

"ATTACHMENT 1"

Authority: Toronto and East York Community Council Item TE14.2, as adopted by City of Toronto Council on March 10, 2016, Toronto City Council Item MM24.27, as adopted by City of Toronto Council on January 31, 2017 and Item MM.____ as adopted by City of Toronto Council on May 25, 2017.

CITY OF TORONTO

Bill

BY-LAW -2017

To amend Zoning By-law No. 112-2017, as amended, with respect to the lands municipally known as, 40, 46, 48, 50, 52 and 60 McCaul Street and 10 Stephanie 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;

The Council of the City of Toronto hereby enacts as follows:

1. Section 4 of By-Law 112-2017 shall be amended by adding in an exemption to Section 12(2)380 of By-law 438-86, such the Section 4 reads as follows:
 4. None of the provisions of Sections 2(1) with respect to the definitions of "*bicycle parking space – occupant*", "*grade*", "*height*" and "*lot*", 4(2)(a), 4(5), 4(5) Schedule 1, 4(8)(b), 4(12), 4(13)(a) and (c), 4(16), 8(3) Part I 1, 8(3) Part I 2, 8(3) Part I 3(A), 8(3) Part III, 8(3) Part XI 1, and 8(3) Part XI 2(i) and (ii), and 12(2)380 of By-law 436-86 of the former City of Toronto, 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 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", as amended, shall apply to prevent the erection or use of a *mixed-use building*, including *accessory* uses thereto and a *private art gallery*, provided:
2. Section 4 (h) of By-law 112-2017 shall be amended to remove the word "stair" and subsection h(i) shall be amended by adding the words "stair towers" so that Section 4(h)(i) reads as follows:
 4. h. The *height* of any building or structure, or portion thereof, including mechanical penthouse and elevator overrun, shall not exceed those heights as indicated by the numbers following the symbol H on the attached Map 3, with the exception of the following:
 - i. Parapets, fences, skylights, railings, balcony and terrace guards and dividers, decorative screens, light monitors, light fixtures, stair towers, ornamental elements, trellises, landscape elements, elements of a green roof, wind mitigation features, privacy screens, planters, balustrades, open air recreation, safety and wind protection features, window washing equipment, unenclosed heating, ventilation or cooling equipment such as chimneys, stacks, flues,

vents, air intakes, antennas, satellite dishes, cellular arrays extending no more than 2.5 metres above the applicable height map as shown as following the symbol H on the attached Map 3.

Enacted and passed on 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

"ATTACHMENT 2"

Authority: Toronto and East York Community Council Item TE14.2, as adopted by City of Toronto Council on March 10, 2016, Toronto City Council Item MM24.27, as adopted by City of Toronto Council on January 31, 2017 and Item MM.____ as adopted by City of Toronto Council on May 25, 2017.

CITY OF TORONTO**BY-LAW -2017**

To amend Zoning By-law No. 113-2017, as amended, with respect to the lands municipally known in the year 2016 as, 40, 46, 48, 50, 52 and 60 McCaul Street and 10 Stephanie Street.

Whereas Council of the City of Toronto has the authority to 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;

The Council of the City of Toronto enacts:

1. Section 4 (A) of By-law 113-2017 shall be amended to remove 40.10.40.10.(1) and add in 40.10.40.10.(2), and to add in 600.10.10 so that the Section 4(A) reads:
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 57 so that it reads:

Exception CR 57

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

(A) On 40, 46, 48, 50, 52 and 60 McCaul Street and 10 Stephanie Street, if the requirements of by-law [Clerks to supply by-law ##] are complied with, none of the provisions of 40.5.40.10, 40.10.30.1.(1), 40.10.40.1.(1), 40.10.40.1.(2)(A), 40.10.40.1.(6), 40.10.40.10.(2), 40.10.40.10.(5), 40.10.40.40.(1), 40.10.40.40.(1)(A), 40.10.40.40(1)(C), 40.10.40.50.(1), 40.10.40.50.(1)(B), 40.10.40.70.(1), 40.10.40.70.(2), 40.10.40.80., 40.10.50.10, 40.10.50.10.(3), 200.5.10.1, 220.5.20.1.(1), 220.5.20.1.(3)(A), 230.5.1.10.(4)(a), 230.5.1.10.(8), 230.5.10.1, and 600.10.10 apply to prevent the erection or use of a building, structure, addition or enlargement permitted in By-law [Clerks to supply by-law ##];

Enacted and passed on 2017.

Frances Nunziata, Ulli S. Watkiss,
Speaker City Clerk

(Seal of the City)