

Authority: Toronto Community Council Report No. 7, Clause No. 5,
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. 248-1999

**To amend the General Zoning By-law No. 438-86 of the former City of Toronto with
respect to the lands known as 320 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 2 respecting the definition of "*parking space*", 4(4)(c)(ii), 4(6)(c), 4(12) and 9(1)(f) of By-law No. 438-86, as amended, shall apply to prevent the use of existing building on the *lot* for 41 *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 41 *live-work units*;
 - (ii) a total of not more than 12,582 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 82 square metres of indoor space and at least 74 square metres of adjoining outdoor space; and
- (3) not less than 70 *parking spaces* are provided and maintained on the *lot* to serve the project of which at least 29 *parking spaces* are for the exclusive use of the residents of the building.

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 No. 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)



WORKS AND EMERGENCY SERVICES
SURVEY SERVICES SECTION
TORONTO MAY, 1999
BL2/320CARL .DGN
FILE: C36-Z10
MAP No. 52H-312 DRAWN: D.R.