

Authority: Toronto Community Council Report No. 15, Clause No. 53,
as adopted by City of Toronto Council on December 14, 15 and 16, 1999
Enacted by Council: December 16, 1999

CITY OF TORONTO

BY-LAW No. 839-1999

**To amend Zoning By-law No. 438-86 of the former City of Toronto
with respect to a portion of the Downtown Chinatown area along Spadina Avenue
between Dundas Street West and Queen Street West.**

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

1. Maps Nos. 50H-311 and 50H-312 contained in Appendix "A" annexed to 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 in various areas of the City of Toronto", as amended, are hereby amended by redesignating the area presently zoned IC D5 N1.5 and shown delineated by heavy lines on Plan 1 attached hereto to the designation CR T5.0 C2.5 R4.0.
2. Section 12(1) of By-law No. 438-86, as amended, is further amended by adding the following exceptions:
 - "444. to prevent the developments on the lands known municipally in the year 1999 as 241 and 247 Spadina Avenue, from complying with the parking and loading requirements set out in Section 4(5), provided the existing parking and loading facilities on the lots are maintained.
 445. to prevent, on the lands shown outlined by heavy lines on the map following this exception, the erection of a building or structure within the area designated as CRT5.0 C2.5 R4.0 from complying with provisions set out in Section 8(3) Part II 4(c)(iii), provided such building or structure is contained within an angular plane of 45 degrees measured from an elevation of 24 metres above the average elevation of the ground along the rear property line".

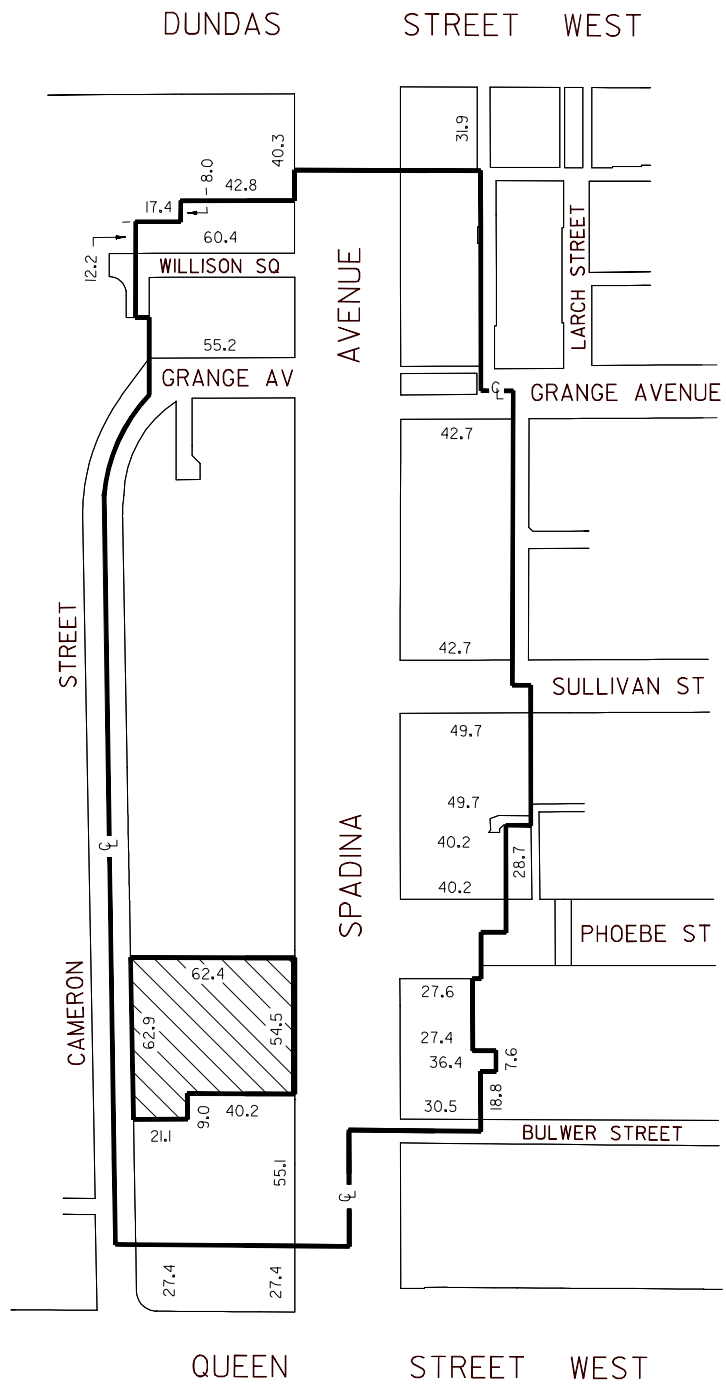
ENACTED AND PASSED this 16th day of December, A.D. 1999.



CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

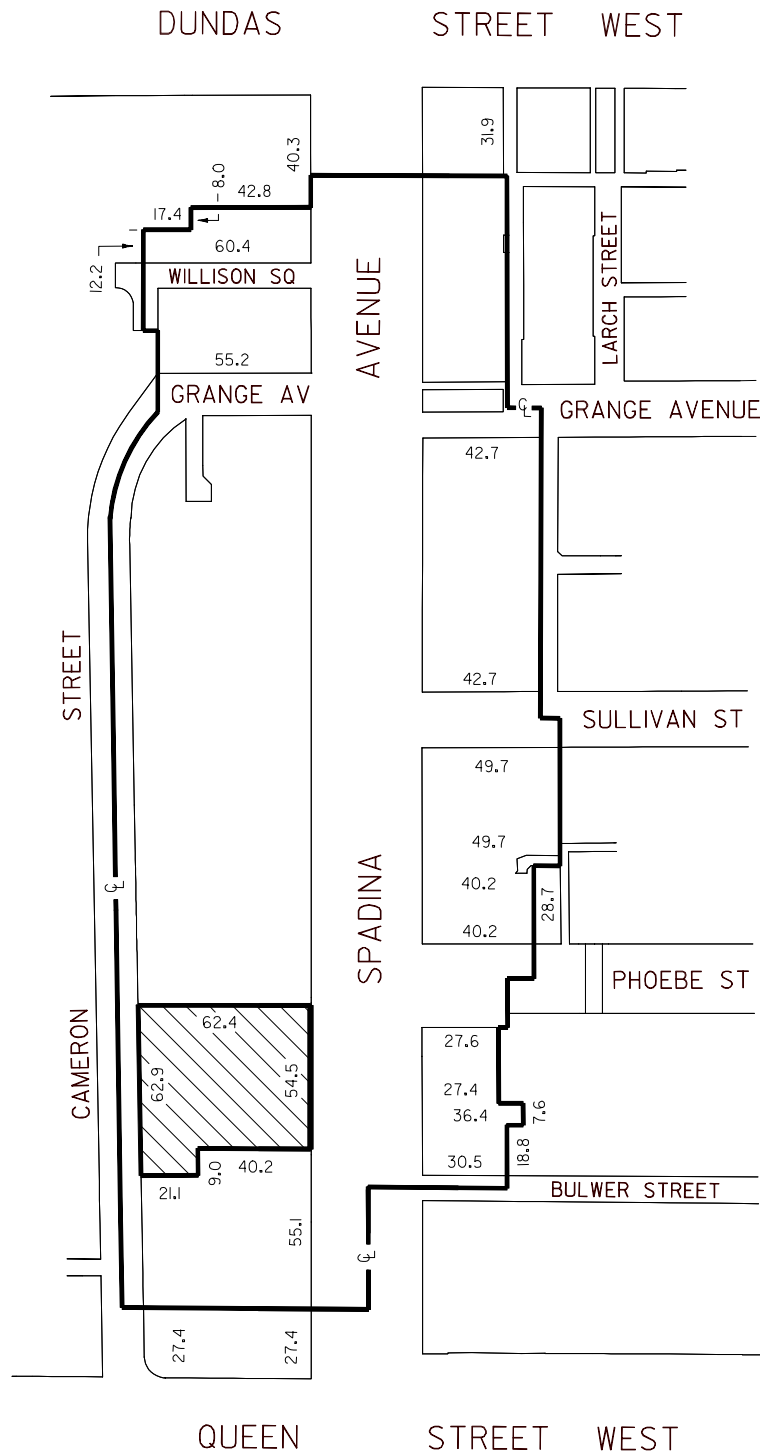
PLAN 1





-  LANDS REDESIGNATED TO CR T5.0 C2.5 R4.0
-  EXCLUDED



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO NOVEMBER, 1999
 BL2/REZONE.DGN
 FILES: 2402.24, 2402.53
 MAPS Nos. 50H-311, 50H-312
 DRAWN: PG



-  LANDS REFERRED TO IN SECTION 12(I)445
-  EXCLUDED



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO NOVEMBER, 1999
 SEC2/S121445.DGN
 FILES: 2402.24, 2402.53
 MAPS Nos. 50H-311, 50H-312
 DRAWN: PG