

Authority: Toronto and East York Community Council
Item TE18.5, as adopted by City of Toronto Council on
September 30, October 1 and 2, 2020

CITY OF TORONTO

BY-LAW 33-2021

To amend former City of Toronto Zoning By-law 438-86, as amended, with respect to the lands municipally known as 117-119 St. George Street.

Whereas authority is given to Council by 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. City of Toronto By-law 438-86, as amended, being "A by-law to regulate the use of land and the erection, use, bulk, height, spacing 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", Section 12(2)310, is further amended by:
 - (a) Map 32 is relabelled as Map 33;
 - (b) Adding the attached Map 32;
 - (c) Deleting from paragraph (a) the number 31 and substituting the number 32;
 - (d) Deleting from paragraph 1(a) and 1(d) the number 31 and substituting the number 32; and
 - (e) deleting from paragraph (2)(a) the number 32 and substituting the number 33 each time it appears.
2. City of Toronto Zoning By-law 438-86, as amended, being "A by-law to regulate the use of land and the erection, use, bulk, height, spacing 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", Section 12(2)310, is further amended by adding a new paragraph (f), as follows:
 - (f) Lands defined by Map 32
 - a. An institutional building is permitted up to the *height* limits and wholly within the areas delineated by heavy lines shown on Map 32, provided:

- i. The maximum *non-residential gross floor area* shall not exceed 7,300 square metres;
- ii. The only vertical projections beyond the *height* limits specified by the numbers following the symbol H as shown on Map 32 shall be in accordance with Section 4(2), except that:
 - (A) a stair tower, elevator shaft, chimney stack, or other heating, cooling or ventilating equipment or window washing equipment on the roof of the building or a fence, wall or structure enclosing such elements may encompass 100 percent of the roof area and may exceed the *height* limits by a maximum *height* of 5 metres; and
 - (B) landscape features, elements of a green roof, structures and elements associated with green energy renewable facilities, planters, terraces, trellises, fences, guardrails, light fixtures, and railings may exceed the *height* limits by a maximum *height* of 3 metres.
- iii. Notwithstanding Section 4(5) and Section 12(2)310(b), zero *parking spaces* shall be provided on the *lot*;
- iv. Notwithstanding Section 4(8), zero *loading spaces* shall be provided on the *lot*;
- v. Notwithstanding Section 8(3) Part III, a *landscaped courtyard space* with a minimum size of 600 square metres shall be provided and maintained on the *lot*;
- vi. A minimum setback of 4.5 metres shall be provided above *grade* from the south property line of the *lot*, measured to a minimum vertical clearance of 6 metres;
- vii. For these lands, all italicized words and expressions have the same meaning as defined in By-law 438-86, as amended, with the exception of the following:
 - (A) "*grade*" shall mean 113.24 metres Canadian Geodetic Datum;
 - (B) "*height*" shall mean the vertical distance between *grade* and the upper limit specified by the numbers following the symbol "H" as shown on Map 32, except for those elements prescribed in subsection a.ii. above; and
 - (C) "*lot*" shall mean those lands delineated by heavy lines on Map 32; and

- viii. The provisions of the By-law shall continue to apply to the lands shown on Map 32 attached hereto notwithstanding their division into one or more parcels.
3. Within the lands shown on Map 32 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on February 5, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)

