

Attachment 10 regarding TE34.19

Authority: Toronto and East York Community Council ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX- 2018]

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2018 as 175 Elizabeth 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 by 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 No. 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 by heavy black lines to IH(x1), as shown on Diagram 2 attached to this By-law; and
4. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.31.10 Exception Number (1):

Exception IH (1)

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

Site Specific Provisions:

- (A) On 175 Elizabeth Street, none of the provisions of 230.5.1.10(7) and (9), 230.80.1.20(2), 600.10 and 600.10.10 apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with By-law [Clerks to supply by-law ##], including compliance with (B) to (K) below.
- (B) Despite Clause 80.5.40.10, the height of any **building** or **structure** must not exceed the maximum height in metres specified by the numbers following the letters "HT" shown on Diagrams 3 and 4 of By-law [Clerks to supply by-law ##] as measured from the average elevation of the ground for this **lot**.
- (C) Despite Regulation 80.20.20.100(4)(B), a **retail store, personal service shop and eating establishment** may have an **interior floor area** of up to 500 square metres

within the areas of the **building** delineated by dashed lines outside of the hatching as shown on Diagram 3 of By-law [Clerks to supply by-law ##].

- (D) Despite Clause 80.20.40.40, the permitted maximum floor space index of the **building** is 20.5 times the area of the **lot**.
- (E) Despite Regulation 80.5.40.10(1), the average elevation of the ground for this **lot** is the Canadian Geodectic Datum elevation of 96.13 metres.
- (F) In addition to the uses permitted by article 80.20.20, **community centres, clubs** and **recreational uses** are also permitted.
- (G) The maximum **interior floor area** of a **club** is 1,000 square metres.
- (H) Despite Regulations 5.10.40.70(1) to (4) and Clauses 80.5.40.60, 80.5.40.70, 80.20.40.60, and 80.20.40.70, no portion of the **building** above ground is located other than wholly within the areas delineated by heavy lines on Diagram 3 of By-law [Clerks to supply by-law ##].
- (I) Despite clauses 80.5.40.70 and 80.20.40.70, the minimum **building setbacks** are:
 - (a) For the first 10 metres of the **building** above ground, as shown on Diagrams 3 and 4 of By-law [Clerks to supply by-law ##], being 3.0 metres from the southerly **front lot line**, 3.0 metres from the northerly **side lot line** and 4.0 metres from the westerly **side lot line**, but specifically excluding supporting columns, piers or other structural systems; and
 - (b) For the remainder of the **building** 10 metres above ground, zero (0) metres.
- (J) No element of a **building** may penetrate into the flight path Obstacle Limitation Surfaces identified in Ontario Regulation 114/16 and Schedule 1 of By-law 1432-2017 as of February 26, 2018.
- (K) Despite the parking requirements in Article 200.5.10, the number of **parking spaces** required to be provided on the **lot** is zero (0).
- (L) Despite Clause 80.20.90.10 and Chapter 220, a total of 5 **loading spaces** may be located on the adjacent lands municipally known as 674-686 Bay Street, 72-74 Elm Street, 85-87 Walton Street and a portion of Barnaby Place.

