

Authority: Toronto and East York Community Council TE34.19, as adopted by City of Toronto Council on July 23, 24, 25, 26, 27 and 30, 2018

CITY OF TORONTO

BY-LAW 1303-2018

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2018 as 175 Elizabeth Street.

Whereas Council of the City of Toronto has the authority pursuant to 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. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to IH(x1), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.31.10 Exception Number 1:

Exception IH (1)

The lands or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 175 Elizabeth Street, none of the provisions of 230.5.1.10(7) and (9), 230.80.1.20(2), 600.10 and 600.10.10 apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with By-law 1303-2018, including compliance with Regulations (B) to (L) below;
- (B) Despite Regulation 80.5.40.10(1), the average elevation of the ground is the Canadian Geodetic Datum elevation of 96.13 metres;
- (C) Despite Clauses 80.5.40.10 and 80.20.40.10, the height of any **building or structure** must not exceed the maximum height in metres specified by the numbers following the letters "HT" shown on Diagrams 3 and 4 of By-law 1303-2018;
- (D) Despite Clause 80.20.40.40, the permitted maximum floor space index of the **building** is 20.5;

- (E) Despite Regulation 80.20.20.100(4)(B), a **retail store, personal service shop and eating establishment** may have an **interior floor area** of up to 500 square metres;
- (F) In addition to the uses permitted by Article 80.20.20, a **community centre, club and recreation use**, with the exception of a billiards hall and pool hall, are also permitted;
- (G) The combined maximum **interior floor area** of a **club** and a **recreation use** is 1,000 square metres;
- (H) No portion of the **building** above ground is located other than wholly within the areas delineated by heavy lines on Diagram 3 of By-law 1303-2018 with the exception of a permitted **building** or **structure** related to a publicly accessible pedestrian connection located not less than 10 metres above **grade** and connecting the building to an institutional **building** across and on the west side of Elizabeth Street;
- (I) Despite Clauses 80.5.40.70 and 80.20.40.70, the minimum **building setbacks** are:
- (i) For the first 10 metres of the **building** above ground, as shown on Diagrams 3 and 4 of By-law 1303-2018 being 4.0 metres from the southerly **front lot line**, 3.0 metres from the northerly **side lot line** and 3.0 metres from the westerly **side lot line**, but specifically excluding supporting columns, piers or other structural systems; and
 - (ii) No setback will be required for any portion of the **building** located 10.0 metres above the average elevation of the ground identified in Regulation (B) above;
- (J) Despite Regulation (I) above, the height of any building or structure, including permitted exceptions, is subject to any further limitations as may be set out in a by-law passed under an agreement pursuant to section 5.81 of the Aeronautics Act, R.S.C. 1985 c.A-2;
- (K) Despite the parking requirements in Article 200.5.10, no **parking spaces** are required to be provided; and
- (L) Despite Clause 80.20.90.10 and Chapter 220, a total of 5 **loading spaces** may be located on the adjacent lands municipally known as 674-686 Bay Street, 72-74 Elm Street and 85-87 Walton Street.

