

Authority: Toronto Community Council Report No. 7, Clause No. 59,
as adopted by City of Toronto Council on May 11 and 12, 1999
Enacted by Council: May 12, 1999

CITY OF TORONTO

BY-LAW No. 247-1999

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands known as 233 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 the Map attached to and forming part of this by-law to I1 D3.

2. None of the provisions of Sections 4(4)(b), 4(4)(1)(ii), 4(6)(c), 4(10)(a), 4(12), 9(1)(f) and 9(2)3(iii) of By-law No. 438-86, as amended, shall apply to prevent the use of the existing building on the *lot* for 42 *live-work units* and light industrial uses, provided:

- (1) the *lot* comprises at least the lands shown outlined by heavy lines on the attached Map;
- (2) the building contains:
 - (i) not more than 42 *live-work units*,
 - (ii) a total of not more than 9,944 square metres of above-grade residential gross floor area and non-residential gross floor area; and
 - (iii) residential amenity space to the extent of at least 118 square metres of indoor space and at least 84 square metres of outdoor space; and
- (3) not less than 47 *parking spaces* are provided and maintained to serve the project of which at least 29 *parking spaces* are for the exclusive use of the residents of the building, and provided that the 47 parking spaces are located within the areas indicated below as shown on the attached Map:

Area A:	2 parking spaces on the lot
Area B:	5 parking spaces
Area C:	12 parking spaces are boulevard parking spaces
Area D:	28 parking spaces are located on those portions of the lands known municipally in the year 1998 as 90 Boston Avenue and 1215 Dundas Street East

3. For the purposes of this by-law each italicized word or expression shall have the same meaning as each such word or expression as defined in By-law 438-86, as amended.

ENACTED AND PASSED this 12th day of May, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

