

Authority: Toronto and East York Community Council Item TE17.12, as adopted by City of Toronto Council on July 12, 13, 14 and 15, 2016

## CITY OF TORONTO

### BY-LAW No. 758-2016

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 as 11 and 33 Centre Avenue and 80 Chestnut 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 No. 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 CR SS1 (x 72) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Exception Number CR (x 72) to Article 900.11.10 so that it reads:

#### **Exception CR 72**

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

Site Specific Provisions:

- (A) On 11 and 33 Centre Avenue and 80 Chestnut Street none of the regulations of 40.5.40.10(3), 40.5.40.10(4), 40.5.40.60, 40.5.40.70, 40.10.20.10(1), 40.10.20.20(1), 40.10.40.10(1), 40.10.40.40(1), 40.10.40.60(2), 40.10.40.60(5), 40.10.40.60(6), 40.10.40.60(7), 40.10.40.60(8), 40.10.40.70(1), 40.10.40.80(1), 40.10.90.10(1), 40.10.90.40(3), 40.10.100.10(1), 200.5.10.1(1), 220.5.10.1(3), 220.5.10.1(5), 220.5.10.1(9), 230.5.10.1(1) prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) to (P) below and By-law 758-2016;
- (B) The only uses permitted are:
  - (i) Courts of Law;

- (ii) Offices;
  - (iii) **Eating Establishment;**
  - (iv) **Take-Out Eating Establishment;**
  - (v) **Retail Service;**
  - (vi) **Retail Store;**
  - (vii) **Personal Service Shop;** and
  - (viii) **Automated Banking Machine;**
- (C) The combined total **gross floor area** of an **eating establishment, take-out eating establishment, retail service, retail store, personal service shop, and automated banking machine**, may not exceed 5,000 square metres;
- (D) Courts of Law, may include the following:
- (i) Courtrooms;
  - (ii) Conference settlement rooms;
  - (iii) Interview rooms;
  - (iv) Judicial chambers;
  - (v) Libraries;
  - (vi) Crown attorney offices;
  - (vii) Courthouse service agencies;
  - (viii) Court support services, administration and associated offices;
  - (ix) Offices and facilities, including police court bureau, associated with law enforcement, including, but not limited to Toronto Police Services and the OPP;
  - (x) Prisoner handling and holding cells;
  - (xi) Secure parking; and
  - (xii) other uses as may be necessary and incidental to the operation of courts of law or the usual activities within courts of law;

- (E) No portion of any **building** or **structure** above ground may be located outside the area delineated by heavy lines shown on Diagram 3 attached to By-law 758-2016;
- (F) Despite regulation (E) above, lighting fixtures, cornices, sills, eaves, canopies, window washing equipment, parapets, railings, planters, balustrades, bollards or other similar security **structures**, stairs, covered stairs or enclosures, awnings, fences and safety railings, trellises, mechanical and architectural screens, guards, guardrails, chimneys, vents, stacks, retaining walls, underground garage ramps, wheel chair ramps, ornamental or architectural features, landscape features, public art and art installations, telecommunications equipment, bicycle parking, bicycle maintenance equipment, identification signage for courts of law, antennae and flag poles, above ground on the lands may be located outside the areas delineated by heavy lines shown on Diagram 3 attached to By-law 758-2016;
- (G) The height of any **building** or **structure**, including the mechanical penthouse, may not exceed the height in metres in the corresponding height area as specified by the numbers following the letters "HT" on Diagram 3 attached to By-law 758-2016 measured from the Canadian Geodetic Datum elevation of 92.26 metres;
- (H) Despite regulation (G) above, lighting fixtures, cornices, sills, eaves, canopies, window washing equipment, parapets, railings, planters, balustrades, bollards or other similar security **structures**, stairs, covered stairs or enclosures, awnings, fences and safety railings, trellises, mechanical and architectural screens, guards, guardrails, chimneys, vents, stacks, mechanical equipment, retaining walls, wheel chair ramps, underground garage ramps, elevator enclosures, ornamental or architectural features, landscape features, public art and art installations, telecommunications equipment, bicycle parking, bicycle maintenance equipment, flag poles, **structures** on any roof used for outside or open air recreation, maintenance, safety, or wind protection purposes, and **green roofs**, may exceed the maximum permitted height in metres specified by the numbers following the letters "HT" on Diagram 3 attached to By-law 758-2016 for the corresponding **building** envelope area by not more than 4.0 metres;
- (I) Despite regulations (G) and (H) above, antennae are permitted within the most northerly 13.0 metres of the portion of the **building** or **structure** located within the height area delineated by "HT 135M" on Diagram 3 attached to By-law 758-2016 provided they do not exceed the maximum permitted height in such area by more than 4.0 metres;
- (J) Despite regulations (G) and (H) above, identification signage for courts of law are permitted within the height area delineated by "HT 0M" on Diagram 3 attached to By-law 758-2016 and lighting fixtures, canopies, ornamental or architectural features, public art and art installations, and flag poles located within the height area delineated by "HT 0M" on Diagram 3 attached to By-law 758-2016 may exceed the maximum permitted height within such area by more than 4.0 metres;

