

Authority: Toronto and East York Community Council Item 11.1,  
as adopted by City of Toronto Council on December 11, 12 and 13, 2007  
Enacted by Council: December 13, 2007

## CITY OF TORONTO

### BY-LAW No. 1378-2007

**To amend the General Zoning By-law No. 438-86 of the former City of Toronto and to repeal By-law No. 104-76 for the former City of Toronto, with respect to lands municipally known as 395, 397, 399, 401, 403 and 405 Huron 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 Section 2 with respect to the definitions of the terms *lot*, *grade*, and *height*, and Sections 4(2)(a), 4(5), 4(11)(b), 6(1), 6(3) Part I 1., 6(3) Part II, and 6(3) Part III 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 a building or buildings containing a *printing plant* and a *publisher* on *Parcel 1*, and buildings containing *dwelling rooms* and *accessory* uses thereto for the use of University students, including administrative offices, on *Parcel 2*, on the lands municipally known in the year 2007 as 395, 397, 399, 401, 403 and 405 Huron Street provided:
  - (a) the *lot* consists of the lands delineated by heavy lines on the attached Map 1 and includes *Parcel 1* and *Parcel 2*;
  - (b) the *residential gross floor area* erected and used on the *lot* does not exceed 4,060 square metres within *Parcel 2*;
  - (c) the *non-residential gross floor area* erected and used on the *lot* does not exceed:
    - (i) 240 square metres within the buildings on *Parcel 2* for the purposes of administrative offices; and
    - (ii) 300 square metres within a building or buildings on *Parcel 1* for the purpose of a *printing plant* and/or a *publisher*.
  - (d) no portion of any building above grade on the *lot* is located otherwise than wholly within the areas delineated by heavy lines on the attached Map 2;

- (e) Section 1(d) hereof does not apply to the type of structure listed in the column entitled “STRUCTURE” in the following chart, provided that the restrictions set out opposite the STRUCTURE in the column entitled “MAXIMUM PERMITTED PROJECTION” are complied with:

STRUCTURE	MAXIMUM PERMITTED PROJECTION
parapets	maximum 1.0 metre projection, provided the height of such “STRUCTURE” is not greater than 1.0 metre above the <i>height</i> limits established in Section 1(d) of this By-law
canopies	maximum 1.2 metre projection, provided that the height of such “STRUCTURE” is no higher than that portion of the building to which it is attached
eaves, cornices, ornamental or architectural elements, balustrades, mullions, window sills, bay windows, chimney breasts	maximum 1.0 metre projection, provided the height of the “STRUCTURE” is no higher than that portion of the building to which it is attached
fences, privacy screens, and security gates	no restriction on the extent of the projection provided the height of such “STRUCTURE” does not exceed 2.0 metres
covered porch attached to the <i>front wall</i>	maximum 4.5 metres projection from the wall to which it is attached provided that such “STRUCTURE” does not extend beyond the side walls of the building as projected
light standards and landscape features	Maximum 2.0 metre height limit

- (f) 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) the structural projections identified in Section 1(e), including structural projections permitted outside of the heavy lines on the attached Map 2, subject to the limitations contained therein; and
  - (ii) chimney stacks, or other heating, cooling or ventilating equipment on the roof of the building provided the maximum height of the top of such elements or enclosures is no higher than the *height* limit specified on the attached Map 2.

- (g) no less than 25 *bicycle parking spaces-occupant* and no less than 18 *bicycle parking spaces-visitor* shall be provided and maintained on the *lot*;
  - (h) a minimum of 784 square metres of *landscaped open space* shall be provided and maintained on *Parcel 2*; and
  - (i) the property on *Parcel 2* shall operate as a *non-profit institution*.
2. Despite any existing or future severance, partition, or division of the *lot*, the provisions of this By-law shall apply to the whole of the *lot* as if no severance, partition or division occurred.
3. For the purposes of this By-law:
- (a) *Parcel 1* and *Parcel 2* means Parcel 1 and Parcel 2 as shown on the attached Map 1;
  - (b) “*grade*” means 114.3 metres Canadian Geodetic Datum;
  - (c) “*height*” means the vertical distance between *grade* and;
    - (i) in the case of a pitched roof building, the mean height level between the eaves and the ridge of the roof; and
    - (ii) in the case of another kind of roof, the highest point of the roof except for those elements prescribed in this By-law.
  - (d) all words, terms and phrases 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 herein provided.
4. By-law No. 104-76, a by-law applicable to the portion of the *lot* municipally known as 395 Huron Street, is hereby repealed.

ENACTED AND PASSED this 13th day of December, A.D. 2007.

GLORIA LINDSAY LUBY,  
Deputy Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

