CITY OF TORONTO

BY-LAW No. 1229-2012

To amend Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands municipally known as 250 Front Street West.

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. This By-law applies to the lands bounded by Front Street West, John Street, Wellington Street West and Simcoe Street as shown on Plan 1 attached to By-law No. 637-88 (the "Lands").

2. Except as otherwise provided herein, the provisions of Zoning By-law No. 438-86, as amended, shall continue to apply to the Lands.

3. By-law No. 637-88 is amended as follows:

(a) Deleting subsection 4(1)(a) in its entirety and replacing it with the following:

"(a) the combined non-residential gross floor area of the CBC uses and the foresaid other non-residential uses of the building do not exceed 130,180 metres of which no more than 43,478 square metres shall be used for non-residential uses other than CBC uses, provided that:

(i) no more than 16,500 square metres of non-residential gross floor area be used for retail stores;

(ii) no single retail store has a non-residential gross floor area greater than 8,000 square metres; and

(iii) No more than 28,478 square metres of such non-residential gross floor area will be used for the purposes of (i) offices, (ii) government offices, (iii) performing arts studio, (iv) data processing establishment; and (v) retail and service uses listed in s.8(1)(f)(b)(iv) of By-law No. 438-86";

(b) Deleting "366,010.1" in subsection 5(1), and replacing it with "381,703";

(c) Deleting "282,997.5" in subsection 5(2) and replacing it with "318,619";

(d) Deleting "158,478.6" in subsection 5(4) and replacing it with "194,100";
(e) Deleting the words "the CBC uses" at the end of subsection 5(11) and replacing them with "of all uses on Area 1";

(f) Deleting the first paragraph in subsection 5(13) and replacing it with the following:

"In respect of the CBC uses, notwithstanding Section 4(8) of Zoning By-law No. 438-86, loading facilities are provided and maintained within Area 1 of the attached Plan 1 and at least to the extent of 4 loading spaces – type A; 5 loading spaces – type B, 3 loading spaces – type C, and 54 loading spaces of 2.6 metres by 5.9 metres;

In respect of uses other than CBC uses, loading facilities are provided and maintained in accordance with Zoning By-law No. 438-86, except that loading requirements for performing arts studio uses and data processing establishments shall be calculated as if they were office uses."

(g) The definition of CBC uses is amended by adding the following at the end of subsection 7(1):

"," and shall include any otherwise permitted non-residential CR use located at the southwest and northeast corners of the Broadcast Centre Building to a maximum of 1,444 square metres, as more particularly shown as the hatched areas on Plan 4 attached to this By-law"; and

(h) Insert a new Section 8 as follows:

"8. This By-law shall apply to all the lands shown on Plan 1 attached to this By-law, regardless of future severance, partition or division."

(i) Adding Schedule "1", attached hereto, to By-law No. 637-88 as 'Plan 4'.

ENACTED AND PASSED this 4th day of October, A.D. 2012.

FRANCES NUNZIATA, Speaker
ULLI S. WATKISS, City Clerk

(Corporate Seal)
NOTE: All dimensions are in metres.