

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 1655-2019

To make a technical amendment to By-law 1484-2019(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 1484-2019(LPAT) as the description and allowances for permitted encroachments above the maximum building height shown on Diagram 3 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 4(C) of By-law 1484-2019(LPAT) is deleted and replaced with the following new Section 4(C):
 4. (C) Despite Regulation 40.10.40.10(1), any **building** or **structure** erected on the lands must not exceed the height in metres and in **storeys** specified by the numbers following the symbol HT and preceding the symbol ST on Diagram 3 of By-law 1484-2019(LPAT), with the exception of:
 - i. building maintenance units and window washing equipment may project up to a maximum of 12.9 metres above the height limit of 162.5 metres as shown on Diagram 3 of By-law 1484-2019(LPAT);
 - ii. despite Regulation 40.5.40.10(4) and (5), mechanical equipment and any associated enclosure **structures** or enclosed **building** elements may project up to a maximum of 6.0 metres above the height limit of 162.5 metres as shown on Diagram 3 of By-law 1484-2019(LPAT);
 - iii. elevator overruns, parapets, railings, aeronautical lights, lightning rods and elements of a green roof may project up to a maximum of 8.9 metres above the height limit of 162.5 metres as shown on Diagram 3 of By-law 1484-2019(LPAT);

- iv. parapets, railings, wind protection screens, pergolas, trellises, ornamental elements, planters, landscaping curbs, terrace dividers, guard rails and outdoor **amenity space** elements may project up to a maximum of 3.0 metres above the heights shown on Diagram 3 of By-law 1484-2019(LPAT);
 - v. roof drainage equipment may project up to a maximum of 7.8 metres above the heights shown on Diagram 3 of By-law 1484-2019(LPAT);
 - vi. architectural feature supports and/or elements such as walls, screens, cladding and enclosures may project up to a maximum of 10.5 metres above the heights shown on Diagram 3 within any area identified above the height limit of 162.5 metres as shown on Diagram 3 of By-law 1484-2019(LPAT); and
 - vii. landscaping and art, but in no event shall landscaping and art be permitted above the height limit of 162.5 metres as shown on Diagram 3 of By-law 1484-2019(LPAT).
2. Section 4(E) of By-law 1484-2019(LPAT) is deleted and replaced with the following new Section 4(E):
4. (E) Despite clause 40.10.40.60, the following encroachments are permitted to extend beyond the areas delineated by heavy lines on Diagram 3 of By-law 1484-2019(LPAT):
- i. subject to clause 4 of Appendix 1 hereto, balconies may project up to a maximum of 2.0 metres beyond the heavy lines shown on Diagram 3 of By-law 1484-2019(LPAT);
 - ii. building maintenance units and window washing equipment may project up to a maximum of 6.0 metres beyond the heavy lines shown on Diagram 3 of By-law 1484-2019(LPAT);
 - iii. awnings and canopies may project up to a maximum of 3.0 metres beyond the heavy lines shown on Diagram 3 of By-law 1484-2019(LPAT); and

- iv. doors, cornices, ornamental elements, parapets, architectural flutes, columns, piers, pillars, exoskeleton **structures**, exoskeleton cladding, window sills, light fixtures, architectural feature supports and/or elements such as walls, screens, cladding and enclosures, art and landscape features and site servicing features may project up to a maximum of 1.2 metres beyond the heavy lines shown on Diagram 3 of By-law 1484-2019(LPAT).

Enacted and passed on November 27, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)