

Local Planning Appeal Tribunal
Tribunal d'appel de l'aménagement
local



ISSUE DATE: August 21, 2018

CASE NO(S): PL171292

The Ontario Municipal Board (the "OMB") is continued under the name Local Planning Appeal Tribunal (the "Tribunal"), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	RoseWater 227 Gerrard East Holdings Limited
Subject:	Application to amend Zoning By-law No. 438-86 - Neglect of the City of Toronto to make a decision
Existing Zoning:	Mainstreets Commercial Residential
Proposed Zoning:	<i>Site specific to permit proposal</i>
Purpose:	To permit an 8-storey mixed-use building containing ground floor retail and 99 residential dwelling units
Property Address/Description:	227 Gerrard Street East
Municipality:	City of Toronto
Municipality File No.:	16 270189 STE 28 OZ
OMB Case No.:	PL171292
OMB File No.:	PL171292
OMB Case Name:	RoseWater 227 Gerrard East Holdings Limited v. Toronto (City)

Heard: August 2, 2018 in Toronto, Ontario

APPEARANCES:

Parties

Counsel

RoseWater 227 Gerrard East Holdings Limited	Laura Dean
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City of Toronto

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DECISION DELIVERED BY MARCIA VALIANTE AND ORDER OF THE TRIBUNAL

INTRODUCTION

[1] RoseWater 227 Gerrard East Holdings Limited (“Applicant”) applied to the City of Toronto (“City”) for amendments to By-law No. 438-86 of the former City of Toronto and By-law No. 569-2013 in December 2016 to permit the redevelopment of lands located at 227 Gerrard Street East in the Cabbagetown South area of the Downtown (“Site”). Following consultations with City staff and community organizations, the Applicant submitted a revised proposal on November 7, 2017. On November 13, 2017, the Applicant appealed the City’s failure to make a decision within the requisite statutory period to the Ontario Municipal Board (“Board”), pursuant to s. 34(11) of the *Planning Act*. Following proclamation of the *Local Planning Appeal Tribunal Act, 2017*, the Board was continued as the Local Planning Appeal Tribunal (“Tribunal”).

[2] The Tribunal scheduled a Pre-hearing Conference (“PHC”) for August 2, 2018. In advance of the PHC, the Parties informed the Tribunal that they had reached a settlement. They advised that the Applicant’s final revised proposal and “with prejudice” settlement offer were publicly available on the City’s website and that City Council, at its meeting on July 23, 2018, had adopted the recommendation of the City Solicitor in support of the final revised proposal, subject to certain conditions. The PHC was converted to a settlement conference.

[3] At the settlement conference, no persons requested Party or Participant status. The Applicant called one witness, Sasha Lauzon, a Registered Professional Planner and Senior Associate at Bousfields Inc., to give evidence in support of the settlement. The Tribunal qualified Ms. Lauzon to give opinion evidence on land use planning matters. The City called no witnesses.

ANALYSIS AND FINDINGS

The Final Revised Proposal

[4] The Site spans the block on the south side of Gerrard Street East between Seaton and Ontario Streets, to a depth of approximately 37 metres (“m”). At present, the lands are occupied by a one-storey commercial building, used as The Beer Store, with surface parking and loading. Immediately adjacent to the southwest is a public laneway accessed from Seaton Street running approximately 35 m east-west into the mid-block, known as Hagan Lane, and to the southeast is a 2.5 storey mixed use building fronting onto Ontario Street, south of which is an unnamed public laneway running east-west into the mid-block. The area to the south is a low-rise residential neighbourhood. Along Gerrard Street East on the north and south sides is a mix of residential and commercial uses, mostly ranging from one to three storeys in height, with higher buildings scattered around the broader surrounding area.

[5] The Site is currently zoned MCR T1.5 C1.0 R1.0, with a height limit of 12 m (or 17 m including rooftop mechanical elements), in By-law No. 438-86. In By-law No. 569-2013, which is not yet fully in force, the Site is zoned CR 1.5 (c1.0; r1.0) SS2 (x1906). Both by-laws permit a wide range of residential building types and commercial uses and have similar performance standards.

[6] The final revised proposal is for a seven-storey, mixed-use building, 23.9 m in height, with retail spaces on the ground floor, 90 dwelling units on the upper floors, 62 underground vehicle parking spaces, 110 bicycle parking spaces, and one shared Type G/B loading space. There will be a mechanical penthouse above the seventh floor that is partially sunken. The building has a series of step-backs on the upper floors and includes plans for the screening of amenity spaces and the loading space to provide transition and minimize overlook and shadow impacts. The building is to be set back approximately 1.5 m from the north lot line and the retail spaces along Gerrard Street East will be recessed 3.9 m. The setback from Seaton and Ontario Streets will be a zero to 1.2 m alternating setback. At the rear, 1.73 m will be conveyed to the City to

permit the widening of Hagan Lane to 6 m. The rear setback on the southeast portion of the site will be a minimum of 6 m. Vehicular access is proposed from Hagan Lane and from a new private driveway from Ontario Street.

[7] Ms. Lauzon testified that she considers the Site to be underutilized and that the final revised proposal will appropriately intensify the Site, improve the streetscape along Gerrard Street East, permit a building that respects the built context, and contribute to revitalization of the surrounding area. In her opinion, the final revised proposal is consistent with numerous policies in the Provincial Policy Statement, 2014 (“PPS”) and conforms with the Growth Plan for the Greater Golden Horseshoe, 2017 (“Growth Plan”) with respect to intensification, efficient use of land and municipal infrastructure, mix of housing, support for transit and active transportation, and heritage conservation.

