

CITY OF TORONTO

BY-LAW 677-2019(LPAT)

To amend former City of Toronto Zoning By-law 438-86, as amended, with respect to the lands municipally known in the year 2018 as 794 Gerrard Street East.

Whereas the Local Planning Appeal Tribunal, pursuant to its Order dated April 10, 2019 issued in Tribunal File MM170053, upon hearing the appeal of Grid Logan (Inc.) under Subsection 34(11) of the Planning Act, R.S.O. 1990, c. P.13, as amended, deems it advisable to amend former City of Toronto Zoning By-law 438-86;

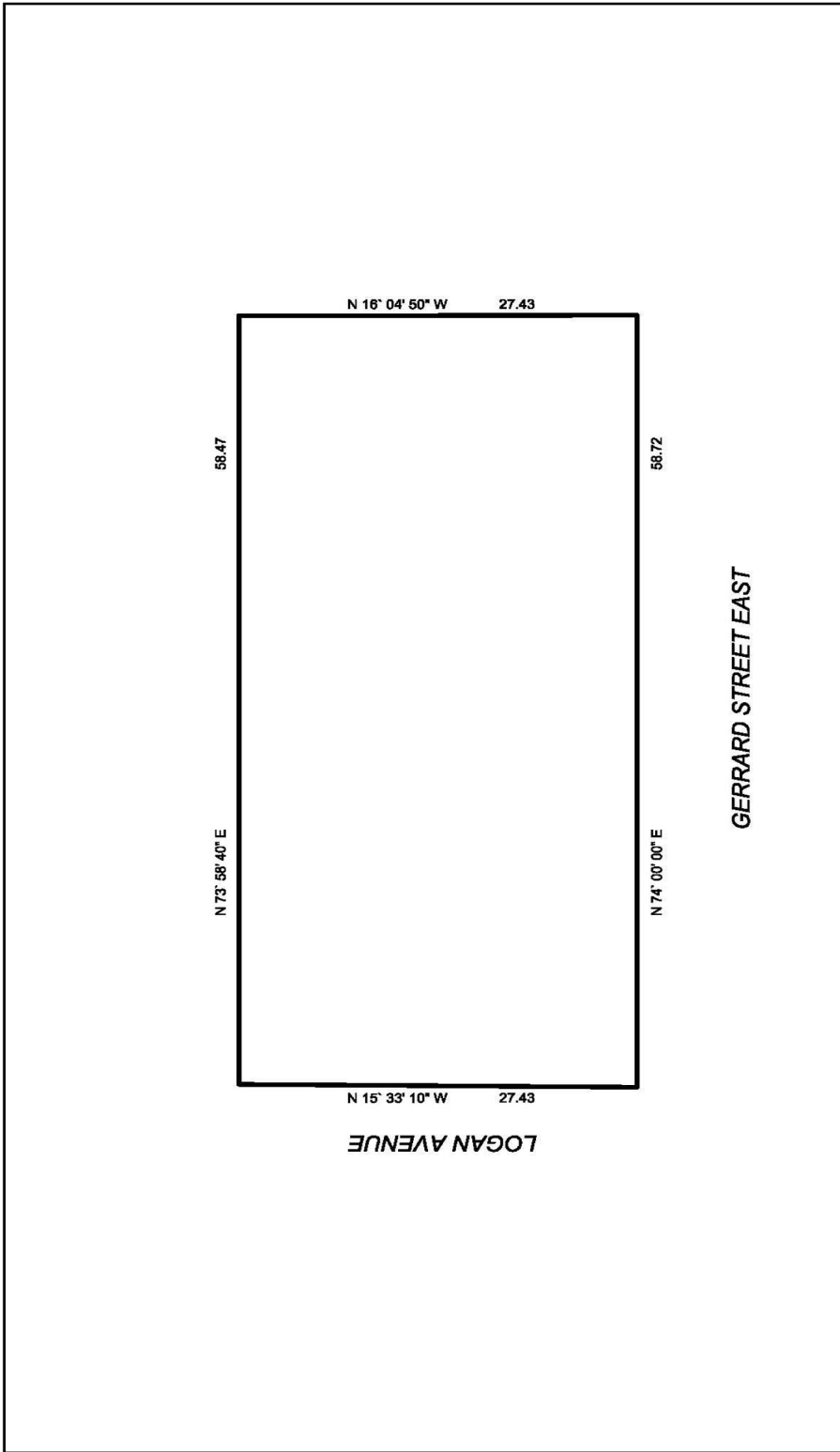
By-law 438-86, as amended, is further amended as follows:

