

Authority: Toronto Community Council Report No. 10(27), 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. 607-1998

To amend the General Zoning By-law No. 438-86 with respect to lands known as 2079-2111 Yonge Street, 9 and 21 Hillsdale Avenue East and 12, 14 and 16 Manor Road East.

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

1. District Map No. 51K-321 contained in Appendix "A" annexed to and forming part 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 amended by redesignating the lands shown outlined by heavy lines on Plan 1 attached to and forming part of this by-law from "R2 Z0.6" to "MCR T3.0 C2.0 R2.5".

2. Height and Minimum Lot Frontage Map No. 51K-321 contained in Appendix "B" annexed to and forming part of this aforesaid By-law No. 438-86, is amended by redesignating the lands shown outlined by heavy lines on Plan 1 attached to and forming part of this by-law from "H9.0" to "H16.0".

3. None of the provisions of Section 2(1) with respect to the definition of "*lot*", "*row house*" and "*semi-detached house*" Sections 4(2)(a), 4(13), 6(1)(a), 6(3) PART II 2, 6(3) PART II 3, 6(3) PART II 4, 6(3) PART II 5, 6(3) PART II 6, 8(3) PART II (4)(a), 8(3) PART II 4(c)(i), 8(3) PART II 4(c)(iii), 12(2) 63, 12(2) 118(iv), 12(2) 119(iii) of the aforesaid By-law No. 438-86, as amended, shall apply to prevent the erection and use on the *lot* of a *mixed-use building* containing not more than 123 *dwelling units* and the erection and use of four *row houses* and two *semi-detached houses*, provided:

- (1) the *lot* consists of at least the lands shown outlined by heavy lines on the attached Map 1;
- (2) the *residential gross floor area* of the *mixed-use building* does not exceed 10 005 square metres;
- (3) the *non-residential gross floor area* of the *mixed-use building* does not exceed 1 432 square metres;
- (4) the combined *residential gross floor area* and *non-residential gross floor area* of the *mixed-use building* does not exceed 11 437 square metres;
- (5) no portion of the *mixed-use building* above *grade* is located otherwise than wholly within the area delineated by heavy lines and labelled "MIXED-USE BUILDING" on the attached Map 2;

- (6) the *height* of the *mixed-use building* does not exceed 20.55 metres;
- (7) the *residential gross floor area* of each individual *row house* or *semi-detached house* does not exceed 247.35 square metres;
- (8) no portion of the *row houses* above *grade* is located otherwise than wholly within the area delineated by heavy lines and labelled Area B on the attached Map 2;
- (9) no portion of the *semi-detached houses* above *grade* is located otherwise than wholly within the area delineated by heavy lines and labelled Area C on the attached Map 2;
- (10) the *height* of the *row houses* and *semi-detached houses* does not exceed 10.0 metres;
- (11) no pedestrian access is provided from Hillsdale Avenue East or Manor Road East to the *non-residential uses* in the *mixed-use building*;
- (12) not less than 52 *bicycle parking spaces-occupant* and 13 *bicycle parking spaces-visitor* are provided and maintained on the *lot*; and
- (13) not less than 91 parking spaces are provided and maintained by the owner on the *lot* of which not less than 79 *parking spaces* are reserved for the exclusive use of residents of the *lot* and of which 12 parking spaces are reserved for visitors to all uses on the *lot*.

2. For the purposes of this by-law:

- (1) "*row house*" and "*semi-detached house*" shall have the same meaning as such terms have for the purpose of the aforesaid By-law No. 438-86 with the exception that each such building shall not be located on a separate "*lot*" and each building may be divided vertically from the other by a party wall; and
- (2) each other word or expression which is italicized herein shall have the same meaning as such word or expression as defined in the aforesaid By-law No. 438-86.