[8] Ms. Lauzon also provided her opinion that the final revised proposal conforms with the City’s Official Plan (“OP”). Under the OP, the Site is within the “Mixed Use Areas” designation, which permits a range of residential and commercial uses. The OP encourages residential intensification in Mixed Use Areas in the Downtown and permits building heights above four storeys. It was Ms. Lauzon’s opinion that the final revised proposal also meets the OP requirements that development in Mixed Use Areas adjacent to Neighbourhoods will be compatible, provide transition through step-backs, maintain adequate light and privacy through location and screening of amenity space, and attenuate traffic and parking impacts. She also stated that the final revised proposal conforms with the Built Form requirements in the OP.

[9] Ms. Lauzon also noted that the Avenues and Mid-rise Buildings Guidelines apply to the Site because it is within the Mixed Use Areas designation and fronts onto a Major Street. It was her opinion that, while the final revised proposal permits some minor intrusion into the 45-degree angular view plane, it nevertheless demonstrates sufficient regard for these guidelines.

Findings

[10] The Tribunal accepts the evidence of Ms. Lauzon and finds that the final revised proposal is consistent with the PPS, conforms with the Growth Plan and conforms with the OP. The Tribunal further finds that the proposed performance standards generally meet the City's guidelines for mid-rise development within Mixed Use Areas and are appropriate in the context of the Site and the surrounding area. The Tribunal finds that the proposed amendments to By-law No. 438-86 and By-law No. 569-2013, as set out in Exhibits 9 and 10, attached to this Order as Attachments 1 and 2, respectively, are appropriate.

ORDER

[11] The Tribunal orders that:

- a. the Applicant's appeal of the City's failure to make a decision on the proposed zoning by-law amendments is allowed in part;
- b. By-law No. 438-86 and By-law No. 569-2013 are amended, substantially as set out in Attachments 1 and 2 respectively; however, the Tribunal withholds its final Order until notified by the Parties that the following conditions have been met:
 - i. The Applicant has provided the Tribunal with by-law amendments in form and content satisfactory to the Director, Community Planning, Toronto and East York District, and to the City Solicitor;
 - ii. The Applicant has submitted an updated Functional Servicing Report and Stormwater Management Report that addresses comments from Development Engineering and Toronto Water, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, and the General Manager, Toronto Water;

- iii. The Applicant has made satisfactory arrangements with the Chief Engineer and Executive Director, Engineering and Construction Services, for the construction of any improvements to municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, in accordance with the Functional Servicing Report accepted by the Chief Engineer and Executive Director, Engineering and Construction Services;
- iv. The Applicant has submitted an Application to Injure or Remove Trees to the satisfaction of the Supervisor of Urban Forestry, Tree Protection and Plan Review, Toronto and East York District; and
- v. The Applicant has submitted landscape plans detailing the proposed street tree plantings to the General Manager, Transportation Services, for them to circulate to all utility and service companies for review and approval prior to Urban Forestry approving the Application to Injure or Remove Trees.

"Marcia Valiante"

MARCIA VALIANTE
MEMBER

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Local Planning Appeal Tribunal

A constituent tribunal of Environment and Land Tribunals Ontario
Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

ATTACHMENT 1

(Draft Zoning By-law Amendment, May 24, 2018)

CITY OF TORONTO

BY-LAW No. XXX-2018 (OMB)

To amend the General Zoning By-law No. 438-86 for the former City of Toronto with respect to the lands municipally known as 227 Gerrard Street East.

Whereas the Ontario Municipal Board, by its decision issued on _____ and Order issued on _____, in Board File No. _____ approved amendments to the City of Toronto Zoning By-law 438-86, as amended, with respect to the lands;

