

Authority: Local Planning Appeal Tribunal Decision/Order issued on September 4, 2018 in Tribunal File PL160006 and Section 169-5.2B of City of Toronto Municipal Code Chapter 169, Officials, City

CITY OF TORONTO

BY-LAW 1654-2019

To make a technical amendment to By-law 1483-2019(LPAT) with respect to the lands known in the year 2017 as 215-229 Church Street and 117 Dundas Street East.

Whereas City Council has delegated to the City Solicitor, in consultation with the City Clerk, by Section 169-26B of City of Toronto Municipal Code Chapter 169, Officials, City, the authority to submit bills directly to Council to correct technical errors; and

Whereas there was an error in By-law 1483-2019(LPAT) as the description and allowances for permitted encroachments above the maximum building height shown on Map 2 contains errors that would not permit the encroachment of the required mechanical and maintenance equipment above the maximum building height;

The Council of the City of Toronto enacts:

1. Section 5d of By-law 1483-2019(LPAT) is deleted and replaced with the following new Section 5d:
 5. d. no portion of a building or structure erected on the *lot* shall have a greater height in metres and in *storeys* than the *heights* in metres and in *storeys* specified by the numbers beside the symbols HT and ST respectively, on the attached Map 2 except that:
 - i. The maximum *height* for building maintenance units and window washing equipment shall not exceed a maximum of the sum of 12.9 metres and the applicable *height* limit shown on Map 2, within any area delineated on Map 2;
 - ii. The maximum *height* for mechanical equipment and any associated enclosure structures or enclosed building elements shall not exceed a maximum of the sum of 6.0 metres and the applicable *height* limit shown on Map 2, within any area delineated on Map 2 above a height of 162.5 metres;

- iii. The maximum *height* for elevator overruns, parapets, railings, aeronautical lights, lightning rods and elements of a green roof shall not exceed a maximum of the sum of 8.9 metres and the applicable *height* limit shown on Map 2 within any delineated *height* area shown on Map 2 above a height of 162.5 metres;
 - iv. The maximum *height* for wind protection screens, pergolas, trellises, ornamental elements, planters, landscaping curbs, terrace dividers, guard rails and outdoor *residential amenity space* elements shall not exceed a maximum of the sum of 3.0 metres and the applicable *height* limit shown on Map 2 within any delineated *height* area shown on Map 2;
 - v. The maximum *height* for roof drainage shall not exceed a maximum of the sum of 7.8 metres and the applicable *height* limit shown on Map 2 within any delineated *height* area shown on Map 2;
 - vi. The maximum *height* for architectural feature supports and/or elements such as walls, screens, cladding and enclosures having a maximum *height* of the sum of 10.5 metres and the applicable *height* limit shown on Map 2 shall be permitted within any delineated *height* area shown on Map 2 above a *height* above 162.5; and
 - vii. Landscaping and art can extend beyond the applicable height limits shown on Map 2 within any area on Map 2, but in no event shall landscaping and art be permitted above the height limit of 162.5 metres as shown on Map 2.
2. Section 5e of By-law 1483-2019(LPAT) is deleted and replaced with the following new Section 5e:
- 5. e. no portion of the building above *grade* is located otherwise than wholly within the areas delineated by heavy lines on the attached Map 2, with the exception of the following:
 - i. Balconies may project a maximum of 2.0 metres beyond the heavy lines shown on Map 2, subject to clause 4 in Appendix 1 hereto;
 - ii. Building maintenance units and window washing equipment may project a maximum of 6.0 metres beyond the heavy lines shown on Map 2;
 - iii. Awnings and canopies may project a maximum of 3.0 metres beyond the heavy lines shown on Map 2; and

- iv. Doors, cornices, ornamental elements, parapets, architectural feature supports and/or elements such as walls, screens, cladding and enclosures, columns, piers, pillars, exoskeleton structures, exoskeleton cladding, window sills, light fixtures, art and landscape features and site servicing features may project a maximum of 1.2 metres beyond the heavy lines shown on Map 2.

Enacted and passed on November 27, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)