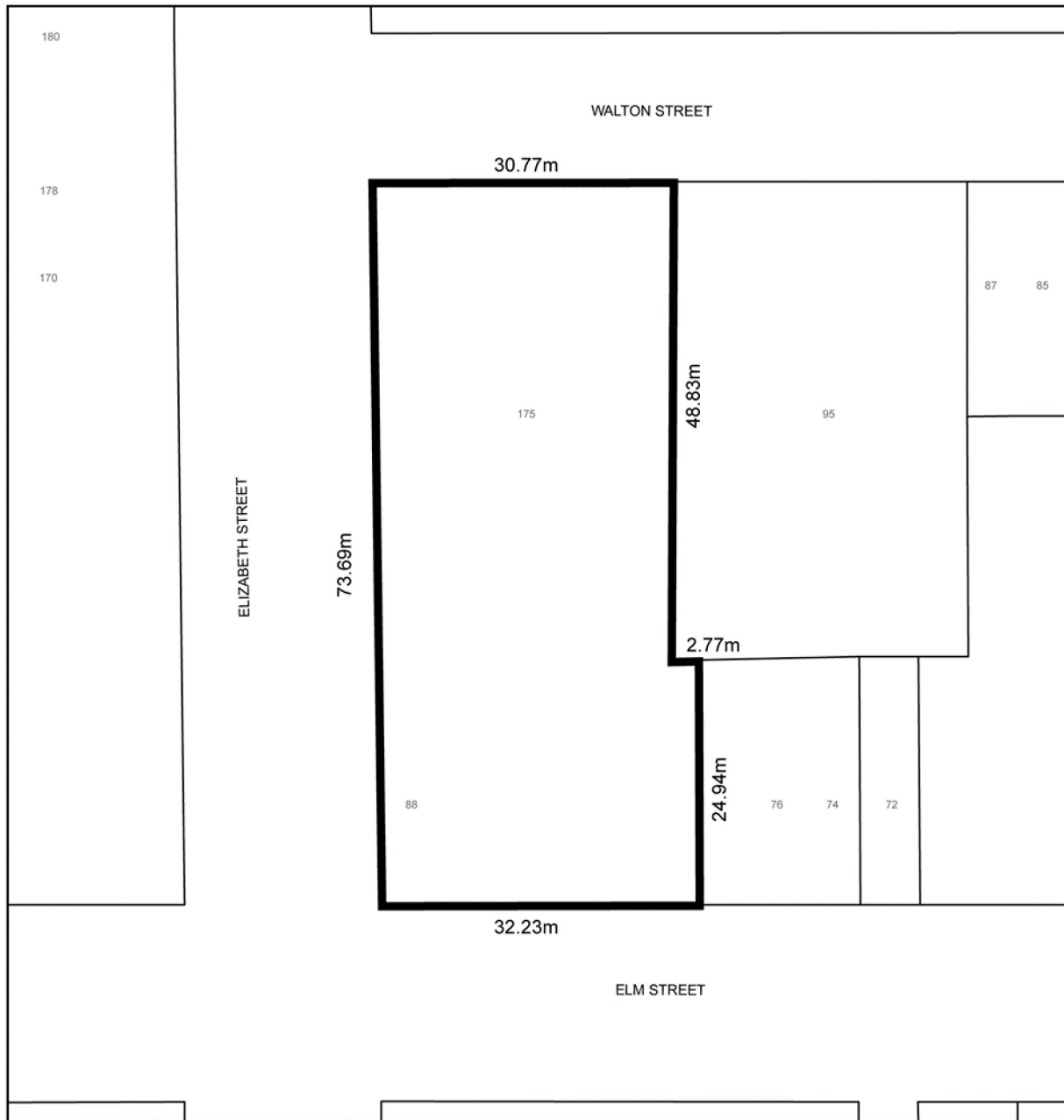
Prevailing By-laws and Prevailing Sections: None

Enacted and passed on July 27, 2018.