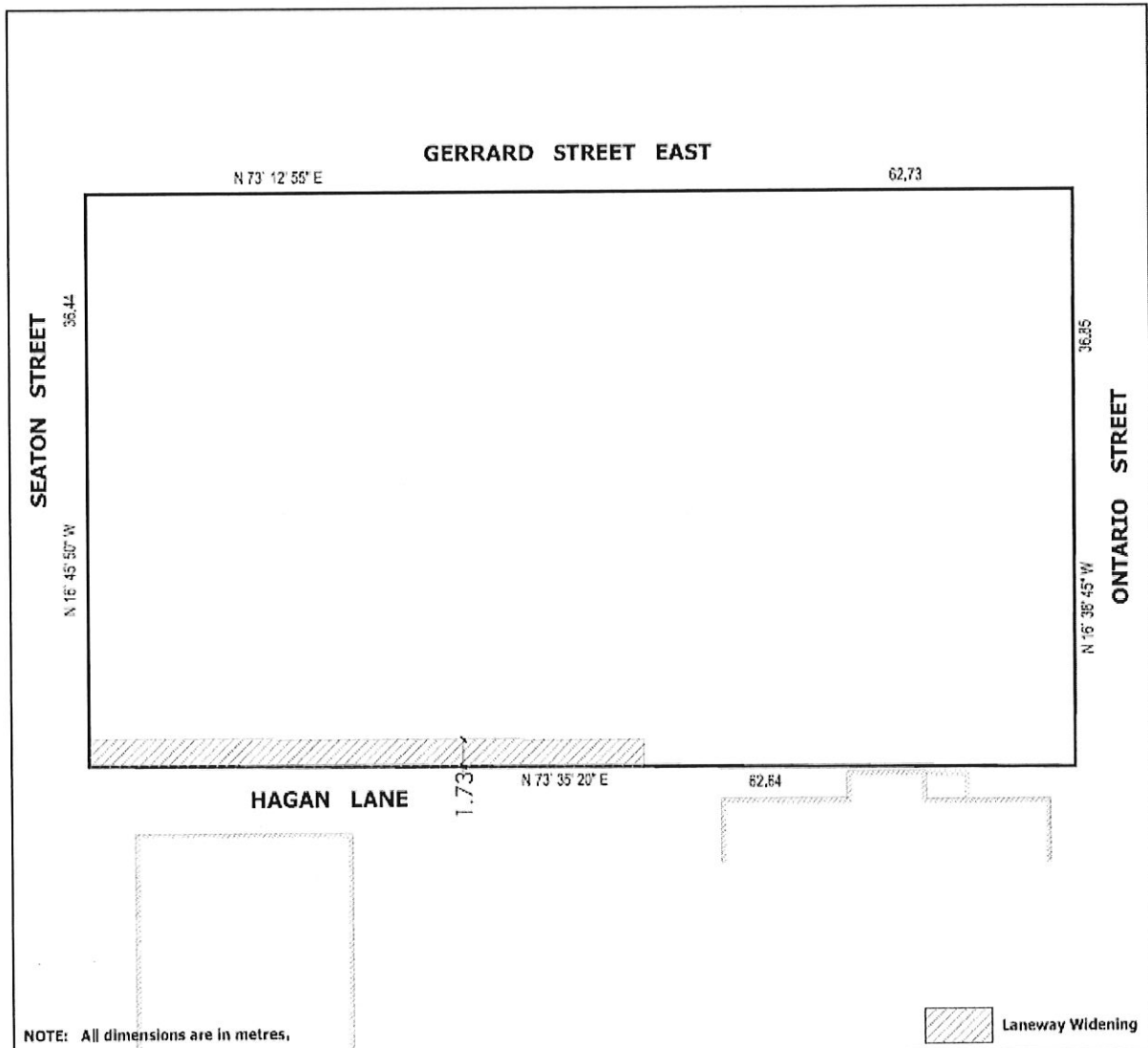
Now therefore pursuant to the Order of the Ontario Municipal Board, By-law No. 438-86 is further amended as follows:

1. None of provisions of Zoning By-law 1106-2016 shall apply to the lands delineated by heavy dashed lines on Map 1 attached to and forming part of this By-law.
2. None of the provisions of Sections 4(2), 4(5), 4(8), 4(10), 4(12), 4(13), 4(14), 8(2)7, 8(3) PART I 1 and 3, 8(3) PART II 1 and 4, 8(3) PART IV 2, 8(3) PART XI, 12(2)156, 12(2)270 and 12(2)380 of By-law No. 438-86, being "A by-law and specific amending 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 various areas of the City of Toronto", as amended, shall apply to prevent the erection and use of a *mixed use building* within the *lot* which may contain *dwelling units* and non-residential uses and *accessory* uses thereto provided that:
 - (a) the *lot* consists of those lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
 - (b) the total combined *residential gross floor area* and *non-residential gross floor area* on the *lot* shall not exceed 9,000 square metres;
 - (c) the *non-residential gross floor area* on the *lot* shall not exceed 1,000 square metres;
 - (d) no portion of the buildings or structures above *grade* shall be located otherwise than wholly within the area delineated by heavy lines on the attached Map 2, with the exception of the following:
 - (i) eaves, canopies, awnings, cornices, lighting fixtures, awnings, fences, railings, architectural features, parapets, trellises, balustrades, window sills, window washing equipment, privacy screens, architectural screens, garbage screen walls, guardrails, terraces, platforms, bollards, transformer vaults, wheelchair ramps, retaining walls, ornamental elements,

architectural elements, landscape elements, outdoor furniture, elements of a green roof, stairs, stair enclosures, underground garage ramps and their associated structures, planters, public art features, pillars and gates;

- (ii) balconies, guardrails and balcony dividers may project to a maximum of 1.80 metres;
- (e) no person shall erect or use a building or structure on the *lot* having a greater *height* in metres than the *height* limits specified by the numbers following the symbol H on the attached Map 2 with the exception of the following:
 - (i) mechanical penthouse, elevator overruns, cooling towers, mechanical distributions, railings, parapets, balconies, terraces, terrace guards and dividers, cornices, window washing equipment, lighting fixtures, architectural elements, ornamental elements, trellises, planters, outdoor furniture, partitions dividing outdoor recreational areas, elevated decks, guard rails, fences, stairs, stair enclosures, wheelchair ramps, retaining walls, vents, fences, screens, elements of a green roof, lightning rods, retaining walls, bicycle racks, public art features, roof access hatches, and exhaust flues;
 - (ii) vertical wind barrier for rooftop amenity, to a maximum height of 3.0 metres; and
 - (iii) an elevator access lobby, washrooms, and mezzanines associated with of the *dwelling units* located directly below, and storage rooms, to a maximum of 3.2 metres;
- (f) *residential amenity space* shall be provided in accordance with the following:
 - (i) a minimum of 2 square metres of indoor *residential amenity space* per *dwelling unit* shall be provided; and
 - (ii) a minimum of 2 square metres of outdoor *residential amenity space* per *dwelling unit* shall be provided, of which at least 30 square metres will be directly accessible from indoor amenity space ;
- (g) a minimum number of *parking spaces* shall be provided and maintained below *grade* on the lot in accordance with the following:
 - (i) for residents – 0.65 *parking spaces* per *dwelling unit*;
 - (ii) for visitors – 0.10 *parking spaces* per *dwelling unit*;
 - (iii) for non-residential uses - 1.0 *parking spaces* per 100 square metres of non-residential *gross floor area*; and

