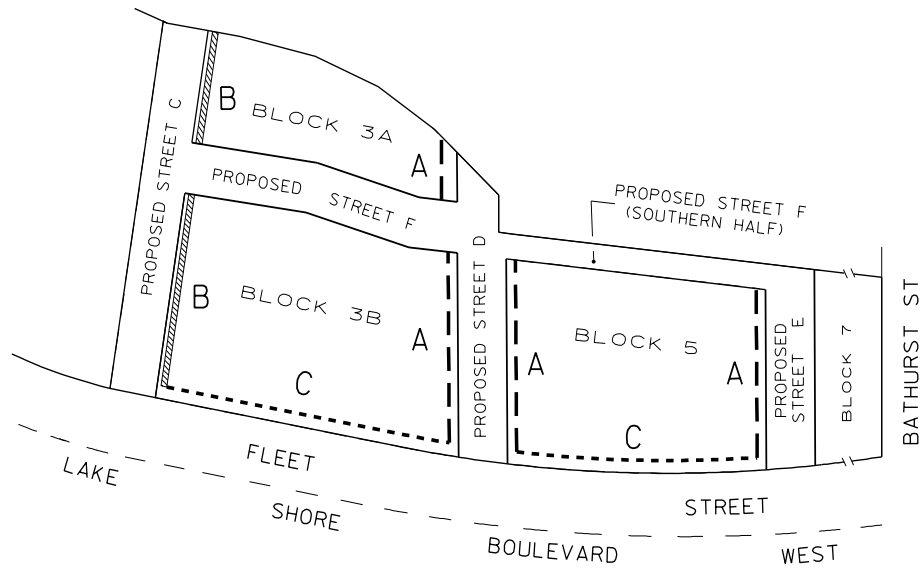


APPENDIX C  
HEIGHT MAP  
(AMENDING BY-LAW 1996-0245)



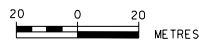
PLAN 4

APPENDIX C  
SETBACKS MAP  
(AMENDING BY-LAW 1996-0245)



SETBACKS REFERRED TO IN SECTION 5(4)

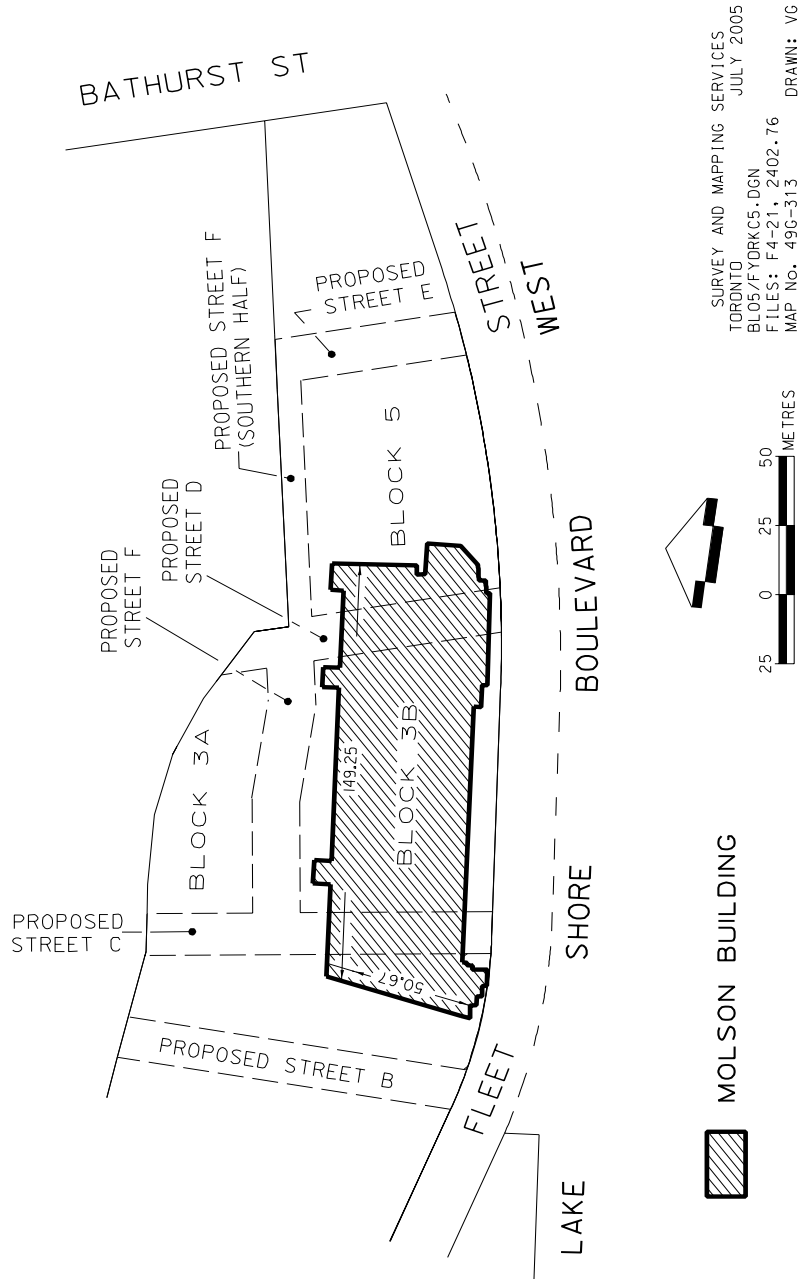
- A — — — 3.0 METRE SETBACK LINE WITH PROJECTIONS PERMITTED  
B ▨ ▨ ▨ 2.5 METRE SETBACK LINE WITH PROJECTIONS PERMITTED  
C - - - - - 4.0 METRE SETBACK LINE WITH PROJECTIONS PERMITTED  
ABOVE 12.0 METRES ABOVE GRADE



