

Authority: York Community Council, Report No. 5, Clause No. 3,
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. 276-1999

To amend former City of York By-law No. 1-83 to authorize the temporary use of lands, buildings or structures with respect to lands known as 52 Hyde Avenue.

WHEREAS authority is given to Council by Sections 34 and 39 of the Planning Act, R.S.O. 1990. c.P.13, as amended, to pass this By-law; and whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

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

SECTION 16 - AMENDED

1. That Section 16 of City of York By-law No. 1-83, as amended, be further amended by adding a new subsection (384) as follows:

“(384) 52 Hyde Avenue

Notwithstanding any of the provisions of this By-law, the lands municipally known as 52 Hyde Avenue, which are more particularly shown on Schedule “A” hereto, may be used for a mixed-use industrial-residential building, for a period of time not to exceed three years from the day of the passing of this By-law to introduce this Subsection, subject to the following conditions:

- (i) the whole of the building existing on the lands at the time of the passage of the By-law introducing this Subsection as shown on Schedule “A” hereto may be used for a mixed-use building containing up to four residential dwelling units;
- (ii) the residential dwelling units may only be located on the second floor of the building;
- (iii) the gross floor area of the building shall not be increased while this Subsection remains in effect;
- (iv) a total of 6 parking spaces shall be provided and maintained on-site;
- (v) a 2.0 metre driveway shall be provided and maintained along the east side of the building to provide access to parking spaces located in the rear yard; and

- (vi) all other provisions of this By-law shall continue to apply except in the case where provisions of this Subsection are in conflict, in which case the provisions of this Subsection shall prevail.”

2. Subject to the provisions of Section 34 of the Planning Act, R.S.O. 1990 c.P.13, as amended, this By-law shall come into force on the date of its passing.

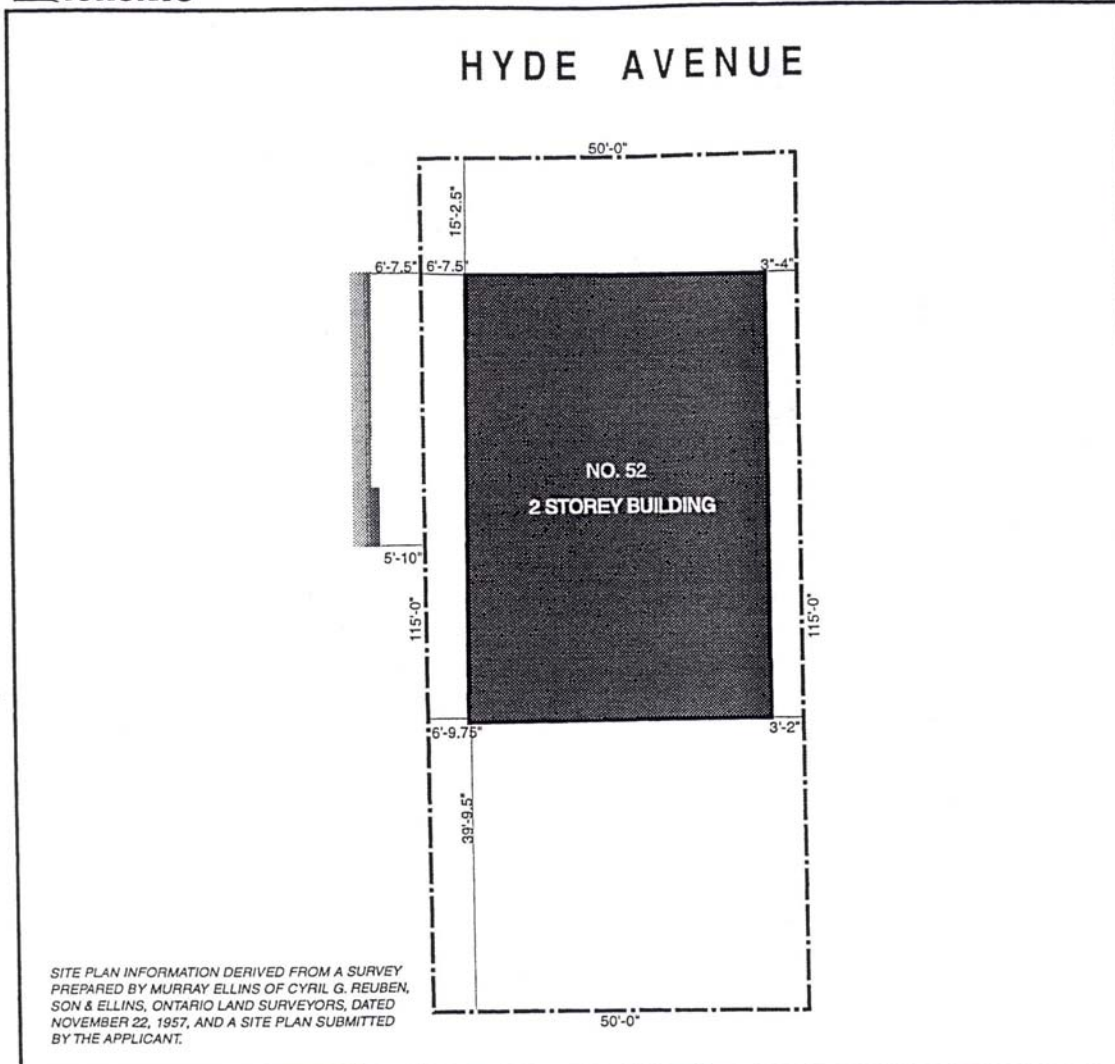
ENACTED AND PASSED this 12th day of May, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

**SCHEDULE "A" TO BY-LAW No. 276-1999
AND TO SECTION 16(384) OF ZONING BY-LAW No. 1-83**



**LOTS 552 AND 553, REGISTERED PLAN 2008,
CONCESSION 3, WEST OF YONGE STREET**

Applicant's Name: MR. D. NARDELLI			
Assessment Map: 17	Zoning Code Map/s Not Applicable		Scale: Feet:
File No. R98005	Drawing No. 99.2.25	Drawn By: mcd	