- (iv) a maximum of 4 *car-share parking space* may be provided on the *lot* and the minimum resident parking required shall be reduced by 4 *parking spaces* per *car-share parking space*;
 - (h) a minimum of one *loading space - Type "G"* shall be provided and maintained on the *lot*;
 - (i) a minimum number of *bicycle parking spaces* shall be provided and maintained on the *lot* in accordance with the following:
 - (i) for residential uses, a minimum of 1.0 *bicycle parking spaces* for each *dwelling unit*, comprised of 0.9 long-term *bicycle parking spaces* and 0.1 short-term *bicycle parking spaces*;
 - (ii) no *bicycle parking spaces* shall be required for *non-residential* uses;
 - (iii) a *bicycle parking space* may be provided in a horizontal or vertical position, and/or in a bicycle stacker;
 - (iv) despite the definition of *bicycle parking space – visitor* in Section 2(1)(iii) of Zoning By-law No. 438-86, as amended, a *bicycle parking space* for visitors and non-residential uses may be provided within a secure room;
 - (j) none of the provisions of By-law No. 438-86, as amended, shall apply to prevent a *sales office* on the *lot*, and a *sales office* shall be exempt from the requirements of By-law No. 438-86, as amended, and this by-law to provide motor vehicle parking facilities.
3. For the purpose of this By-law, all italicized words and expression have the same meanings as defined in By-law No. 438-86, as amended, with the exception of the following:
- (a) *bicycle parking space* means an area that is equipped with a bicycle rack, locker or bicycle stacker for the purpose of parking and securing bicycles and:
 - (i) a horizontal bicycle parking space has a minimum length of 1.8 metres, a minimum width of 0.4 metres, and a minimum vertical clearance from the ground of 1.9 metres; and
 - (ii) a vertical bicycle parking space has a minimum length or vertical clearance of 1.9 metres, a minimum width of 0.4 metres, and a minimum horizontal clearance from the wall of 1.2 metres;
 - (b) *car-share* means the practice where a number of people share the use of one or more motor vehicles. Such car-share motor vehicles shall be made available for short term rental, including hourly rental for the use of at least the occupants of the building erected on the *lot*;



