

Authority: Toronto and East York Community Council Report No. 9, Clause No. 6,
as adopted by City of Toronto Council on December 5, 6 and 7, 2005
Enacted by Council: December 14, 2005

CITY OF TORONTO

BY-LAW No. 1086-2005

To amend former City of Toronto By-law No. 168-93, the Railway Lands East Area A Zoning By-law, as amended, with respect to lands municipally known as 40 Bay Street.

WHEREAS the Council for the City of Toronto has been requested to amend By-law No. 168-93, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, with respect to the lands known as 40 Bay Street; and

WHEREAS the Toronto and East York Community Council conducted a public meeting on November 15, 2005, under Section 34 of the *Planning Act* regarding the Zoning Amendment; and

WHEREAS the Council of the City of Toronto, at its meeting held on December 14 and 16, 2005, determined to amend Zoning By-law No. 168-93, as amended for the former City of Toronto;

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

1. By-law No.168-93, as amended, is further amended by:

- (1) the deletion or amendment of the following maps:
 - (i) Alternate Map 3 is amended, as it applies to Block 3, in accordance with Map 1 attached hereto;
 - (ii) Alternate Map 4 is amended, as it applies to Block 3, in accordance with Map 2 attached hereto;
 - (iii) Alternate Map 6 is amended, as it applies to Block 3, in accordance with Map 3 attached hereto;
 - (iv) Alternate Map 6A is hereby deleted;
 - (v) Alternate Map 10 is amended, as it applies to Block 3, in accordance with Map 4, attached hereto;
 - (vi) Alternate Map 12 is deleted and replaced with the new Alternate Map 12 attached hereto;
 - (vii) Alternate Map 13 is deleted and replaced with the new Alternate Map 13 attached hereto.
- (2) deleting the reference to Alternative Map “6A” from Section 6(4)8.(1).
- (3) deleting Section 6(4)8.(3)PART II 4.

- (4) adding to Section 6(4)8.(4)PART III 3., after the phrase “measured along the exterior face of such columns” the following phrase:

“and further provided that the pedestrian walkway identified within the shaded area on Alternative Map 13 shall be deemed to be not part of the exterior face of a building or structure for the purposes of this section.”

- (5) amending Section 6 (4) 8.(5)PART IV 1.(1) as follows:

- (i) by deleting exception I and replacing it with the following exception I:

“subject to the provision of *street-related retail and service uses* in accordance with PART IV, Regulation 1, the area designated as Area C on Alternate Map 13 is used for no purpose other than *common outdoor space* and a portion of the Union Station Public Building provided for under Regulation 6 of PART I;”

- (ii) by deleting from exception (f) reference to ‘*block 3*’;

- (iii) by deleting exception (i);

- (iv) by adding the following subsection (j):

“(j) a pedestrian walkway is provided and maintained within the shaded area on Alternative Map 13 provided that:

- (i) the minimum width of the walkway is 3.0 metres free and clear of all physical barriers and encumbrances with the exception of supporting columns and beams; and

- (ii) the minimum vertical clearance of the pedestrian walkway is 3.0 metres free and clear of all physical barriers and encumbrances.

- (6) by deleting exception (ii) of Section 6(4)8.(5) PART IV 1.(3) and replacing it with the following exception (ii):

“(ii) does not occupy more than 20 metres of the length of the building face adjacent to Bremner Boulevard.”

