CITY OF TORONTO

BY-LAW No. 948-2009

To amend the General Zoning By-law No. 438-86 former City of Toronto with respect to the lands municipally known as 100 Garrison Road and 800 Fleet Street located within the Fort York Heritage Conservation District.

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

1. By-law No. 438-86, as amended, is further amended by adding to Section 12(1), the Permissive Exceptions, the following exception:

“480. to prevent the use of lands and buildings within the area outlined by heavy lines on the map following this paragraph and being lands municipally known in the year 2009 as 100 Garrison Road and 800 Fleet Street, for a public park as permitted in a G district as set out in Section 5(1)(f) of By-law No. 438-86, as amended, that may also include a museum in connection with the Fort York Heritage Conservation District, visitor centre, cultural and art facilities, restaurant, museum related retail store, catering kitchens, parking garage, parking stations and accessory uses provided that:

(i) the total floor area of the visitor centre does not exceed 3,500 square metres;

(ii) the total floor area of a restaurant does not exceed 150 square metres and is located wholly within the visitor centre, exclusive of any outdoor seating area provided in connection with the restaurant;

(iii) the total floor area of a museum related retail store does not exceed 75 square metres and is located wholly within the visitor centre;

(iv) the total number of vehicular parking spaces on the lands municipally known in the year 2009 as 100 Garrison Road does not exceed 125 parking spaces which are provided in a parking station, parking garage or combination thereof; and

(v) for the purposes of this exception the following terms shall have the meaning stated:

“catering kitchen” means a kitchen used for the preparation of food to be served at events or functions held within the Fort York Heritage Conservation District;
“Fort York Heritage Conservation District” means the area designated as the Fort York Heritage Conservation District pursuant to former City of Toronto By-law No. 541-2004, as may be amended or replaced from time to time, and which includes the historic Fort York site;

“museum” means premises used for the exhibition, collection or preservation of objects of cultural, historical or scientific interest for public viewing;

“museum related retail gift store” means a retail store where the goods, wares, merchandise, substances, articles or things offered or kept for sale primarily relate to the associated museum use;

“parking garage” means a building, or portion of a building, that is used for the temporary parking of motor vehicles as an accessory use to the uses permitted within the area outlined by heavy lines on Map 1 following this exception and that may also be occupied by motor vehicles whose users are not occupants or customers of the lands and buildings where the parking garage is located;

“parking station” means an uncovered surface parking facility that is used for the temporary parking of motor vehicles as an accessory use to the uses permitted within the area outlined by heavy lines on Map 1 following this exception and that may also be occupied by motor vehicles whose users are not occupants or customers of the lands and buildings where the parking station is located; and

“visitor centre” means a multipurpose building that is used for visitor assembly, reception and ticketing associated with the Fort York Heritage Conservation District as well as other visitor amenities and services and which may also include exhibition areas and meeting rooms, offices pertaining to or related to the Fort York Heritage Conservation District, community centre uses, a restaurant, catering kitchen, a museum related retail gift store, cultural and arts facilities and a parking garage.”

ENACTED AND PASSED this 1st day of October, A.D. 2009.

SANDRA BUSSIN,       ULLI S. WATKISS
Speaker                 City Clerk

(Corporate Seal)
City of Toronto By-law No. 948-2009

100 Garrison Road and 800 Fleet Street

File #: 09_117374

Net to Scale
06/29/2009

Area referred to in Section 12? 140