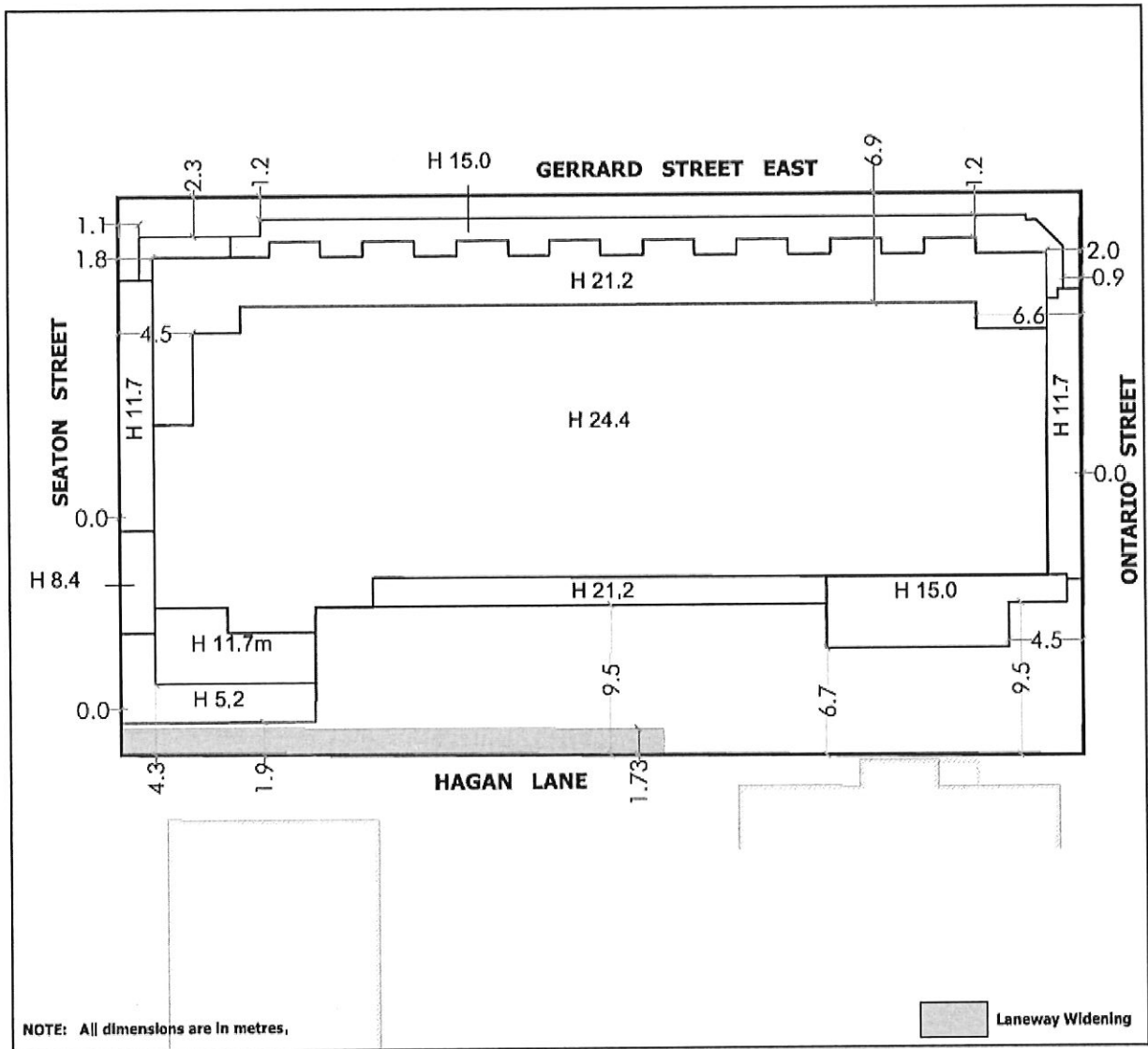
227 Gerrard Street East, Toronto

Map 1

File #16 270189 STE 28 OZ

Not to Scale





TORONTO City Planning Division

227 Gerrard Street East, Toronto

Map 2

File #16 270189 STE 28 OZ

Not to Scale



ATTACHMENT 2

File #:

(Draft Zoning By-law Amendment, May 24, 2018)

CITY OF TORONTO

BY-LAW No. XXX-2018 (OMB)

To amend the City of Toronto By-law No. 569-2013, with respect to lands known municipally as 227 Gerrard Street East.

Whereas the Ontario Municipal Board, by its decision issued on _____ and Order issued on _____, in Board File No. _____ approved amendments to the City of Toronto Zoning By-law 438-86, as amended, with respect to the lands;

Now therefore pursuant to the Order of the Ontario Municipal Board, By-law No. 438-86 is further amended as follows:

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, unless otherwise defined in the By-law;
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 4.0 (c 0.45, r 3.55) SS2 (xXXX), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 (xXX) so that it reads:

Exception CR (xXX)

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

Site Specific Provisions:

- (A) On 227 Gerrard Street East, as outlined by heavy black lines on Diagram 1 of By-law [Clerks to insert By-law #], nothing will prevent the erection or use of a **building**, additions or enlargements permitted in compliance with (B) to (X) below;
- (B) None of provisions of 600.10 shall apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted by By-law [Clerks to insert By-law #];

- (C) Despite regulations 5.10.40.70(1), (2) and (4), 40.5.40.70(1), and 40.10.40.70, minimum required **building setbacks** are as shown on Diagram 3 of By-law [Clerks to insert By-law #];
- (D) Despite regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** shown on Diagram 3 of By-law [Clerks to insert By-law #] is the distance between the Canadian Geodetic Datum elevation of 93.85 metres and the elevation of the highest point of the **building** or **structure**;
- (E) Despite regulation 40.5.40.10(4), equipment and **structures** located on the roof of a **building** may exceed the permitted maximum height for that **building** by 6.3 metres;
- (F) Despite regulation 40.5.40.10(5) the total area of all equipment, **structures**, or parts of a **building** may cover no more than 36% of the area of the roof, measured horizontally, excluding outdoor **amenity area** and private terraces; and if any equipment, **structures**, or parts of a **building** are located within 6.0 metres of a **lot line** abutting a **street**, their total horizontal dimension, measured parallel to the **street**, may not exceed 35% of the width of the building's main walls facing that street;
- (G) Despite 40.5.40.10(6) unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may exceed the permitted maximum height for that **building** by 3.0 metres, if the structures are no closer than 1.0 metre from the interior face of any main wall.
- (H) Despite regulation 40.10.40.10(2), no portion of any **building** or **structure** may exceed the height in metres specified by the numbers following the symbol HT on Diagram 3 of By-law [Clerks to insert By-law #] with the exception of;
 - (i) mechanical penthouse, elevator overruns, cooling towers, mechanical distributions, railings, parapets, balconies, terraces, terrace guards and dividers, cornices, window washing equipment, lighting fixtures, architectural elements, ornamental elements, trellises, planters, outdoor furniture, partitions dividing outdoor recreational areas, elevated decks, guard rails, fences, stairs, stair enclosures, wheelchair ramps, retaining walls, vents, fences, screens, elements of a green roof, lightning rods, retaining walls, bicycle racks, public art features, roof access hatches, and exhaust flues;
 - (ii) an elevator access lobby, washrooms, and mezzanines associated with of the **dwelling units** located directly below, and storage rooms, to a maximum of 3.2 metres;
- (I) Despite definition 800.50(820) a **storey** means a level of a building, other than a basement, located between any floor and the floor, ceiling or roof immediately above it, and for the purposes of this By-law, a mezzanine does not constitute a

storey;