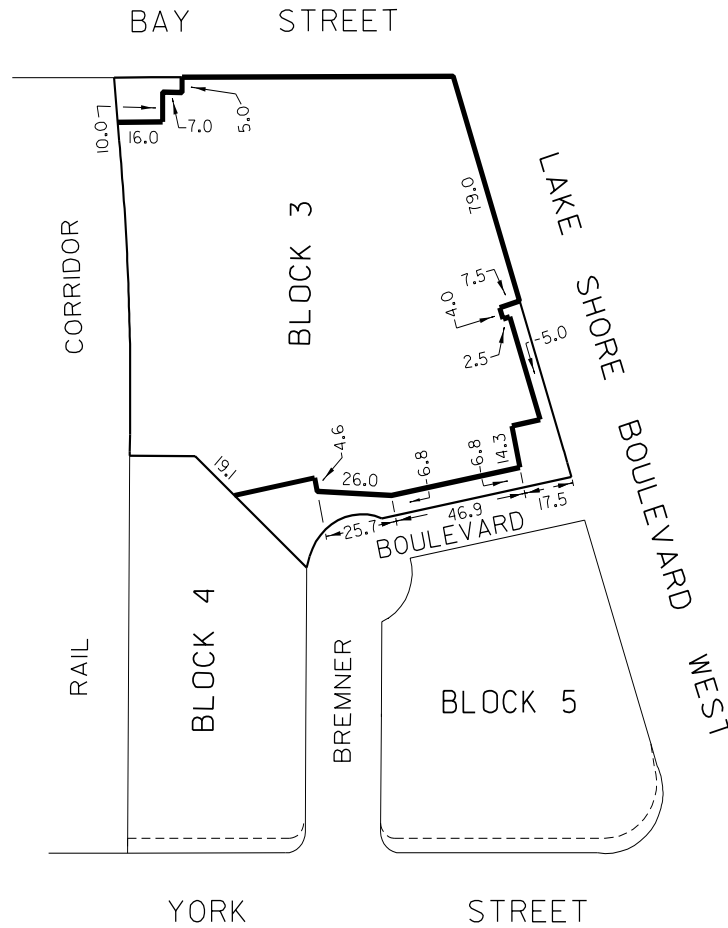
ENACTED AND PASSED this 14th day of December, A.D. 2005.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

MAP I



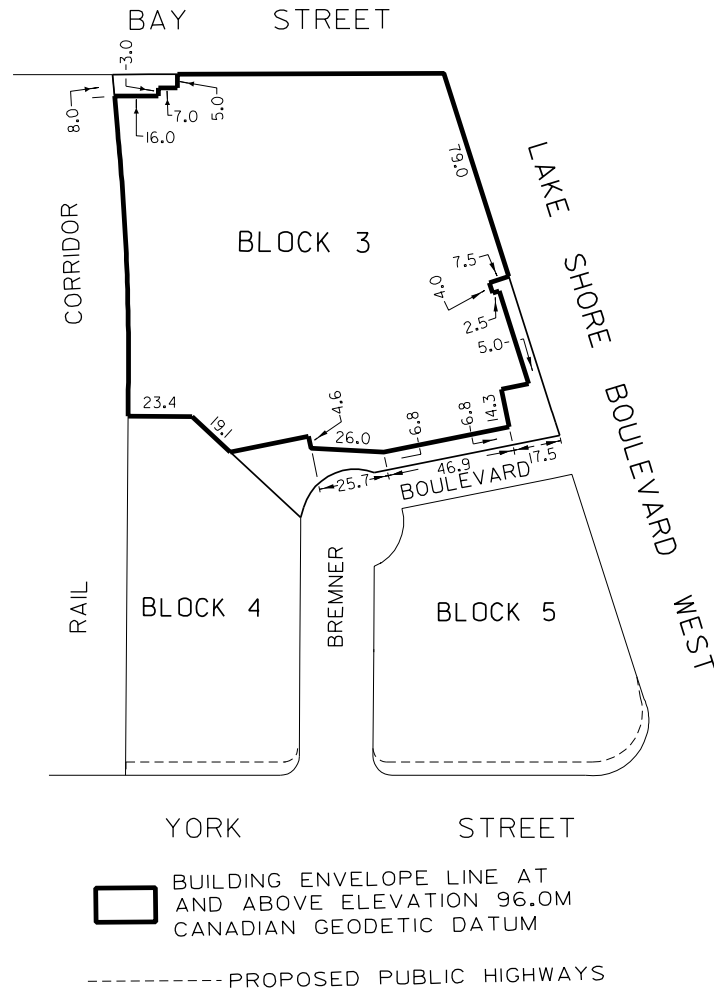
----- PROPOSED PUBLIC HIGHWAYS
 ————— SETBACK LINE

25 0 25
 METRES



SURVEY AND MAPPING SERVICES
 TORONTO
 BLO5/40BAY1.DGN
 FILES: B7-Z33, 2402.42'A'
 MAP No. 50G-323
 OCTOBER 2005
 DRAWN: VPG