Glenn De Baeremaeker,
Deputy Speaker

Ulli S. Watkiss,
City Clerk

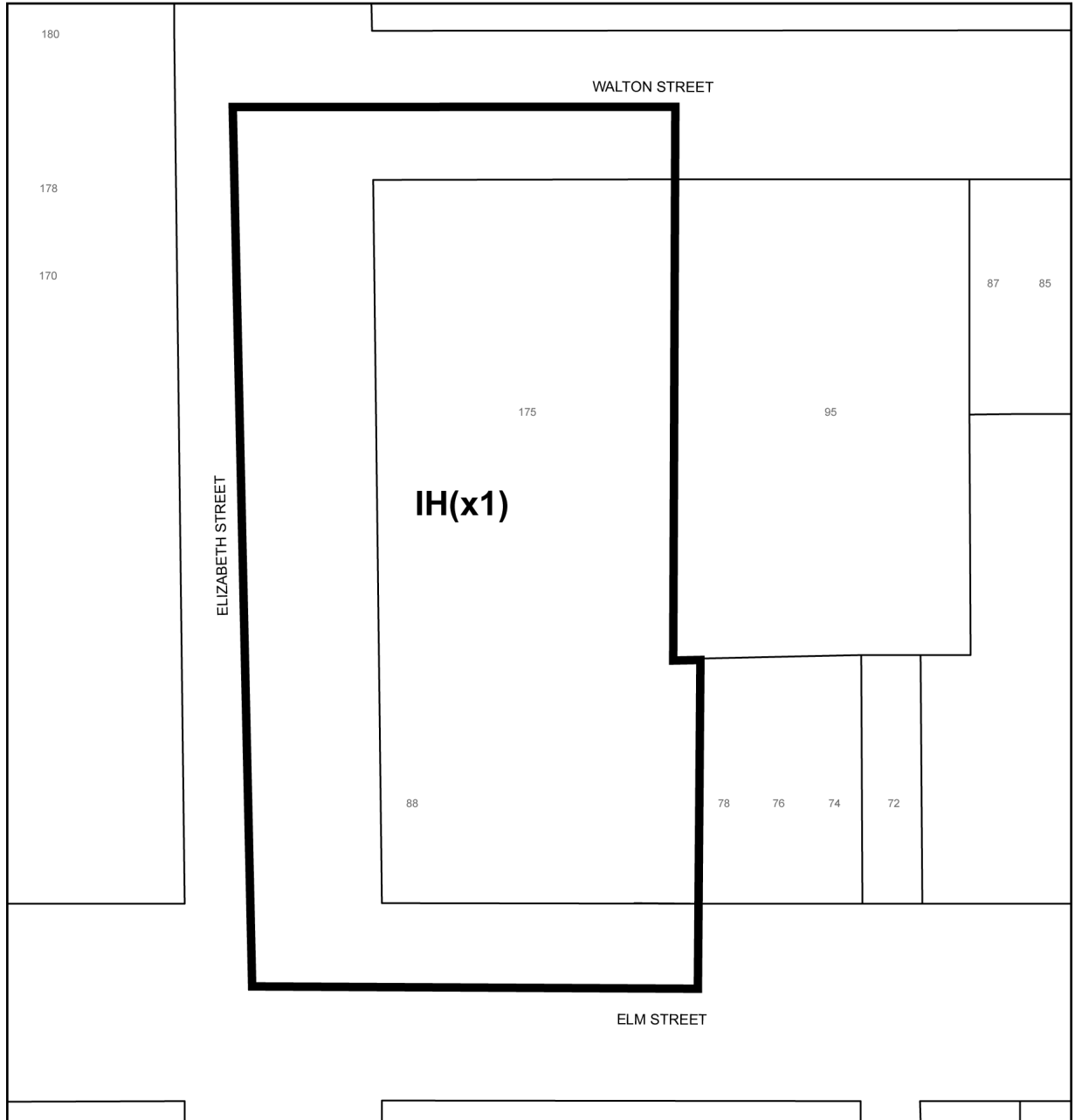
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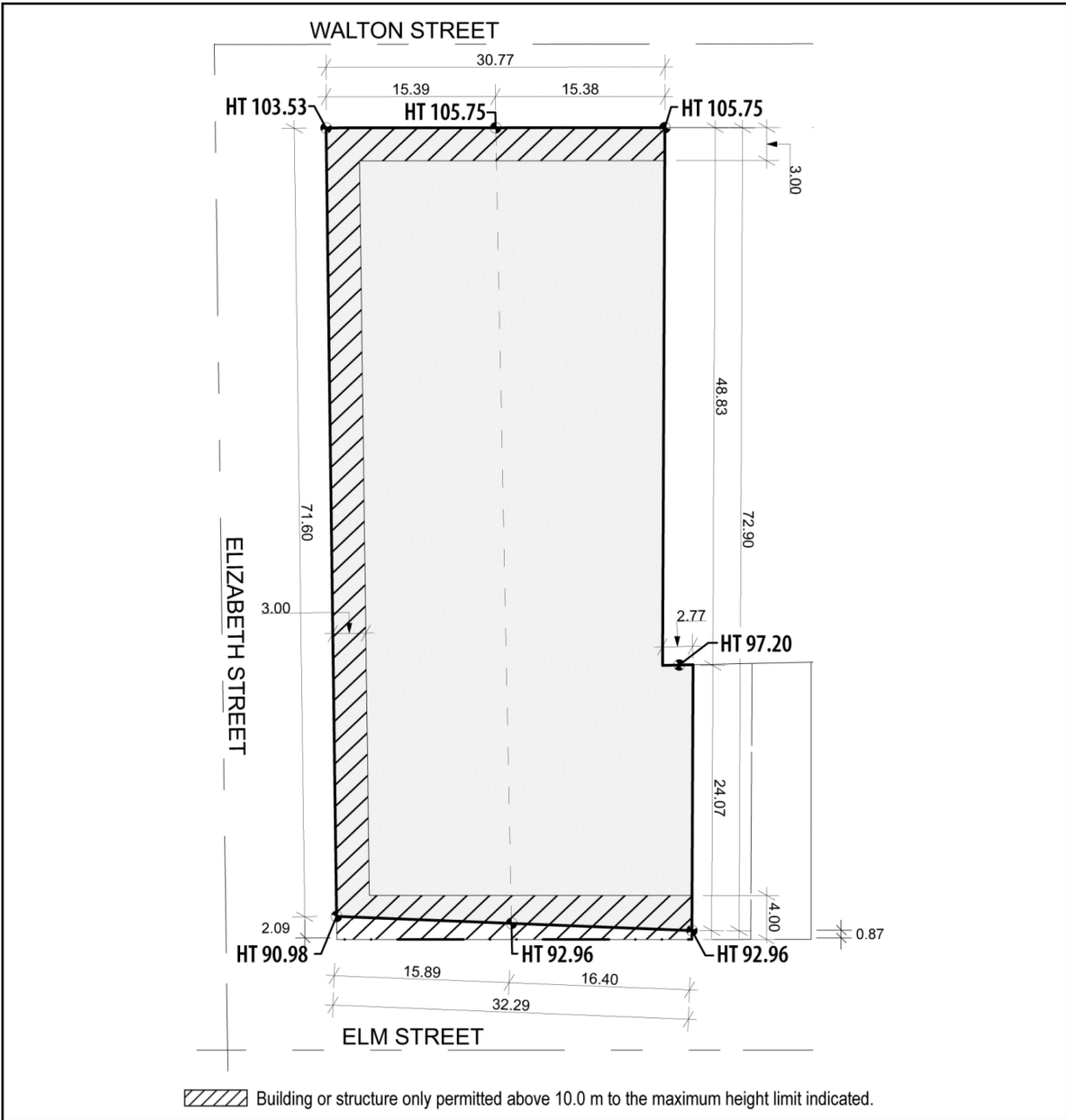


