

Authority: Toronto Community Council Report No. 12, Clause No. 30,
as adopted by Council on October 28, 29 and 30, 1998
Enacted by Council: October 30, 1998

CITY OF TORONTO

BY-LAW No. 743-1998

To amend the General Zoning By-law No. 438-86 with respect to lands known as No. 1117 Dundas Street West.

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

1. None of the provisions of Sections 4(2)(a), 4(5)(i)(ii), 4(6)(b), 6(1)(a), 6(3) PART I 1, 6(3) PART II 2(ii), 6(3) PART II 3G., 6(3) PART II 4, 6(3) PART II 5, 6(3) PART III 1(b) 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, shall apply to prevent the erection and use on the *lot* of a *mixed-use building* containing not more than 36 *dwelling units*, provided:

- (1) the *lot* consists of at least the lands shown outlined by the heavy lines on the attached Map 1;
- (2) the *residential gross floor area* of the *mixed-use building* does not exceed 2 966 square metres;
- (3) the *non-residential gross floor area* of the *mixed-use building* does not exceed 673 square metres;
- (4) the combined *residential gross floor area* and *non-residential gross floor area* of the *mixed-use building* does not exceed 3 639 square metres;
- (5) no portion of the *mixed-use building* above *grade* is located otherwise than wholly within the area delineated by heavy lines as shown on the attached Map 2;
- (6) the *height* of the *mixed-use building* does not exceed 13.0 metres;
- (7) not less than 19 *dwelling units* having two or more *bedrooms* are provided within the *mixed-use building*;
- (8) not less than 49 *parking spaces* are provided and maintained by the owner on the *lot* of which not less than 29 *parking spaces* are reserved for the exclusive use of residents of the *lot* and of which not less than 10 *parking spaces* are reserved for visitors to all uses on the *lot*; and

- (9) ingress and egress to and from the required parking facilities shall be provided by an unobstructed driveway having a minimum width of 4.0 metres for two-way operation.

2. For the purpose of this By-law, each 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.

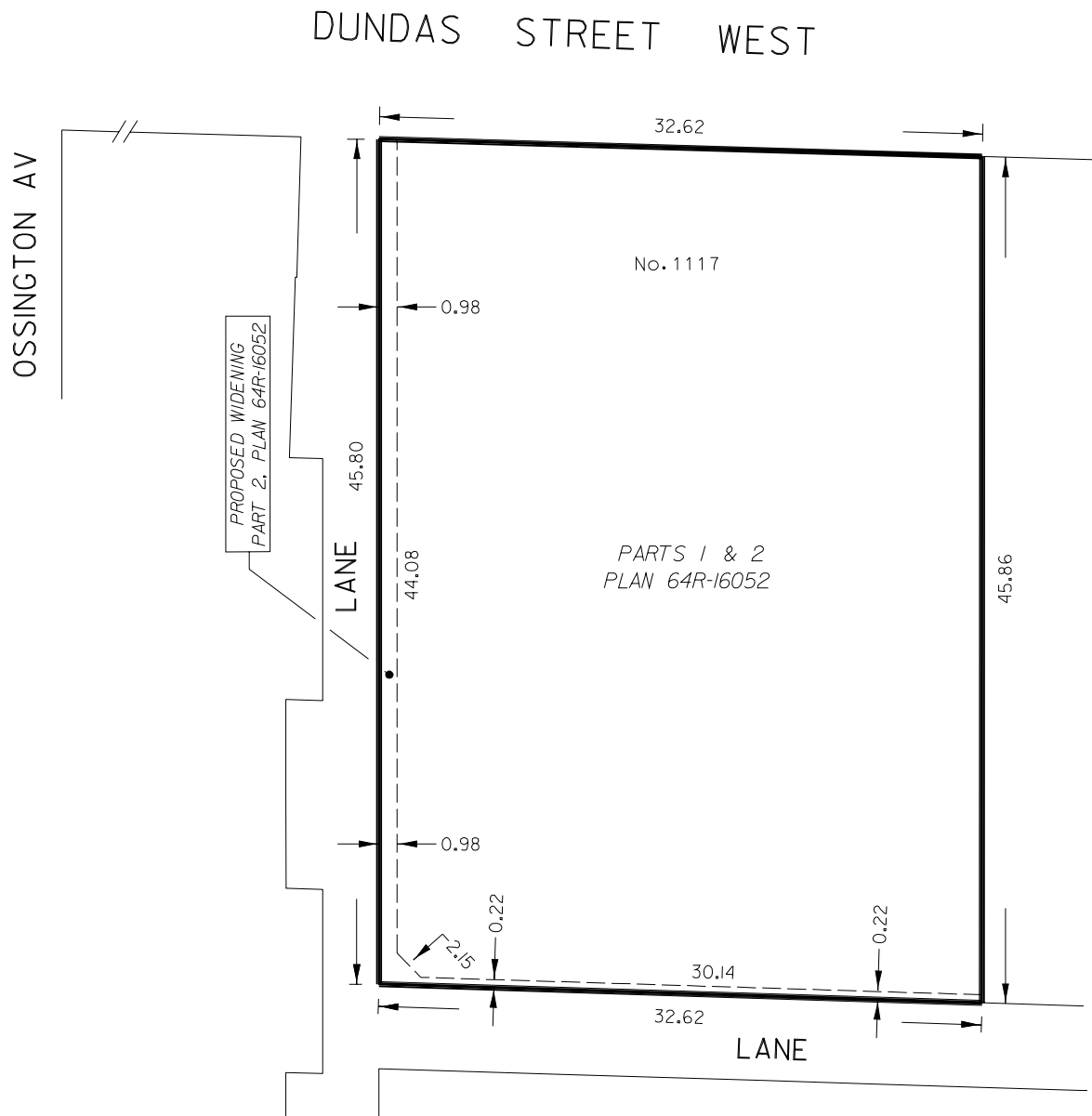
ENACTED AND PASSED this 30th day of October, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

