

Authority: Toronto and East York Community Council Item 20.13,  
as adopted by City of Toronto Council on November 27, 28 and 29, 2012

## **CITY OF TORONTO**

### **BY-LAW No. 444-2013**

#### **To amend Zoning By-law No. 438-86 of the former City of Toronto, as amended, with respect to the lands municipally known as 261 Queens Quay East (Bayside).**

Whereas authority is given to Council by Section 34 and 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

Whereas pursuant to Section 37 of the *Planning Act*, Council may, in a by-law passed under Section 34 of the Planning Act, authorize increases in height and density of development beyond those permitted by the by-law in return for the provision of such facilities, services and matters as set-out in the 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. This By-law applies to those lands delineated by heavy lines on Schedule A attached to and forming part of this By-law.
2. Except as provided herein, the provisions of former City of Toronto By-law No. 438-86, as amended, titled "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", shall continue to apply to the lands delineated by heavy lines on Schedule A to this By-law.
3. District Map 51G-312 contained in Appendix "A" of former City of Toronto By-law No. 438-86 is amended by adjusting the heavy lines delineating the "CR (h)" and "G" designations of the lands as shown on Map A attached to this By-law.
4. Height and Maximum Lot Frontage Map 51G-312 contained in Appendix "B" of former City of Toronto By-law No. 438-86 is amended by adjusting the heavy lines as shown on Map B attached to this By-law.
5. Section 12(1)470 of former City of Toronto By-law No. 438-86 is further amended as follows:
  - (a) Maps 2, 3, 4 and 6 are amended as shown on Maps 2, 3, 4 and 6 attached to this By-law.
  - (b) Subparagraph (v) is amended by adding the following sub-subparagraph (iv):

"on the lands shown on Schedule "A", being those lands south of Queens Quay East, east of Sherbourne Common, north of Lake Ontario and west of the

Parliament Slip, uses that include an indoor park, indoor playground, and/or other publicly accessible indoor amenity space will be deemed to meet the definition of *ground floor animation uses*."

- (c) Subparagraph (ff)(xvi) is deleted in its entirety and replaced with the following subparagraph (ff)(xvi):

"in the case of lands shown as Area E on Map 3, in addition to those matters set out in subparagraphs (ff)(i) to (xv) above, the owner shall prepare a conceptual plan for a community centre and associated facilities to be located within the lands shown on Schedule "A", being those lands south of Queens Quay East, east of Sherbourne Common, north of Lake Ontario and west of the Parliament Slip, or elsewhere in *East Bayfront - West Precinct*, to the satisfaction of the City;"

Enacted and passed on March 21, 2013.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)