- (J) Despite regulation 40.10.40.1(1) residential uses such as the residential lobby and access, mailroom, boardroom, lounge and other uses accessory thereto are permitted on the ground floor;
- (K) Despite regulation 40.10.40.50(1), residential **amenity space** shall be provided in accordance with the following:
 - (i) a minimum of 2 square metres of indoor residential **amenity space** per **dwelling unit** will be provided; and
 - (iii) a minimum of 2 square metres of outdoor residential **amenity space** per **dwelling unit** will be provided, of which at least 30 square metres will be directly accessible from indoor **amenity space**;
- (L) Despite regulation 40.10.40.60(1)(C) balconies are permitted above the second floor and may project beyond the heavy lines shown on Diagram 3 to a maximum of 1.80 metres;
- (M) Despite regulation 40.10.40.70 (2) and 40.10.40.60(9) the **building** or **structures** are permitted to penetrate the front, side and rear angular planes.
- (N) Despite regulation 5.10.40.70, 40.10.40.60, 40.5.40.70 and 40.10.40.70(2) the following building elements and structures may encroach into required building setbacks show on Diagram 3 of By-law [Clerks to insert By-law #]:
 - (i) eaves, canopies, awnings, cornices, lighting fixtures, awnings, fences, railings, architectural features, parapets, trellises, balustrades, window sills, window washing equipment, privacy screens, architectural screens, garbage screen walls, guardrails, terraces, platforms, bollards, transformer vaults, wheelchair ramps, retaining walls, ornamental elements, architectural elements, landscape elements, outdoor furniture, elements of a green roof, stairs, stair enclosures, underground garage ramps and their associated structures, planters, public art features, pillars and gates;
- (O) Despite regulation 40.5.1.10(3), 40.10.40.40(1) and 40.10.20.100(17) the maximum permitted **gross floor area** of a building is 9,000 square metres, of which the maximum non-residential **gross floor area** permitted is 1,000 square metres;
- (P) Despite regulation 40.10.50.10(1) and 40.10.50.10(3) no soft landscaping is required the **lot line** abutting the Residential Zone.
- (Q) Despite regulation 220.5.10.1 and 40.10.90.10 a minimum of one Type 'G' **loading space** must be provided and may be used for both non-residential and residential

purposes and may be located in the rear yard abutting a Residential Zone subject to it being enclosed;

- (R) Despite regulation 40.10.100.10 two **vehicle** access points are permitted;
- (S) Despite Table 200.5.10.1 and regulation 200.5.10.1 a minimum number of **parking spaces** must be provided for the lot in accordance with the following:
 - (i) for residents – 0.65 **parking spaces per dwelling unit**;
 - (ii) for visitors – 0.10 **parking spaces per dwelling unit**; and
 - (iii) for non-residential uses - 1.0 **parking spaces per 100 square metres of non-residential gross floor area**;
- (T) A maximum of 4 **car-share parking space** may be provided on the lot and the minimum resident parking required shall be reduced by 4 **parking spaces per car-share parking space**;
 - (i) **car share** means the practice where a number of people share the use of one or more motor vehicles. Such car-share motor vehicles shall be made available for short term rental, including hourly rental for the use of at least the occupants of the building.
 - (ii) **car-share parking space** means a **parking space** that used exclusively for the parking of a **car-share** motor vehicle;
- (U) Despite regulation 200.15.1.5(1) accessible **parking spaces** may be located anywhere on the P1 or P2 level;
- (V) Despite Table 230.5.10.1(1) and regulation 230.5.10(1) a minimum number of **bicycle parking spaces** must be proved on the lot in accordance with the following:
 - (i) for residential uses - a minimum of 1.0 **bicycle parking spaces** for each **dwelling unit**, comprised of 0.9 long-term **bicycle parking spaces** and 0.1 short-term **bicycle parking spaces**;
 - (ii) no **bicycle parking spaces** shall be required for **non-residential** uses;
 - (iii) a **bicycle parking space** may be provided in a horizontal or vertical position, and/or in a bicycle stacker;
 - (iv) a **bicycle parking space** for visitors and non-residential uses may be provided within a secure room;

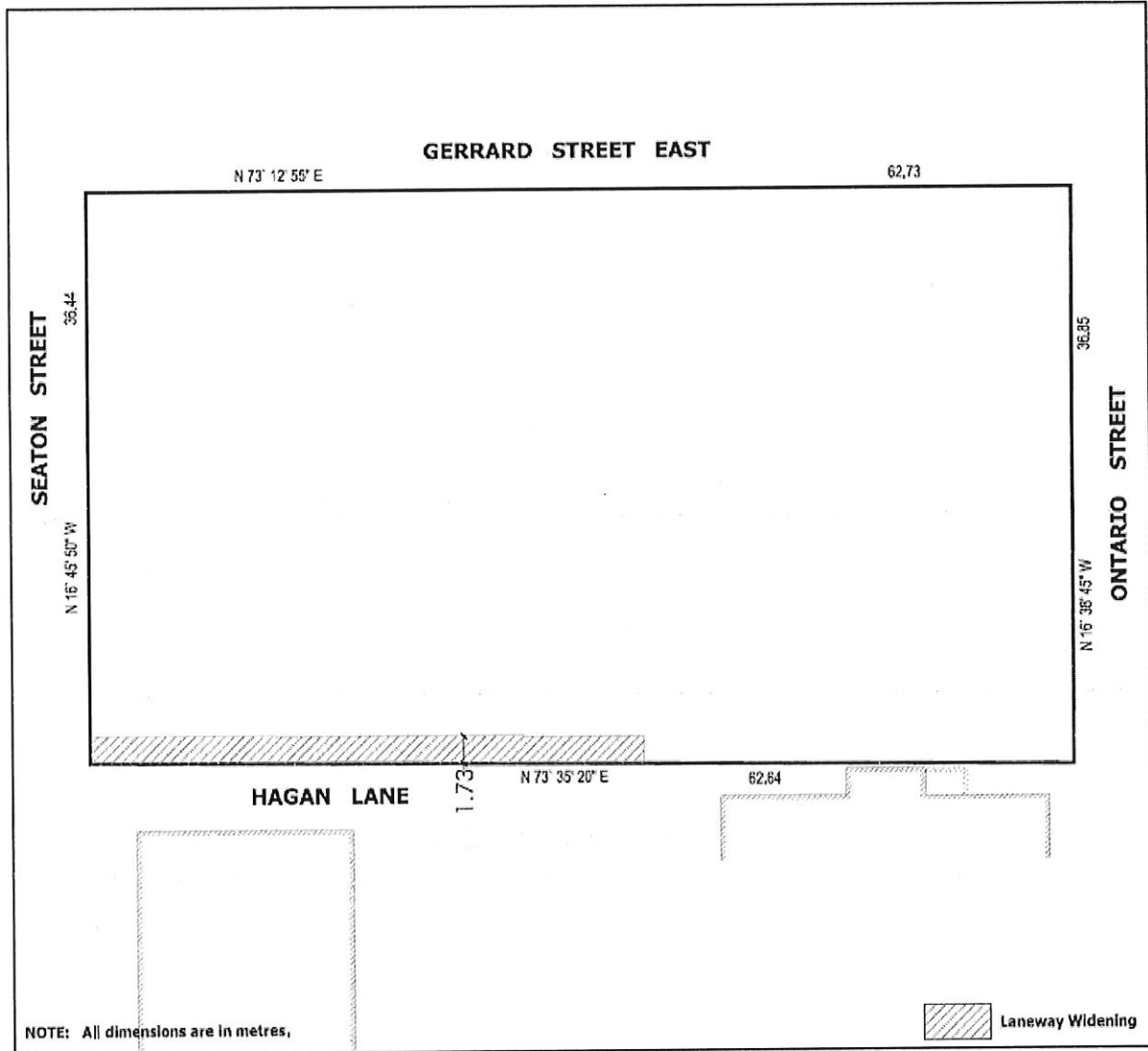
(W) Despite regulation 230.5.1.10(4) and 230.5.1.10(5) **bicycle parking space** may have the following minimum dimensions:

- (i) a horizontal bicycle parking space has a minimum length of 1.8 metres, a minimum width of 0.4 metres, and a minimum vertical clearance from the ground of 1.9 metres; and
- (ii) a vertical bicycle parking space has a minimum length or vertical clearance of 1.9 metres, a minimum width of 0.4 metres, and a minimum horizontal clearance from the wall of 1.2 metres;

(X) Despite 40.5.40.40(3) the **gross floor area of residential buildings** on the lot may be reduced by:

- (i) parking, loading and bicycle parking below-ground
- (ii) loading spaces at the ground level and bicycle parking spaces at or above ground;
- (iii) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- (iv) shower and change facilities for bicycle parking spaces;
- (v) amenity space;
- (vi) elevator shafts;
- (vii) garbage shafts;
- (viii) mechanical penthouse; and
- (ix) exit stairwells in the building;

PURSUANT TO THE DECISION OF THE ONTARIO MUNICIPAL BOARD ISSUED ON _____ AND ORDER ISSUED _____ UNDER OMB FILE NO. _____



Toronto City Planning
Division

227 Gerrard Street East, Toronto

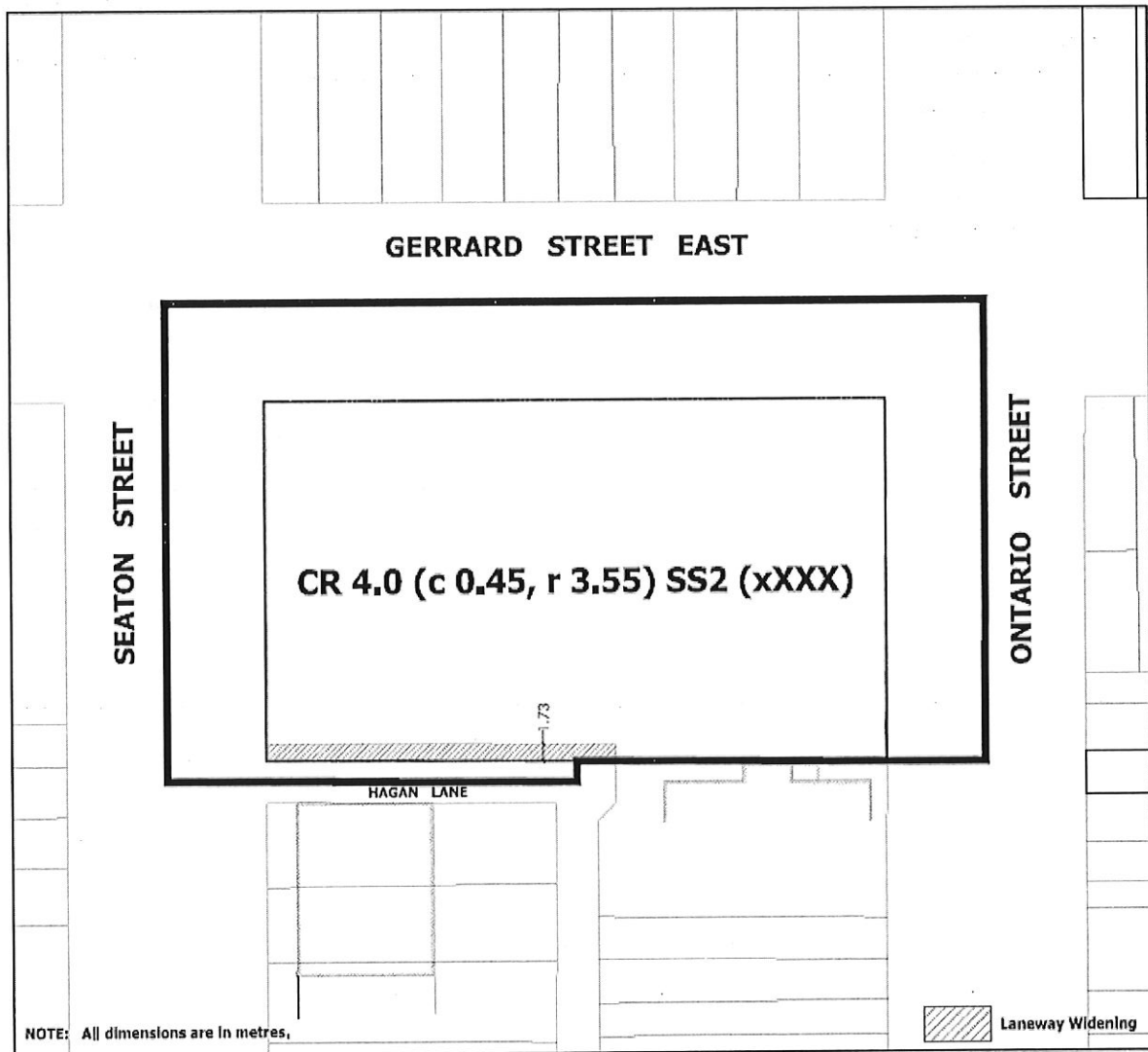
Diagram 1

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City of Toronto By-law 569-2013



 **Toronto** City Planning Division

227 Gerrard Street East, Toronto

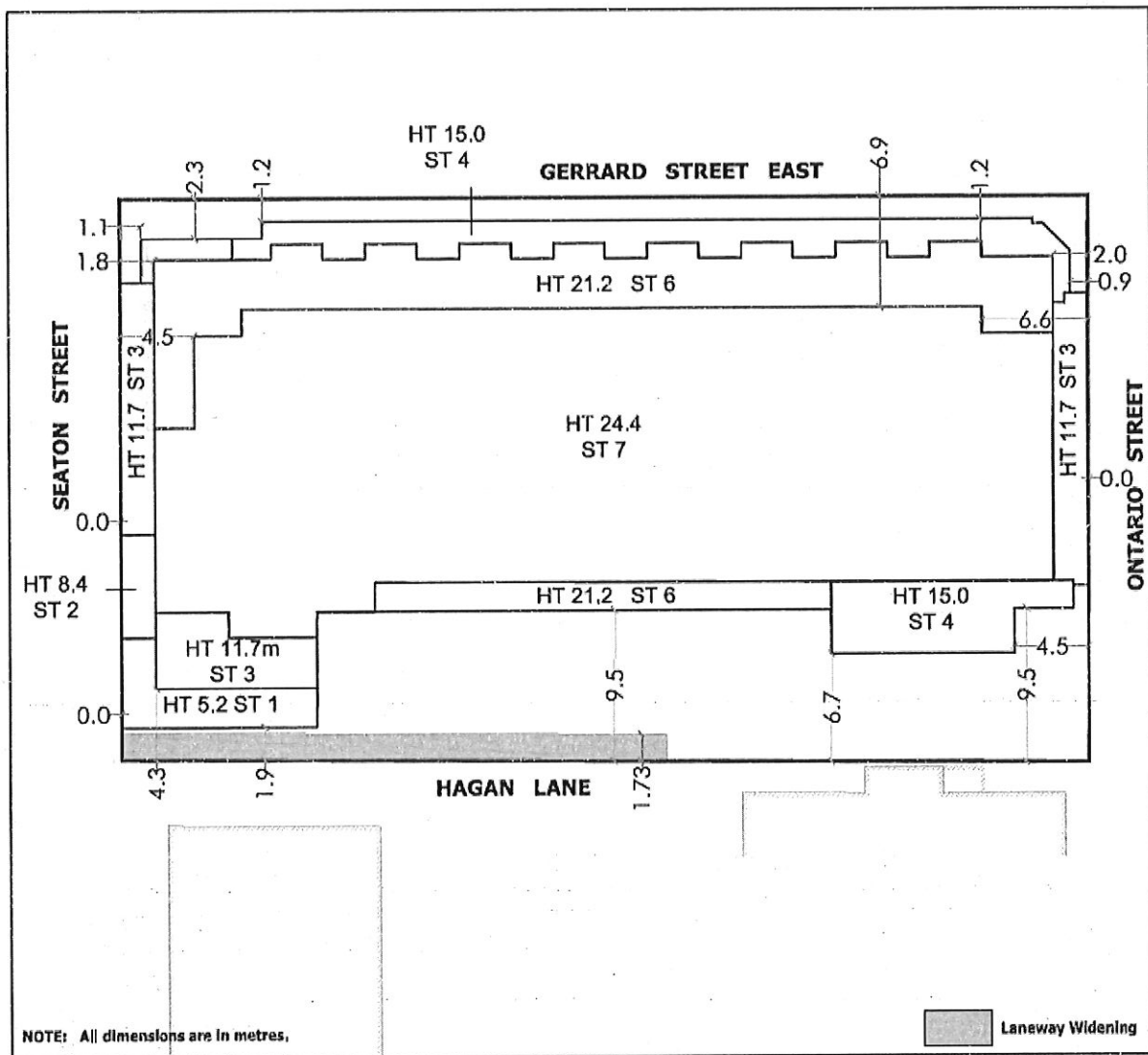
Diagram 2

File #16 270189 STE 28 OZ

Not to Scale



City of Toronto By-law 569-2013



TORONTO City Planning Division

227 Gerrard Street East, Toronto

Diagram 3

File #16 270189 STE 28 OZ

Not to Scale



City of Toronto By-law 569-2013