 **TORONTO**
Diagram 1

175 Elizabeth Street

File # 18 122673 STE 27 0Z




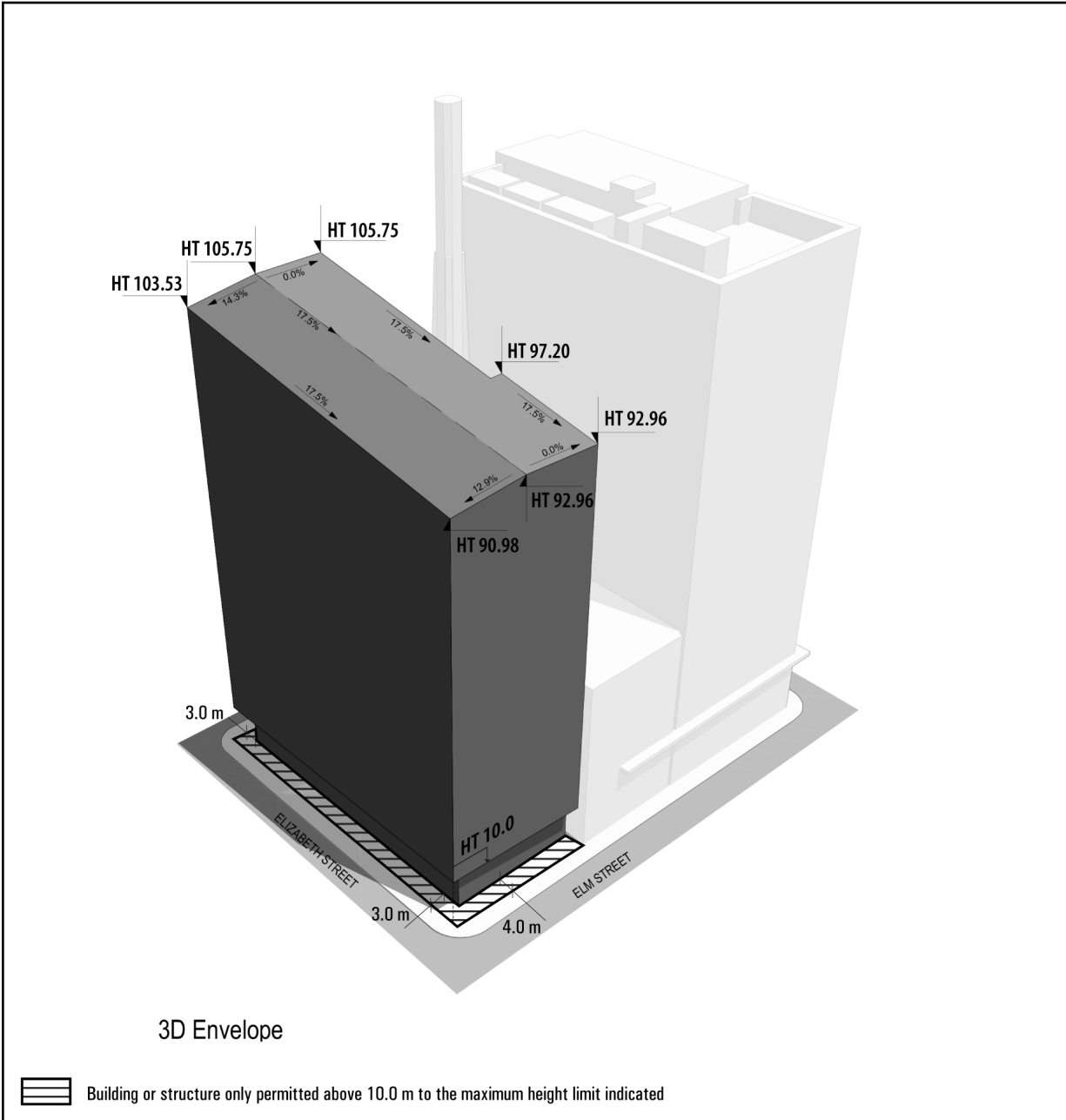


 **TORONTO**
Diagram 3

175 Elizabeth Street

File # 18 122673 STE 27 0Z


City of Toronto By-Law 569-2013
Not to Scale
08/24/2018



3D Envelope



175 Elizabeth Street

File # 18 122673 STE 27 0Z