

Authority: Toronto and East York Community Council Item 27.11,  
as adopted by City of Toronto Council on September 30 and October 1, 2009  
Enacted by Council: October 1, 2009

## 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

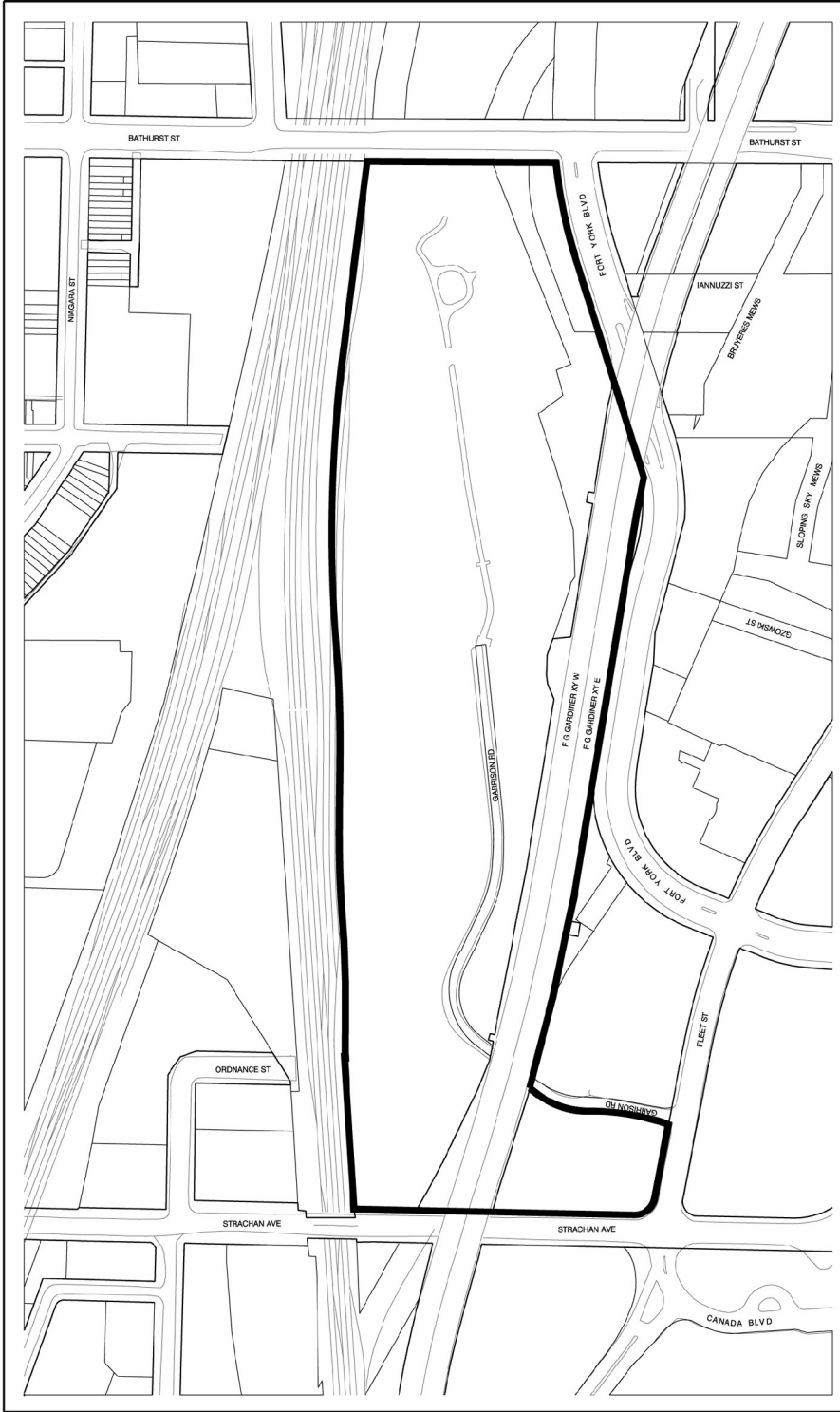
“*visitor centre*” means a multipurpose building that is used for visitor assembly, reception and ticketing associated with the *Fort York Heritage Conservation District* as well as other visitor amenities and services and which may also include exhibition areas and meeting rooms, offices pertaining 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,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)



**100 Garrison Road and 800 Fleet Street**

File # 09\_117374



Area referred to in Section 12(1)480



Not to Scale  
09/28/2009