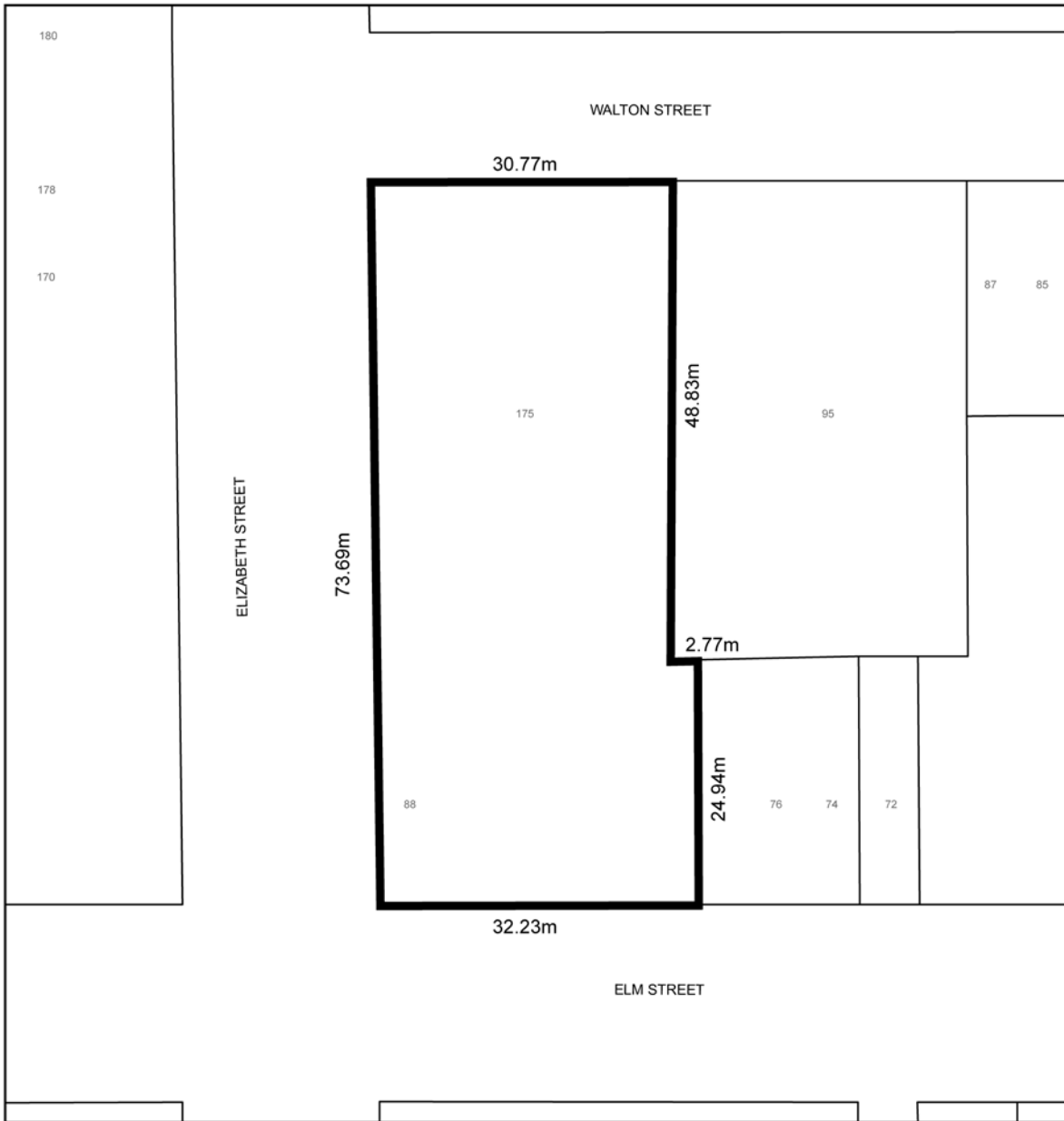
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on **month ##, 2018**.

Name,

Speaker
(Seal of the City)