MAP 2

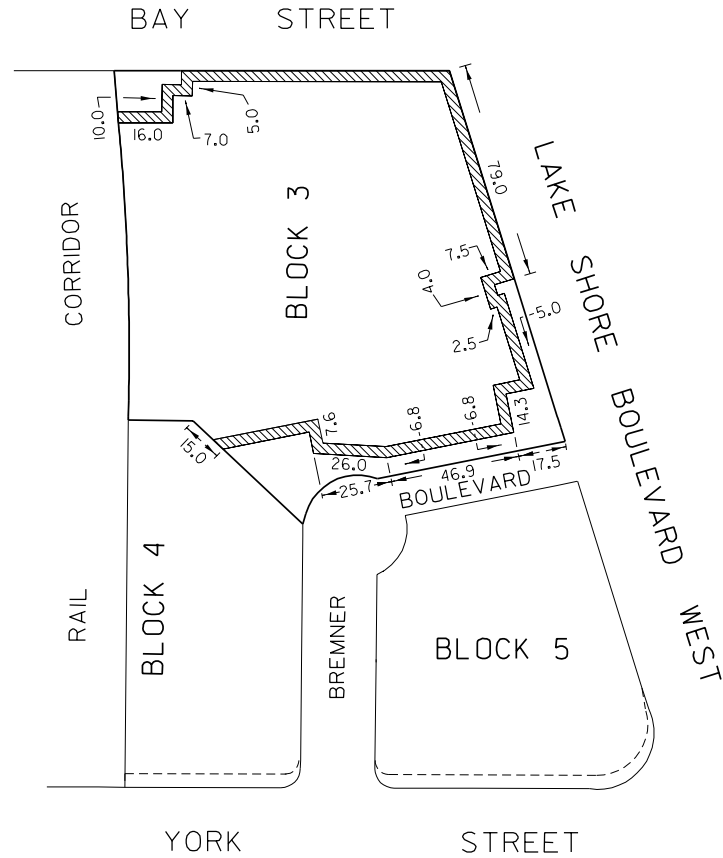


25 0 25
METRES



SURVEY AND MAPPING SERVICES
TORONTO OCTOBER 2005
BL05/40BAY2.DGN
FILES: B7-233, 2402.42'A'
MAP No. 506-323 DRAWN: VG

MAP 3



----- PROPOSED PUBLIC HIGHWAYS

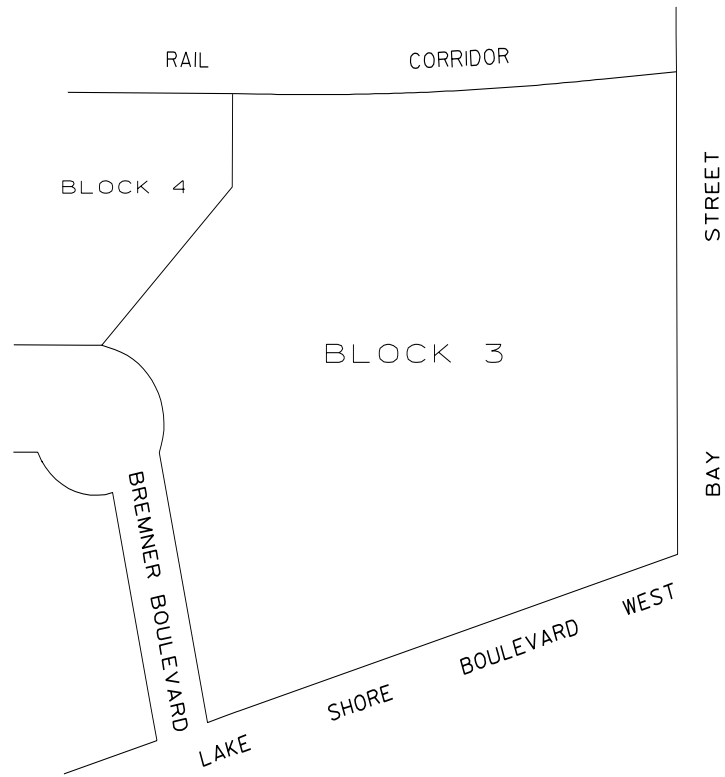
 90% BUILD TO LINE
FROM GRADE TO
96.0m CANADIAN GEODETIC DATUM

