

Authority: Toronto Community Council Report No. 8, Clause No. 1,  
as adopted by City of Toronto Council on June 9, 10 and 11, 1999  
Enacted by Council: June 11, 1999

## CITY OF TORONTO

### BY-LAW No. 319-1999

#### To amend Zoning By-law No. 438-86 of the former City of Toronto with respect to lands known as No. 52 St. Lawrence Street.

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

1. None of the provisions of Sections 4(5)(b), 4(5)(f)(i), 4(8)(b), 4(12), 4(13) and 9(1)(f) 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 conversion of the building existing in the year 1998 and known municipally as No. 52 St. Lawrence Street to 71 *live-work units*, provided:

- (1) the *lot* on which the building is located comprises the lands shown outlined by heavy lines on the attached Plan;
- (2) *indoor residential amenity space* at least to the extent of 130 square metres is provided and maintained;
- (3) *outdoor residential amenity space* at least to the extent of 60 square metres is provided and maintained on the *lot*;
- (4) at least 8 *parking spaces* of a minimum width of 2.4 metres each, notwithstanding the minimum width requirement of the definition of *parking space* contained in Section 2 of By-law No. 438-86, are provided and maintained on the *lot* including 4 *parking spaces* designated for the exclusive use of visitors to the building;
- (5) at least 20 *parking spaces* are provided and maintained within 300 metres of the *lot* to serve the residents of the building;
- (6) an *outdoor loading space* is provided and maintained on the *lot* having a minimum width of 3 metres and a minimum length of 12 metres; and
- (7) at least 30 *bicycle parking spaces - occupant* are provided and maintained on the *lot*.

2. For the purpose of this By-law:

- (1) “*indoor residential amenity space*” means a room located on the first floor above *grade* of the building wholly situated within 20 metres of the east limit of the building for the exclusive, common use of residents for recreational or social purposes and which contains kitchen and washroom facilities;

- (2) “*outdoor residential amenity space*” means a landscaped outdoor area located between the east wall of the building and St. Lawrence Street for the exclusive, common use of residents of the building for recreational and social purposes, and which is directly accessible from the *indoor residential amenity space*; and
- (3) “*outdoor loading space*” means an outdoor area located adjacent to the north wall of the building, situated within 60 metres of the east limit of the *lot* which is used for collecting garbage from the building.

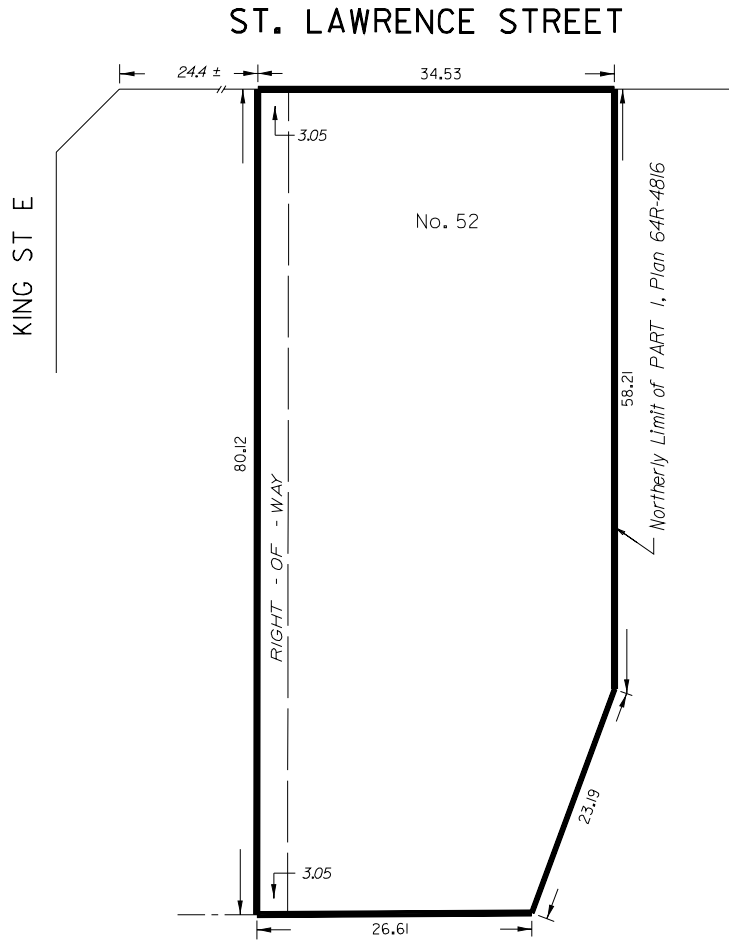
3. Except as otherwise provided in this By-law, the definition of the words “*lot*” and “*grade*” and of the expressions “*live-work unit*”, “*parking space*” and “*bicycle parking space - occupant*” contained in this By-law shall have the same meaning as such words and expressions as defined in By-law No. 438-86, as amended.

ENACTED AND PASSED this 11th day of June, A.D. 1999.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO JUNE, 1999  
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