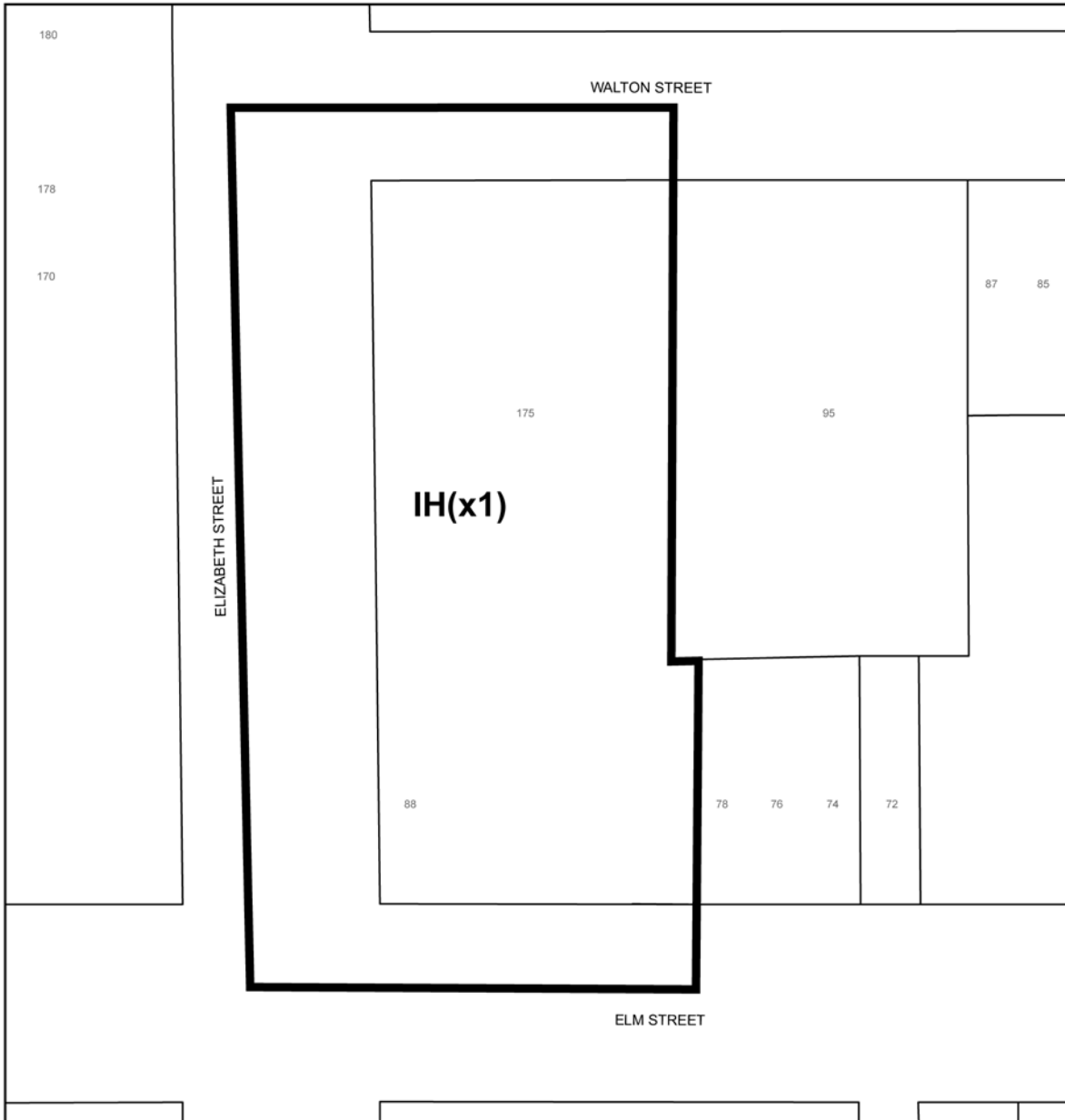
Ulli S. Watkiss,
City Clerk



 **TORONTO**
Diagram 1

175 Elizabeth Street

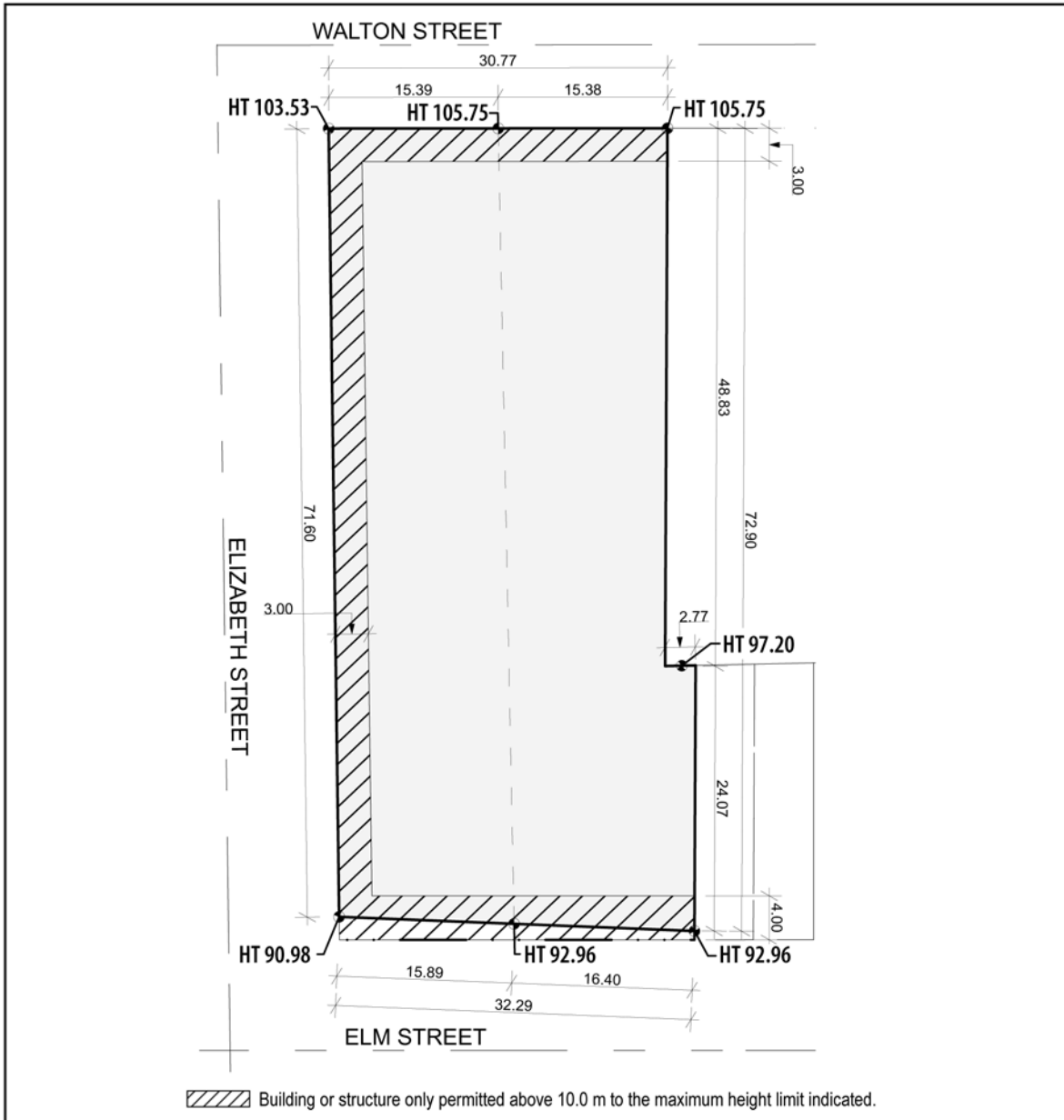
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 **TORONTO**
Diagram 2

