

Authority: Local Planning Appeal Tribunal Decision
issued on October 28, 2020 and Ontario Land Tribunal
Order effective on August 8, 2022 in File OLT-22-002857

CITY OF TORONTO
BY-LAW 1252-2022(OLT)

To amend By-law 1104-2016, being a by-law to amend former City of Toronto By-law 168-93, being the Railway Lands East Area A Zoning By-law, as amended, with respect to the lands municipally known in the year 2021 as 141 Bay Street.

Whereas the owner of the lands municipally known in the year 2019 as 1 Front Street West appealed a proposed Zoning By-law Amendment to the Local Planning Appeal Tribunal (now the Ontario Land Tribunal) pursuant to Section 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended; and

Whereas the Local Planning Appeal Tribunal, by its Decision issued on October 28, 2020 and Ontario Land Tribunal Order effective on August 8, 2022 in Tribunal File OLT-22-002857, determined to amend the Zoning By-law with respect to lands known municipally as 141 Bay Street with respect to shared loading and access with 1 Front Street West;

The Ontario Land Tribunal Orders:

1. Except as otherwise provided herein, the provisions of By-law 168-93, as amended, being "A By-law to regulate the use of land and the erection, use, bulk, 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 the Railway Lands East Area A" and By-law 1104-2016 being a By-law "To amend former City of Toronto By-law 168-93, being the Railway Lands East Area A Zoning By-law, as amended, with respect to the lands bounded by Bay Street, Yonge Street, 1 Front Street West and the Rail Corridor (municipally known in 2015 as 141 Bay Street, Block 1 and the portion of T lands between Bay and Yonge Streets)" shall continue to apply to the lands as identified on Map 1 attached to By-law 1104-2016.
2. New Provision 20 is added to By-law 1104-2016 following Provision 19 as follows:

"20. Notwithstanding the provisions of By-law No. 168-93, as amended, and this By-law, in the case of *block 1a*, any required loading spaces for the lands may be shared with the adjacent lands municipally known as 1 Front Street West in the year 2021."

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