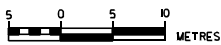
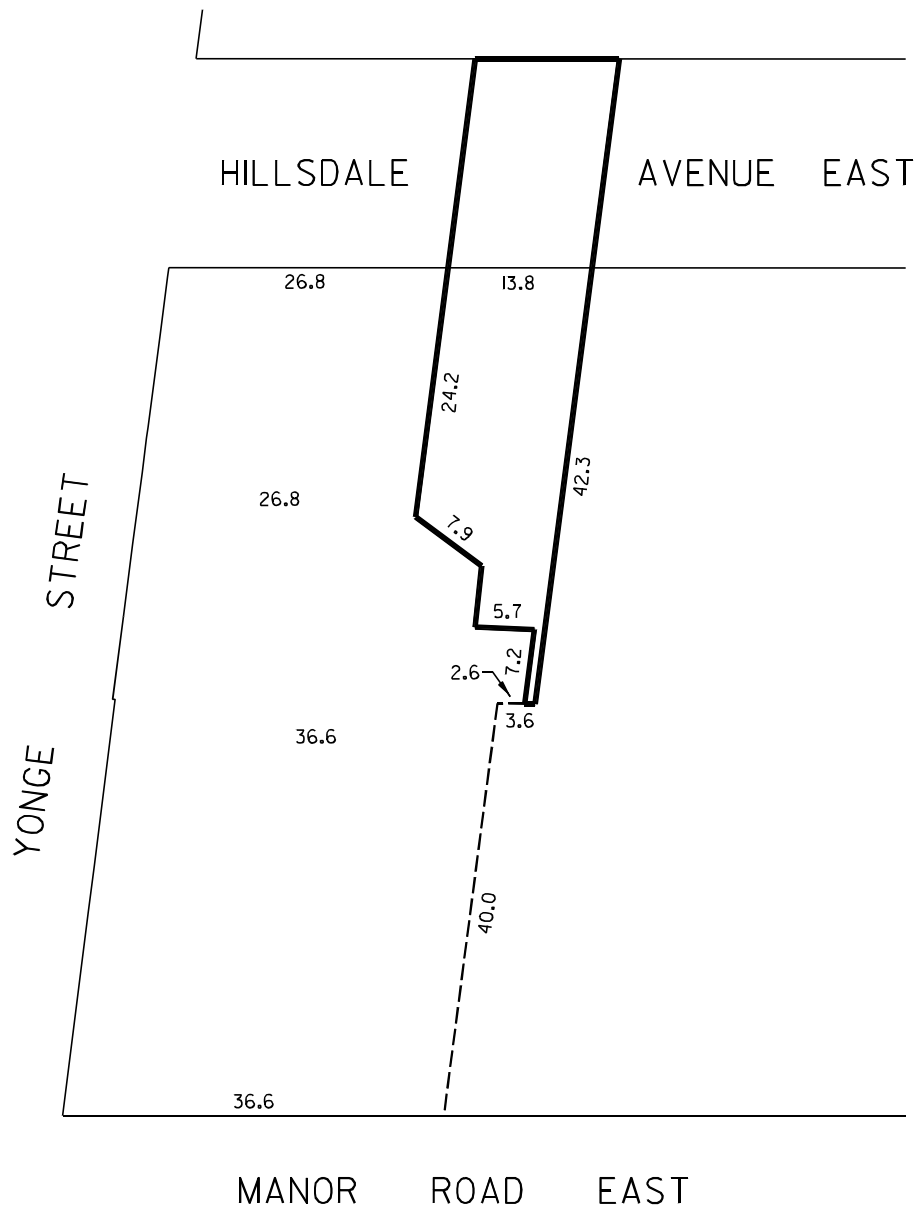
ENACTED AND PASSED this 31st day of July, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

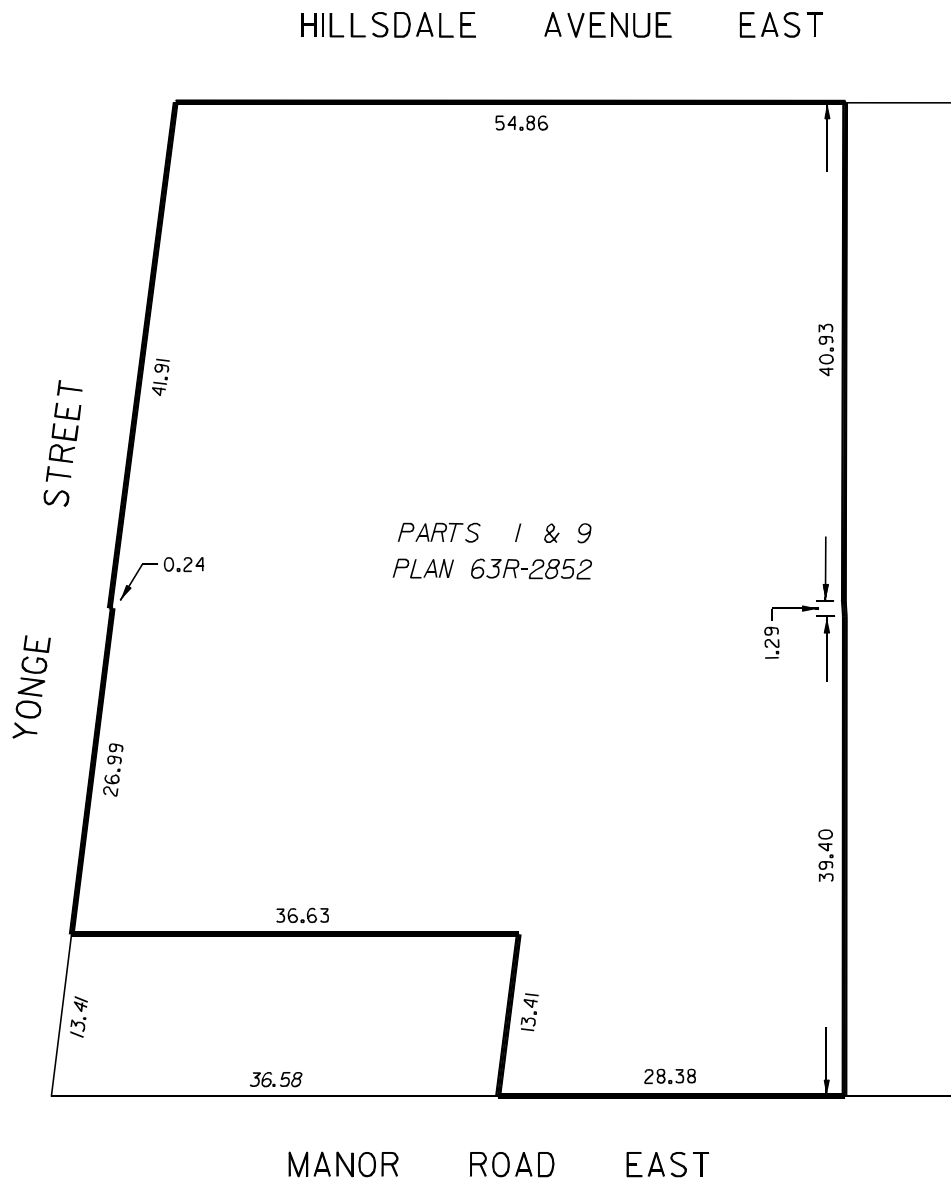
(Corporate Seal)

