

Authority: Toronto and East York Community Council Item 21.16,
as adopted by City of Toronto Council on February 20 and 21, 2013

CITY OF TORONTO

BY-LAW No. 208-2013

To amend By-law No. 438-86, as amended, of the former City of Toronto, with respect to the lands municipally known as 615 Parliament 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 enacts:

1. None of the provisions of Sections 4(5)(B), 6(1)(a), 6(3) Part I 1, 6(3) Part II 2(ii), 6(3) Part II 3 G, 6(3) Part II 4, 6(3) Part II 5(i) and 6(3) Part II 8 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 three-storey building on the *lot*, provided:
 - (a) the use of the building is as a pharmacy at grade and *medical offices* above, or uses otherwise permitted in areas zoned R3 as per section 6(1) of By-law No. 438-86;
 - (b) the *lot* comprises at least the lands delineated by dashed lines on Map 1 attached to and forming part of this By-law;
 - (c) the aggregate of the *non-residential gross floor area* does not exceed 384 square metres;
 - (d) the *non-residential gross floor area* devoted to any retail pharmacy use does not exceed 65 square metres;
 - (e) no portion of any building or structure erected and used above *grade* is located otherwise than wholly within the *lot* and wholly within the areas delineated by the solid lines on Map 2 attached hereto subject to the following which may extend beyond the areas delineated by such solid lines: cornices, lighting fixtures, ornamental elements, parapets, trellises, eaves, window sills, planters, balustrades, guard rails, stairs, wheelchair ramps, landscape and site servicing features, public art features, railings, ramp to underground garage, which may extend beyond the areas delineated by such solid lines;
 - (f) there shall be no minimum required parking to be provided; and

- (g) awnings projecting from the main front wall of the *medical office* building are permitted provided that they are located below the second storey.

Enacted and passed on February 21, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