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO JULY 2005  
BLOS/FYORKC4.DGN  
FILES: F4-Z1, 2402.76  
MAP NO. 490-313 DRAWN: VG

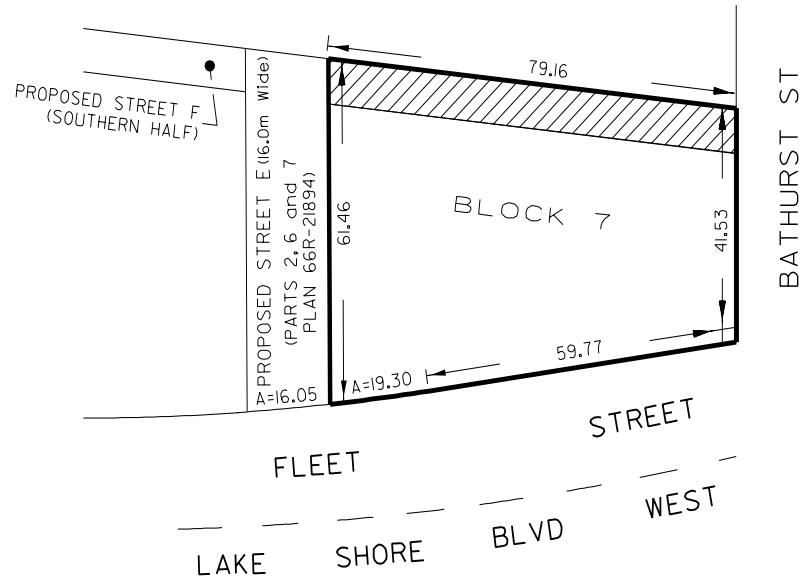
APPENDIX C  
MOLSON BUILDING  
(AMENDING BY-LAW 1996-0245)

PLAN 5

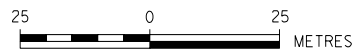


PLAN I

APPENDIX D  
(AMENDING BY-LAW 938-2002)



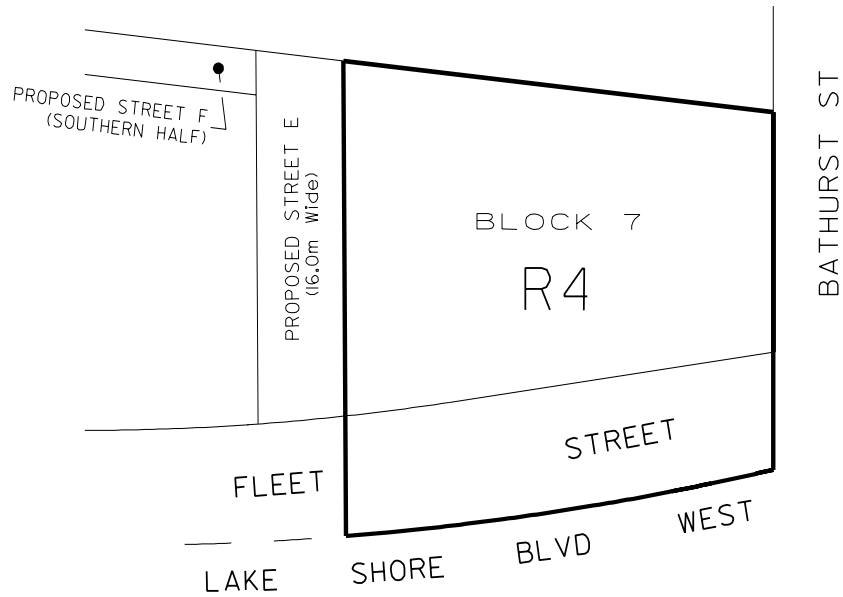
 SHARED VEHICULAR ACCESS AND LANDSCAPED AREA  
(MINIMUM WIDTH 8.0 METRES)



SURVEY AND MAPPING SERVICES  
TORONTO  
BL05/FYORKDIB.DGN  
FILES: F4-Z1, 2402.76  
MAP No. 496-313  
JULY 2005  
DRAWN: VG