- (K) A minimum of 100 **parking spaces** must be provided and maintained on the lands, including a minimum of five (5) accessible **parking spaces**;
- (L) No visitor **parking spaces** are required;
- (M) Despite regulation 200.5.1.10(2)(A)(iv), a maximum of 12 **parking spaces** may be obstructed on one side and have the following minimum dimensions:
- (i) length - 5.0 metres;
  - (ii) width - 2.6 metres; and
  - (iii) vertical Clearance - 2.1 metres;
- (N) A minimum of two Type "B" **loading spaces** and a minimum of two Type "C" **loading spaces**, must be provided on the lands;
- (O) "Long-term" **bicycle parking spaces** must be provided within the **building** in accordance with the following requirements:
- (i) a minimum of 0.2 "long-term" **bicycle parking spaces** for every 100 square metres of **gross floor area** on the lands; and
  - (ii) a minimum of 1 shower and change facility for each gender; and
- (P) No "short term" **bicycle parking spaces** are required.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86.

Enacted and passed on July 15, 2016.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

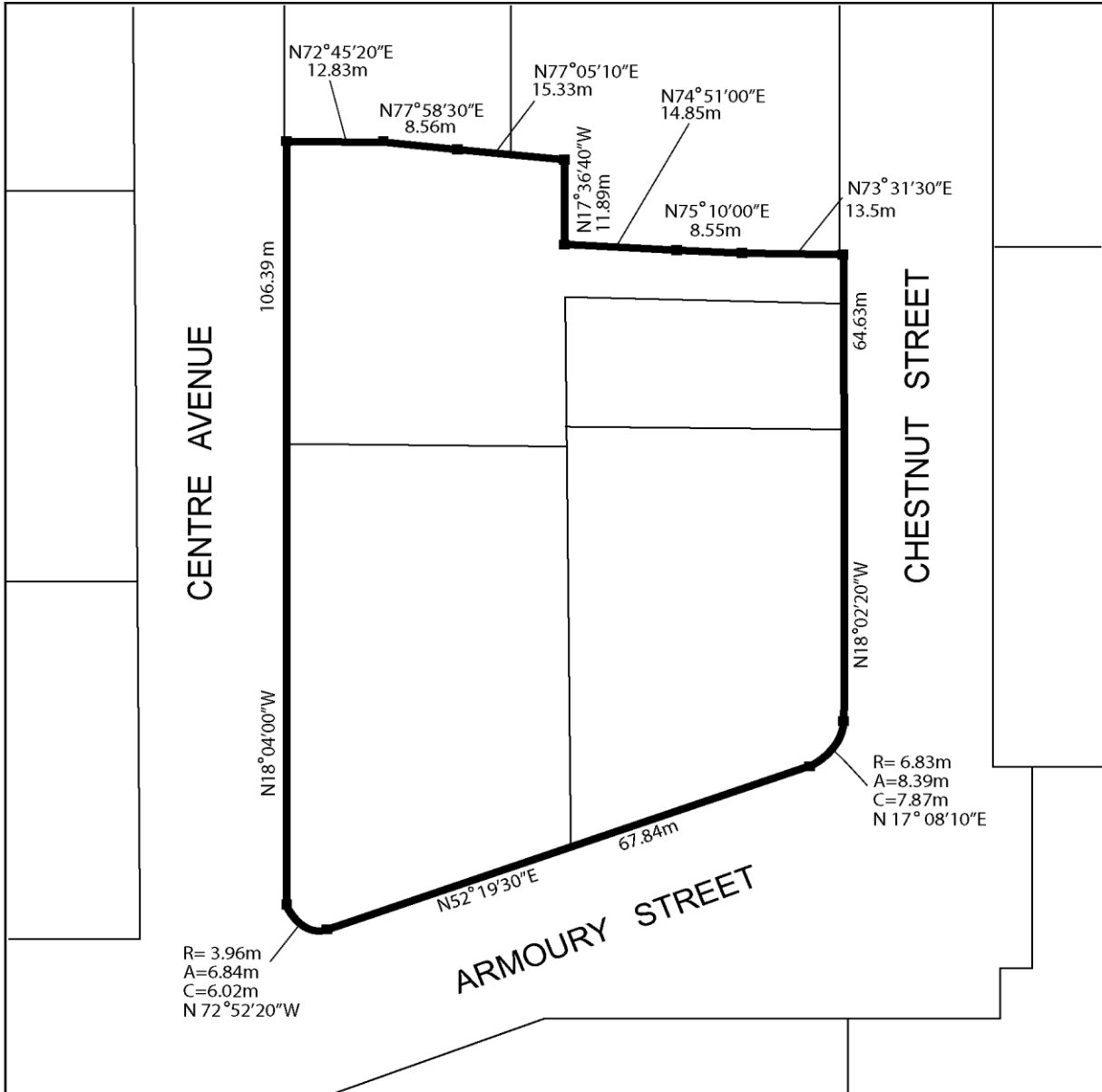


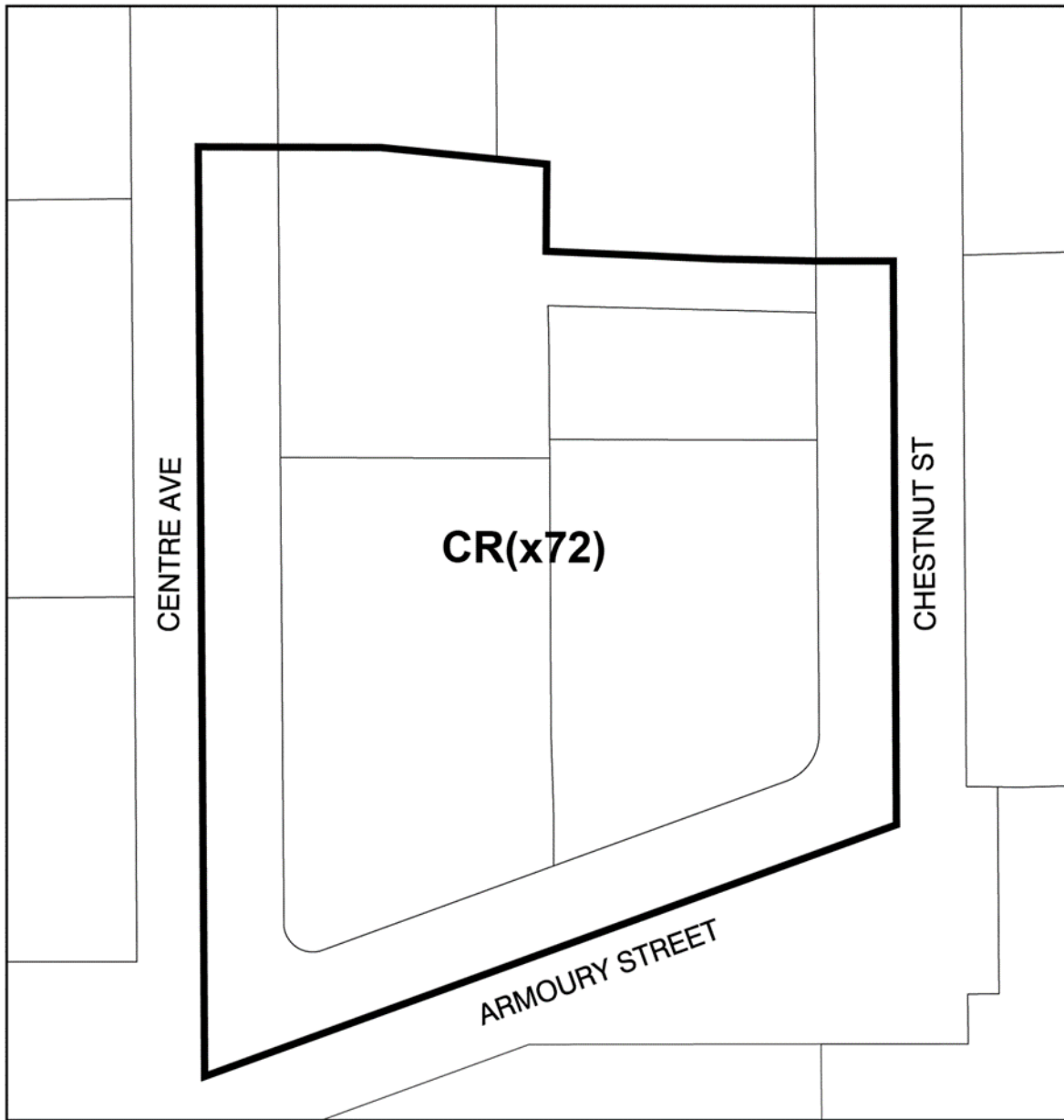
  
Diagram 1

11 & 33 Centre Avenue and 80 Chestnut Street

File # 15 244771 STE 27 OZ



City of Toronto By-Law 569-2013  
Not to Scale  
07/12/2016



 **TORONTO**  
Diagram 2

11 & 33 Centre Avenue and 80 Chestnut Street

File # 15 244771 STE 27 0Z