PLAN 1



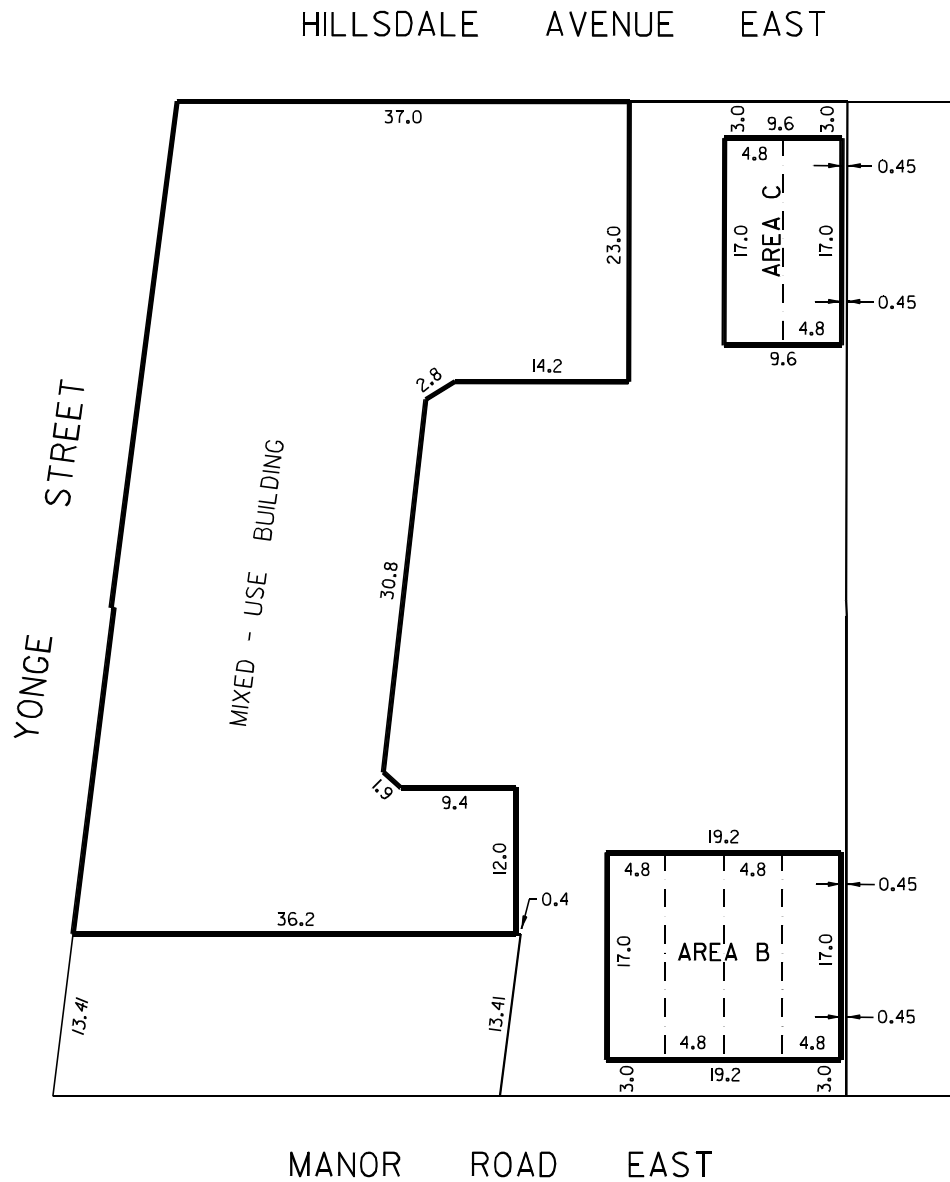
WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SECTION
TORONTO JULY, 1998
BL2/21HILLP1.DGN
FILE: H42-21
MAP No. 51K-321 DRAWN: PG

MAP 1



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SECTION
TORONTO JULY, 1998
BL2/21H1LLM1.DGN
FILE: H42-21
MAP No. 51K-321 DRAWN: PG

MAP 2



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SECTION
TORONTO
BL2/21HILLM2-DGN
FILE: H42-21
MAP No. 51K-321
JULY, 1998
DRAWN: PG