

Authority: Toronto and East York Community Council
Item TE3.3, as adopted by City of Toronto Council on
March 29, 30 and 31, 2023
City Council voted in favour of this by-law on March 31,
2023

CITY OF TORONTO

BY-LAW 300-2023

To amend By-law 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 820 Church Street.

Whereas Council of the City of Toronto has the authority pursuant to 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. The lands subject to this By-law are outlined in heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined in heavy black lines from a zone label of CR 4.0 (c1.75; r4.0) SS1 (x2386) to CR 4.0 (c1.75, r4.0) SS1 (x828) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 828 so that it reads:

(828) Exception CR 828

The lands, or portion thereof as noted below, are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections.

- (A) Site Specific Provisions: Despite Regulation 40.10.40.40(1)(B), the permitted maximum **gross floor area** for non-residential uses is 11,000.00 square metres;
- (B) Despite Regulation 40.5.40.10(1) and (2) the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 116.13 metres and the elevation of the highest point of the **building or structure**;
- (C) Despite Regulation 40.10.40.10.(1) the permitted maximum height of a **building or structure** on the lands is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 300-2023;

- (D) Despite clause 40.5.40.10(3), (4), and (8), the following **building** elements and **structures** are permitted to project above the permitted maximum height as shown on Diagram 3 of By-law 300-2023:
- (i) lightning rods, window washing equipment, stair enclosures, elevator overruns, parapets, architectural features by not more than 5.0 metres; and
 - (ii) trellises, pergolas, railings, cornices, lightning fixtures, ornamental elements, planters, guard rails, fences, screens, furniture, and elements or **structures** providing safety or wind protection to rooftop space, may project above the height limits to a maximum of 5.0 metres on any portion of the mechanical penthouse roof;
 - (iii) mechanical penthouse containing equipment and structures used for the functional operation of the building may project above the height limits to a maximum of 6.0 metres;
- (E) Regulation 40.5.40.10(5) shall not apply;
- (F) Despite regulations 40.5.40.70(1), 40.10.40.70(1) and 600.10.10(1), the minimum required **building setbacks** are identified in metres on Diagram 3 of By-law 300-2023;
- (G) Despite regulations 40.5.40.60(1) and 40.10.40.60(1) to (8) and (E) above, the following **building** elements and **structures** may encroach into the required minimum **building setbacks** as follows:
- (i) canopies, site servicing features, lighting fixtures, awnings, ornamental elements, architectural features, windowsills, planters, guardrails, railings, wheel chair ramps, vents, screens, and landscape features may encroach up to a maximum of 2 metres;
 - (ii) structural columns may encroach into the minimum required setbacks;
- (H) Despite Regulation 40.10.40.50(2), a minimum of 0 square metres of **amenity space** will be provided;
- (I) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, the required minimum number of **parking spaces** for a **hotel** is 0;
- (J) Despite Regulation 220.5.10.1(6), the required number of **loading spaces** for a **hotel** is 0;

Prevailing By-laws and Prevailing Sections: (None Apply)

5. Despite any future severance, partition or division of the **lot** as shown on Diagram 1, the provisions of this By-law apply as if no severance, partition or division occurred.

Enacted and passed on April 3, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)





