

Authority: Toronto and East York Community Council
Item TE31.5, as adopted by City of Toronto Council on
April 24, 25, 26 and 27, 2018 and MM5.27, by Councillor
Joe Cressy, seconded by Councillor Paul Ainslie, as
adopted by City of Toronto Council on March 27 and 28,
2019

CITY OF TORONTO

BY-LAW 542-2019

To amend Zoning By-law 569-2013, as amended by By-law 1251-2018, with respect to the lands municipally known as 220 Simcoe Street, 234 Simcoe Street and 121 St. Patrick Street.

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

Whereas the Council of the City of Toronto has determined pursuant to s. 34(17) of the Planning Act that no further public notice is required;

The Council of the City of Toronto enacts:

1. Site Specific Provision (F) of Exception CR (x139) contained in Section 4 of By-law 1251-2018 is deleted and replaced with the following:
 - (F) Despite Clause 40.10.40.60 and Regulations 5.10.40.70(1), 40.5.40.60(1) and 40.10.40.70(1), all portions of a **building** or **structure** above grade must be located within the areas delineated by heavy lines on Diagram 3 of By-law 1251-2018, with the exception of:
 - (i) Balconies and terraces to a maximum horizontal project of 2.8 metres;
 - (ii) Canopies including support structures, awnings, building cornices, window washing equipment, lighting fixtures, covered walkways, privacy screens, planters, trellises, eaves, window sills, guards, guardrails, balustrades, railings, stairs, stair enclosures, wheel chair ramps, ramps associated with an underground parking garage, bicycle parking facilities, ornamental and architectural features, landscape features, street furniture and art installations; and
 - (iii) Structures, elements and enclosures permitted by (E) above;
2. Site Specific Provision (G) of Exception CR (x139) contained in Section 4 of By-law 1251-2018 is deleted and replaced with the following:
 - (G) Despite (E) and (F) above, within the hatched areas shown on Diagram 4 of By-law 1251-2018 no part of any **building** may be located between finished ground level and a minimum of 4.5 metres above finished ground level other than signage, lighting, canopies, structural supports and design features;

Enacted and passed on March 28, 2019.

Frances Nunziata,
Speaker
(Seal of the City)

Ulli S. Watkiss,
City Clerk