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CITY OF TORONTO

BY-LAW No. 527-1998

To amend By-law No. 438-86, the Zoning By-law, as amended, to make certain technical corrections.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Section 2(1) of By-law No. 438-86, 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 in various areas of the City of Toronto", as amended, is further amended by:

- (1) amending the definition of "*accessory*" by italicizing the words "parking spaces";
- (2) amending the definition of "*club*" by italicizing the words "non-residential building"; and
- (3) amending the definition of "*showroom*" by deleting the words "but does not include sales to the public".

2. Section 2(2) of By-law No. 438-86 is amended by:

- (1) deleting the numbers, word and punctuation "8(3), 9(3) or 10(3)" in paragraph (b) and substituting the numbers "8(3) or 9(3)"; and
- (2) amending paragraphs (e) and (f) by:
 - (i) deleting the number "10" and replacing it with the number "9".

3. Section 4 of By-law No. 438-86 is amended by:

- (1) amending the parking requirement of "*a commercial bakery*" in subsection (4) by adding a semi-colon after the word "therein"; and
- (2) amending subsection (5) Schedule 1 by deleting the expression "*Adult Physical Culture Establishment*" where they appear and substituting "Adult Physical Culture Establishment".

4. Section 6 of By-law No. 438-86 is amended by:

- (1) amending subsection (3) PART IV 1 (d) (i) by italicizing the words "front wall".

- 5.** Section 9 of By-law No. 438-86 is amended by:
- (1) deleting the symbol "P" opposite the listing for a "*showroom*" in subsection (1) (f) (b) (iv) and replace the symbol with the symbol "q29"; and
 - (2) adding to subsection (2) qualification "29. as follows: A *showroom* is a permitted use, provided: (i) it does not include sales to the public".
- 6.** Section 12(1) of By-law No. 438-86 is amended by:
- (1) amending exception 17 by replacing the expression "land municipally known in the year 1988 as part of 1000 Mount Pleasant Road, as shown" with the word "lands";
 - (2) amending exception 42 (ii) by deleting "CR" and replacing it with "MCR";
 - (3) amending exception 52 by deleting "the I2 district within the area bounded by Roncesvalles" and replacing it with "the I1 district within the area bounded by Roncesvalles";
 - (4) amending exception 56 by deleting "Delisle Avenue" and replacing it with "De Lisle Avenue";
 - (5) amending exception 60 (i) by deleting "Lot 1" and replacing it with "Part of Lot 1";
 - (6) amending exception 87 by italicizing the word "frontage";
 - (7) deleting exception 276;
 - (8) amending exception 279 by:
 - (i) adding "to" before the word "prevent"; and
 - (ii) deleting the expression "the date of enactment of this by-law" and replacing it with "July 9, 1991";
 - (9) amending exception 331 by deleting "PARTS 13 to 22" from the map and replacing it with "PARTS 13 to 26"; and
 - (10) amending exception 369(v) by italicizing "residential gross floor area".
- 7.** Section 12(2) of By-law No. 438-86 is amended by:
- (1) amending exception 8 by adding "or north of the north limit of Lawrence Avenue East" following "on the north side of that street";
 - (2) deleting exception 58;

- (3) amending exception 219 (b) by replacing CR T2.0 C1.0 R1.5 with MCR T2.0 C1.0 R1.5, deleting CR T2.0 C1.0 R2.0 and replacing MCR T3.0 C2.0 R2.5 to CR T3.0 C2.0 R2.5;
 - (4) amending exception 228 (i) G by deleting the expression "*parking lot*" and replacing it with "*parking station, commercial parking garage, parking area, parking garage or commercial parking lot*";
 - (5) amending exception 239 (v) by deleting the words "or a *parking station*", deleting the comma and substituting for it the word "or";
 - (6) amending exception 290 (a) (iv) by deleting "*parking lot*" and substituting for it "*commercial parking lot*";
 - (7) amending exception 295 by deleting "or" in clause (c) (ii), adding as a new clause "(iii) any purpose below grade other than a crawl space used for storage, heating, cooling, ventilating, electrical or mechanical equipment; or" and renumbering clause (iii) as (iv); and
 - (8) amending exception 305 by deleting "within the Old Stockyards District".
- 8.** Section 12(3)(a) of By-law No. 438-86 is amended by:
- (1) deleting from the Schedule to clause (i) the words and numbers "16 FEET (94.88 METRES)" and substituting for them "5 METRES"; and
 - (2) deleting from the Schedule to clause (ii) the words and numbers "20 FEET OR LESS (6.10 METRES)" and substituting for them "6 METRES".
- 9.** Section 13 of By-law No. 438-86 is amended by:
- (1) deleting from the Schedule the line "By-law No. 325-69 respecting 123 Eglinton Avenue East";
 - (2) deleting from the Schedule the line "By-law No. 792-78 respecting 447 Church Street";
 - (3) deleting from the Schedule after the words and numbers "By-law Nos. 43-90, 182-90 and 1994-0428 respecting" the words and numbers "1372 to 1386 Bloor Street West" and substituting for them "77 Rankin Crescent and 1380 Bloor Street West";
 - (4) deleting from the Schedule the line "By-law No. 513-90 respecting 109 Front Street East"; and
 - (5) deleting from the Schedule after the words and numbers "By-law No. 1994-0312 respecting" the words and numbers "123 Eglinton Avenue East" and substituting for them "108 Redpath Avenue".

10. Height and Minimum Lot Frontage Map 47H-321 contained in Appendix 'B' of By-law No. 438-86, as amended, is amended by adding a 9.0 metre height limit for 199 to 211 Riverside Drive, 19 to 31, 30 and 32 Innisfree Court and 1 Worthington Crescent.

11. Height and Minimum Lot Frontage Map 47H-321 contained in Appendix 'B' of By-law No. 438-86, as amended, is further amended by adding to the Minimum Lot Frontage Chart a new symbol "D" for "any building or structure" and a 21.0 metre Minimum Lot Frontage, for the lands known municipally in 1997 as Nos. 199 to 211 Riverside Drive.

12. By-law No. 352-92 is amended to delete "*gross floor area*" and substitute for it "*residential gross floor area*".

13. By-law No. 562-92 is amended to delete "meters" and substitute for it "metres".

14. Section 4 of By-law No. 695-92 is amended as follows:

- (i) to delete "no" and substitute for it "No";
- (ii) to delete the phrase "of By-law No. 438-86"; and
- (iii) to delete "*a tavern or public house*" and substitute for it the expression "deleted by By-law 425-93".

ENACTED AND PASSED this 31st day of July, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)