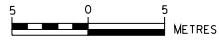
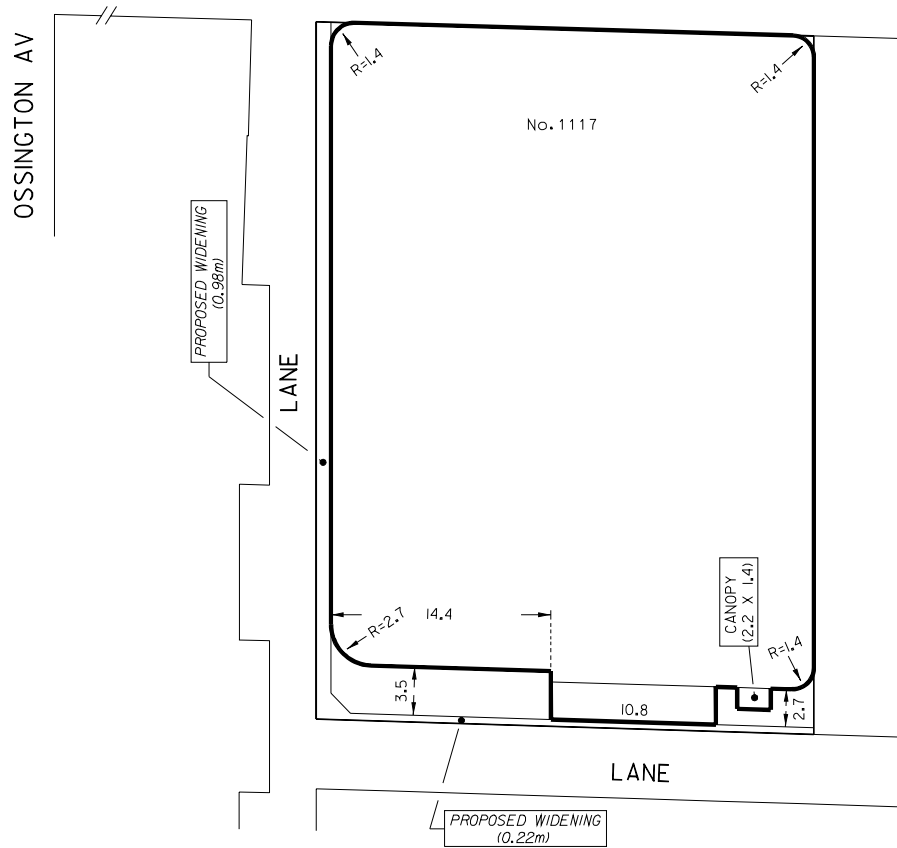
MAP 1



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SECTION
TORONTO OCTOBER, 1998
BL2/1117DUN1.DGN
FILE: D11-Z111
MAP No. 49H-312 DRAWN: PG

MAP 2

DUNDAS STREET WEST



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SECTION
 TORONTO OCTOBER, 1998
 BL2/1117DUN2.DGN
 FILE: D11-Z111
 MAP No. 49H-312 DRAWN: PG