1. The lands subject to this By-law are municipally known in the year 2018 as 794 Gerrard Street East, as outlined by heavy lines on Map 1 attached to this By-law.
2. The words highlighted in italics in this By-law have the meaning provided in Zoning By-law 438-86, Section 2, except that the following definitions apply:
 - (a) "*bicycle stacker*" means a device whereby a *bicycle parking space* having a minimum width of 0.35 metres, a minimum length of 1.7 metres and 1.2 metres vertical clearance is positioned above or below another *bicycle parking space*;
 - (b) "*grade*" means 87.34 metres Canadian Geodetic Datum;
 - (c) "*lot*" means those lands outlined by heavy lines on Map 1 attached to and forming part of this By-law;
 - (d) "*parking stacker*" means a mechanical motor vehicle parking facility with parking spaces which:
 - (i) are positioned above each other and are permitted to be tandem;
 - (ii) have dimensions of not less than 2.4 metres in width, 5.0 metres in length and 1.75 metres in height; and
 - (iii) may not be readily accessible at all times without manoeuvring another vehicle or device.
3. None of the provisions of Section 2 with respect to the definition of *grade*, *height*, *lot* and Section 4(2)(a), 4(3), 4(6)(B), 4(10)(D), 4(12), 4(13)(A) and (C), 4(17)(a), 8(3) Part I, 8(3) Part II 1(B)(I) and (II), 8(3) Part II 4(C)(I), of Zoning By-law 438-86 of the former City of Toronto, being "A by-law to regulate the use of land and the erection, use, build, 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 buildings on the *lot* provided that:

- (a) The total permitted *residential* and *non-residential gross floor area* shall not exceed 4.01 times the area of the *lot* or 6450 square metres;
- (b) The maximum *residential gross floor area* erected on the *lot* shall not exceed 3.60 times the area of the *lot* or 5800 square metres;
- (c) The maximum *non-residential gross floor area* shall not exceed 0.40 times the area of the *lot* or 650 square metres;
- (d) No portion of the building erected or used above *grade* shall be located otherwise than wholly within the areas delineated by lines on Map 2 attached to and forming part of this By-law;
- (e) No part of a building erected or used above *grade* shall exceed the *height* limits illustrated by the numbers following the letter "H" shown on Map 2 attached to and forming part of this By-law;
- (f) Notwithstanding subsections 3(d) and 3(e):
 - (i) Awnings, building cornices, lighting fixtures, window washing equipment, ornamental elements, lightning rods, trellises, parapets, eaves, window sills, guardrails, railings, stairs, stair enclosures, wheel chair ramps, air intakes and vents, landscape and green roof elements, partitions dividing outdoor recreation area, wind mitigation elements, and architectural façade details may extend up to a maximum of 0.30 metres beyond the line depicting height shown on Map 2;
 - (ii) Balconies, guard rails and balcony dividers above a height of 5.0 metres, not exceeding a maximum horizontal projection of 1.75 metres beyond the areas outlined on Map 2;
 - (iii) Canopies above a height of 3.5 metres, not exceeding a maximum horizontal projection of 1.5 metres beyond the area outlined on Map 2;
 - (iv) Privacy screens not exceeding a maximum horizontal projection of 2.5 metres and a maximum height of 1.8 metres beyond the area outlined on Map 2;
- (g) The indoor amenity space is 62 square metres and is not required to contain a kitchen and washroom;
- (h) The outdoor amenity space is 123 square metres;
- (i) 52 *bicycle parking spaces - occupant* are required and may be located in a *bicycle stacker*;
- (j) No *bicycle parking spaces - visitor* are required;
- (k) One shared Type B and Type G *loading space* is required;

- (l) The motor vehicle entrance and exit in the wall of the building facing the street has a minimum width of 4.88 metres;
 - (m) A minimum of 33 *parking spaces* are required for all *dwelling units*, three *parking spaces* are required to be provided for retail and commercial parking and zero *parking spaces* for visitors are required for all dwelling units;
 - (n) *Parking spaces* for residents may be located in a *parking stacker*;
 - (o) The minimum width for a retail parking space obstructed on one or two sides is 2.6 metres.
4. Despite any existing or future severance, partition, or division of the *lot*, the provisions of this By-law shall apply to the whole of the *lot* as if no severance, partition or division occurred.

Local Planning Appeal Tribunal Decision/Order issued on June 18, 2018 and April 10, 2019 in Tribunal File MM170053



794 Gerrard Street East

File # 16 270566 STE 30 0Z



City of Toronto By-law 438-86
Not to Scale
02/21/2018