25 0 25
METRES



SURVEY AND MAPPING SERVICES
TORONTO OCTOBER 2005
BL05/40BAY3.DGN
FILES: B7-233, 2402.42'A'
MAP No. 506-323 DRAWN: VPG

MAP 4

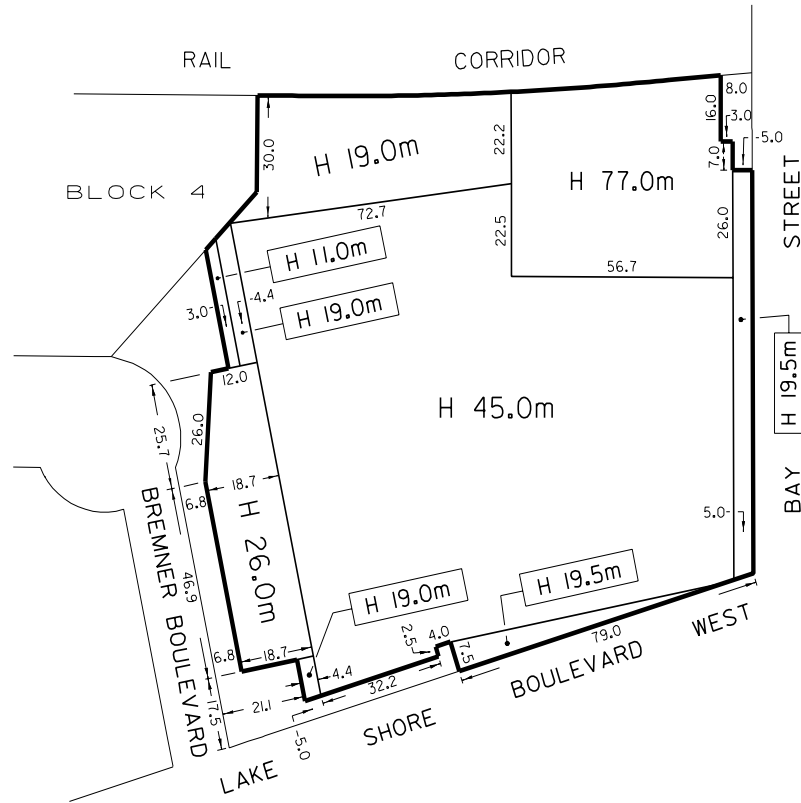


25 0 25 METRES

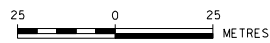


SURVEY AND MAPPING SERVICES
TORONTO
BL05/40BAY4.DGN
FILE: 2402.42" A"
MAP No. 506-323
OCTOBER 2005
DRAWN: VG

ALTERNATE MAP 12

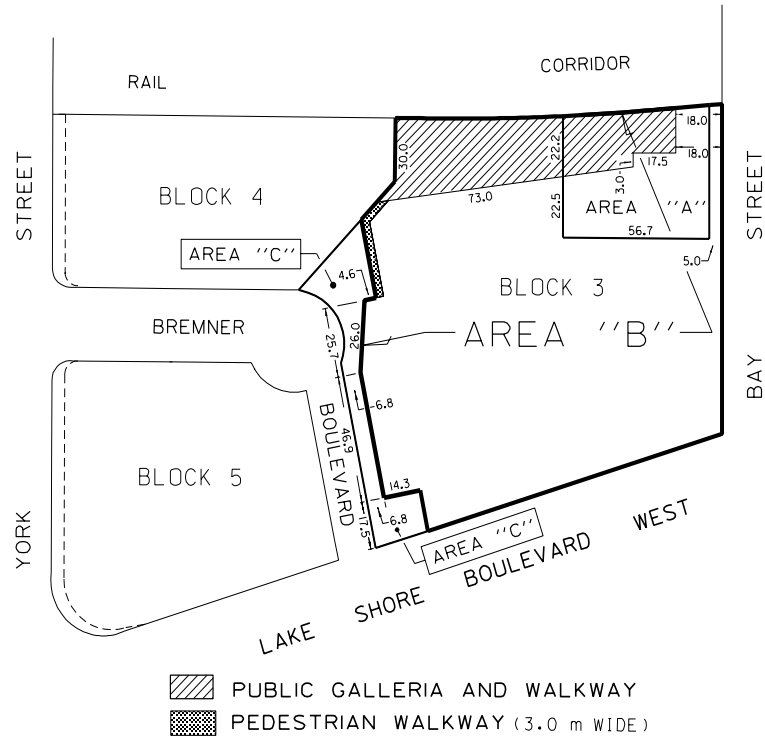


H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



SURVEY AND MAPPING SERVICES
TORONTO
EAST2/ALTM12.DGN
FILE: 2402.421.A
MAP No. 50G-323
OCTOBER 2005
DRAWN: VG

ALTERNATE MAP 13



25 0 25
METRES



SURVEY AND MAPPING SERVICES
TORONTO
EAST2/ALTM13.DGN
FILE: 2402-42-A
MAP No. 500-323
OCTOBER 2005
DRAWN: VPG