

Authority: Toronto Community Council Report No. 10(30), July 29, 30 and 31, 1998
Intended for first presentation to Council: July 29, 1998
Adopted by Council: July 31, 1998

CITY OF TORONTO

BY-LAW No. 530-1998

To amend the General Zoning By-law No. 438-86 with respect to lands known as 245 Carlaw Avenue.

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

1. District Map No. 52H-312 contained in Appendix "A" 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 redesignating the lands shown outlined by heavy lines on Map 1 attached to and forming part of this by-law to I1 D3.

2. None of the provisions of Sections 4(6)(c) and 9(1)(f) of By-law No. 438-86, as amended, shall apply to prevent the use of the existing building located on the *lot* for not more than 76 *live-work units*, not more than 300 square metres for an *industrial catering service*, not more than 465 square metres of office uses, a *restaurant* or *take-out restaurant* on the ground floor of the building and light industrial uses provided:

- (1) the *lot* consists of at least the lands shown outlined by heavy lines on the attached Map 1;
- (2) the combined above-grade *residential gross floor area* and *non-residential gross floor area* in the building does not exceed 10,953 square metres;
- (3) a *loading space - type G* is provided and maintained on the *lot*;
- (4) not less than 93 *parking spaces* are provided and maintained on the *lot*, including 53 *parking spaces* for the exclusive use of residents of the building;
- (5) *residential amenity space* is provided to the extent of at least 152 square metres of indoor space and at least 178 square metres of outdoor space; and
- (6) the *restaurant* or *take-out restaurant* use on the ground floor of the building does not exceed 475 square metres, and only one *restaurant* or *take-out restaurant* is provided in the building.

3. For the purposes of this By-law:

- (i) "*loading space - type G*" shall have the same meaning as defined in By-law No. 438-86, as amended, except that the width may be 4 metres and the length may be 6.1 metres; and

- (ii) each other italicized word or expression shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended.

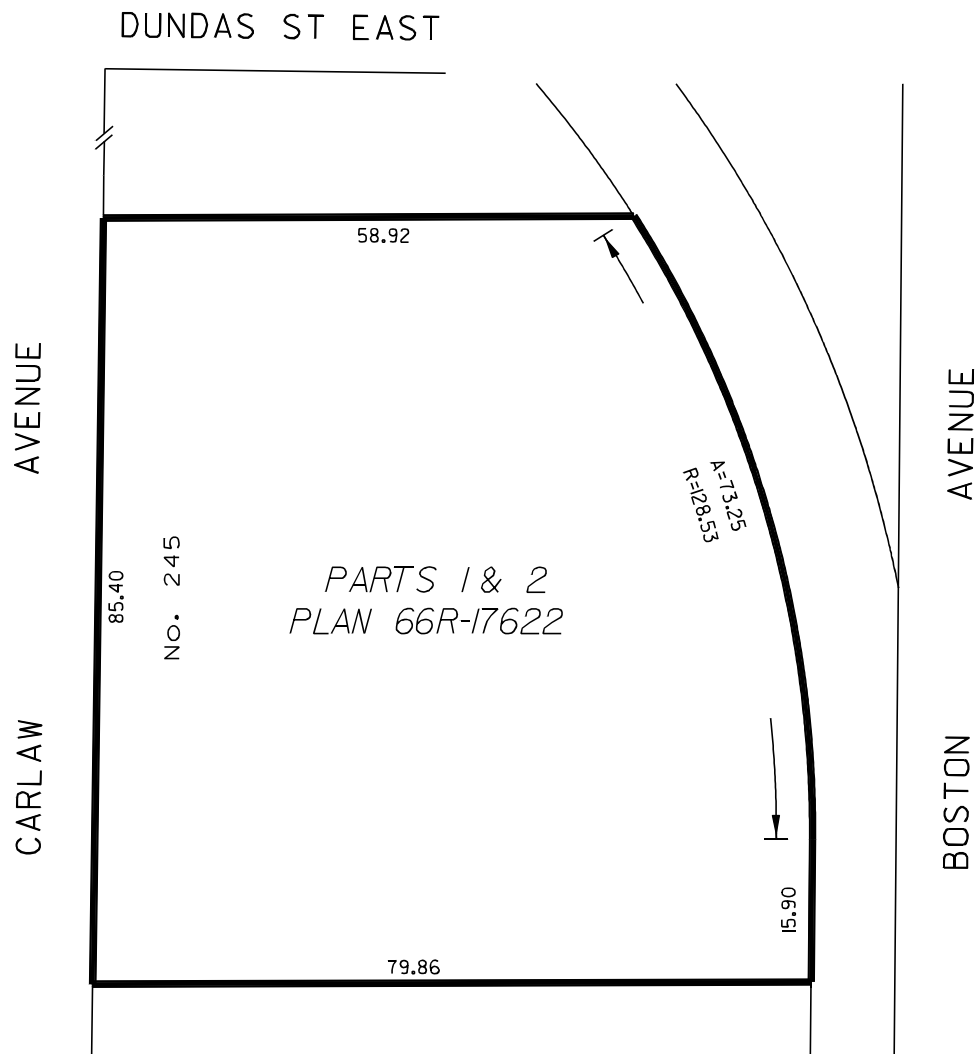
ENACTED AND PASSED this 31st day of July, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

MAP 1



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SECTION
TORONTO JULY, 1998
BL2/245CAR1.DGN
FILES: C36-Z11
MAP No. 52H-312 DRAWN: EM