

Authority: Toronto and East York Community Council Item 8.2,
as adopted by City of Toronto Council on July 12, 13 and 14, 2011
Enacted by Council: July 14, 2011

CITY OF TORONTO

BY-LAW No. 908-2011

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands municipally known as 156 St. George 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 Sections 4(2)(a)(i) and (ii), 8(3) PART 1(1), and 12(2)246 of By-law No. 438-86, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing 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 uses of a *private academic, philanthropic or religious school* and *accessory* thereto, including an underground *parking garage* on the lands municipally known in the year 2011 as 156 St. George Street, hereafter referred to as the *lot*, and more particularly identified on Map 1 of this By-law, provided only:
 - a. The *lot* is comprised of those lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
 - b. The total combined *residential gross floor area* and *non-residential gross floor area* of the building shall not exceed 5,870 square metres;
 - c. No portion of the building or structure above *grade* shall be located above finished ground level, other than within the area delineated by heavy lines on Map 2 attached to and forming part of this By-law, except for the following:
 - i. Cornices, lighting fixtures, window washing equipment, awnings, canopies, ornamental or architectural elements, parapets, trellises, balconies, eaves, lighting features, window sills, bay windows, guardrails, balustrades, railings, wind mitigation screens and features, monuments, arbours, patios, decorative features, stairs, stair enclosures, wheel chair ramps, vents, underground garage ramps and their associated structures, underground garage stair enclosures, retaining walls, fences, screens, and landscape and public art features, which may extend beyond the heavy lines shown on attached Map 2;

- ii. Structures used for outside or open air recreation, safety or wind protection, provided that the maximum *height* of the structure is not higher than the sum of three metres and the *height* applicable to the lot;
 - d. The maximum *height* for any building or structure on the *lot* shall not exceed the *height* specified by the number following the symbol "H" as shown on Map 2, including any elements otherwise permitted in section 4(2)(a)(i) and (ii) of By-law No. 438-86, provided that this paragraph does not prevent the erection and use of:
 - i. A railing or railings located at each of the roof levels of the building provided the maximum vertical distance of any such railing does not exceed 1.1 metres;
 - ii. A parapet, including roof drainage, thermal insulation and roof ballast, at each of the roof levels of the building provided the maximum vertical dimension of any such parapet does not exceed 0.7 metres, and having a maximum combined vertical dimension with (i) above of 1.8 metres above the *height* of each of the roof levels of the building;
 - iii. Spires, ornamental elements, safety railings, parapets, stair tower, chimney stack or other heating, cooling or ventilating equipment, a structure on the roof of the building used for outside open air recreation, safety or wind protection purposes, window washing equipment, stair towers, partitions dividing outdoor recreation areas, trellises or a fence, wall or structure enclosing such elements located above the *height* of each of the roof levels of the building provide the maximum vertical dimension of any such element does not exceed 5.0 metres; and
 - iv. Window washing equipment, lightening rods and exhaust flues located above the mechanical penthouse roof level provided the maximum vertical dimensions of any such element does not exceed 1.2 metres;
 - e. A minimum of 7 *parking spaces* shall be provided and maintained within the *lot*.
2. For the purposes of this By-law:
- a. *grade* shall mean 114.45 metres Canadian Geodetic Datum;
 - b. *height* shall mean the vertical distance between grade and the highest point of the roof, except for those elements described in 1(d); and
 - c. all terms 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 hereinbefore provided.

- 3.** Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- a. all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - b. all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
- 4.** Notwithstanding any 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 had occurred.

ENACTED AND PASSED this 14th day of July, A.D. 2011.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