PLAN 2

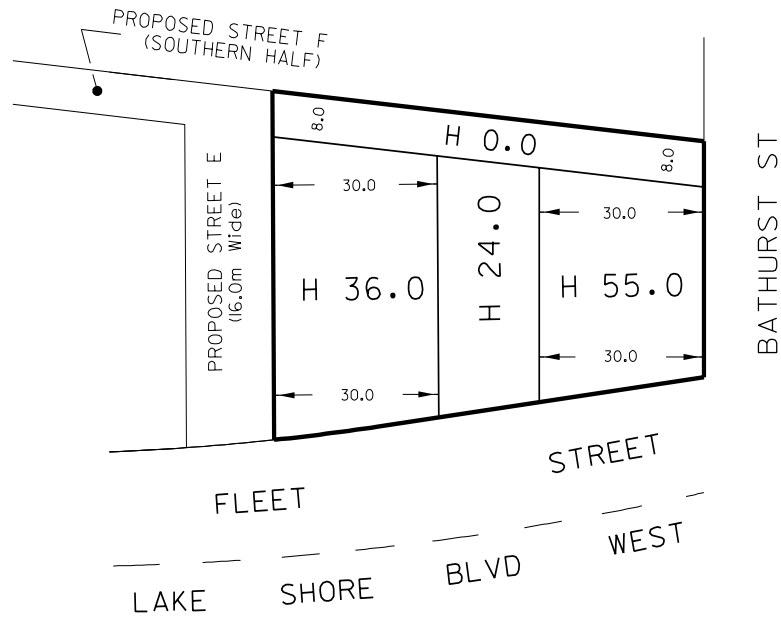
APPENDIX D  
ZONING AMENDMENT MAP  
(AMENDING BY-LAW 938-2002)




WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO  
BL05/FYORKD2.DGN  
FILES: F4-Z1, 2402.76  
MAP No. 49G-313  
JUNE 2005  
DRAWN: VG

PLAN 3

APPENDIX D  
HEIGHT MAP  
(AMENDING BY-LAW 938-2002)



 BLOCK 7 AS SHOWN ON PLAN 1  
(PART I, Plan 64R-16736)

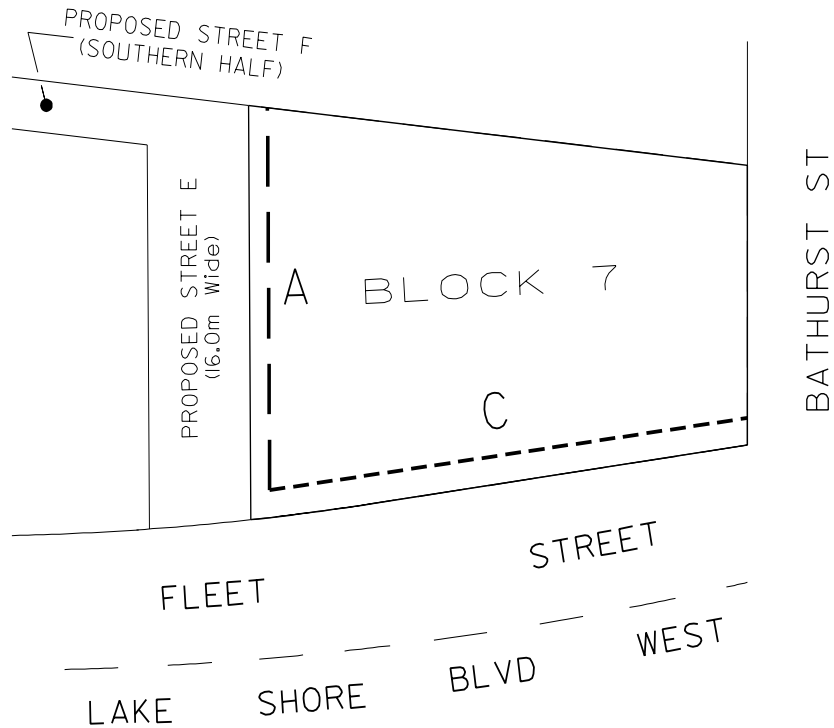


WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO JULY 2005  
BL05/FYORKD3B.DGN  
FILES: F4-Z1, 2402.76, 2402.53-3  
MAP No. 49G-313 DRAWN: VG



# PLAN 4

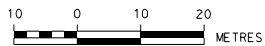
## APPENDIX D SETBACKS MAP (AMENDING BY-LAW 938-2002)



SETBACKS REFERRED TO IN SECTION 5(4)

A — — 3.0 METRE SETBACK LINE  
WITH PROJECTIONS PERMITTED

C - - - 4.0 METRE SETBACK LINE  
WITH PROJECTIONS PERMITTED



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO JUNE 2005  
BLO5/FYORKD4.DGN  
FILES: F4-Z1, 2402.76  
MAP No. 49G-313 DRAWN: VG