175 Elizabeth Street

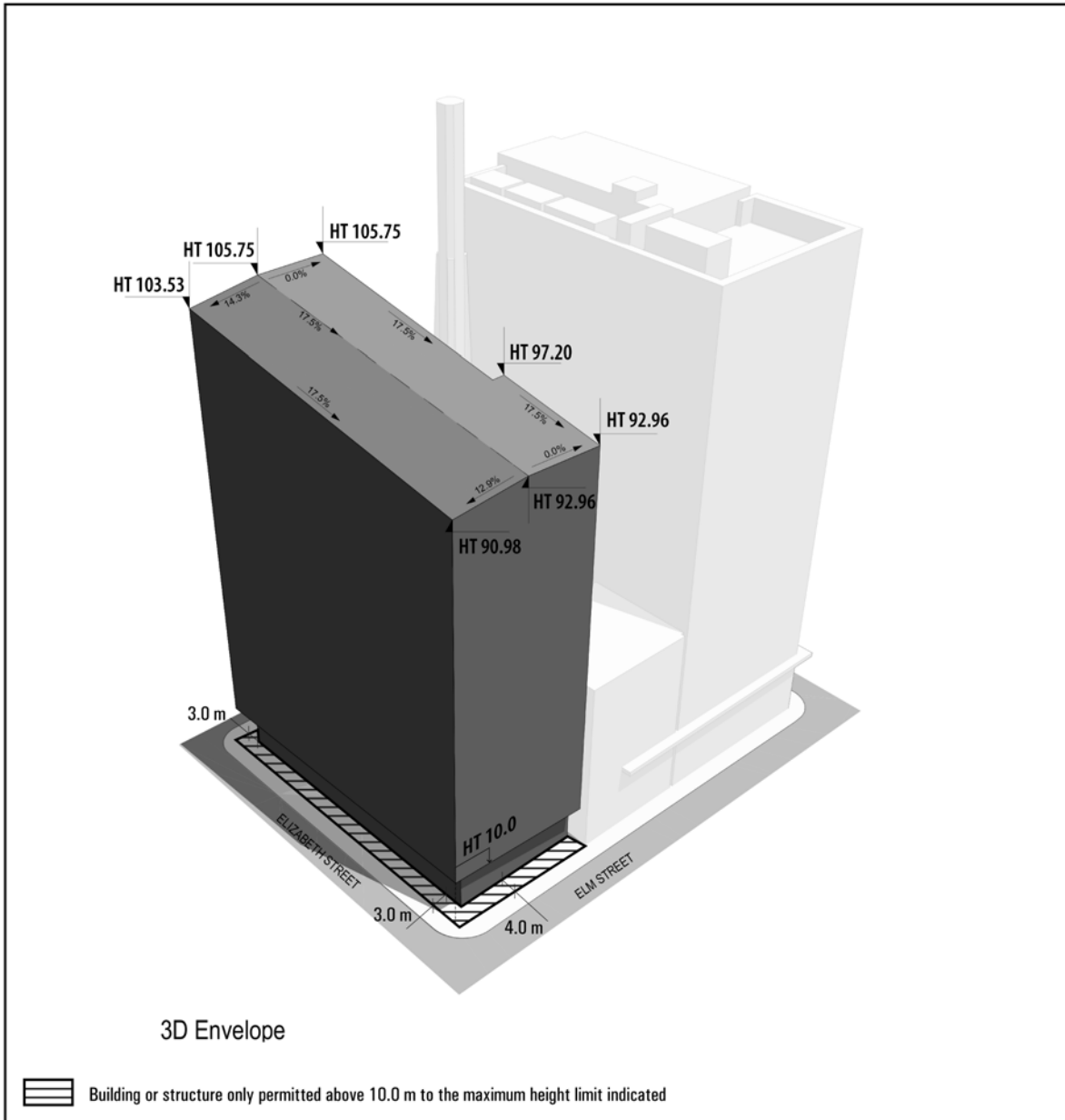
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Diagram 3

175 Elizabeth Street

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Diagram 4

175 Elizabeth Street

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