

Authority: Toronto Community Council Report No. 15, Clause No. 51,  
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. 884-1999**

#### **To amend the General Zoning By-law No. 438-86, as amended, respecting the lands municipally known in 1998 as 381 and 395 Mount Pleasant Road.**

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

**1.** None of the provisions contained in Sections 12(2) 118 (ii) A and 119 D (iii), 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 erection and use of a gas bar and retail store on the lands known in 1998 as 381, 395 and 399 Mount Pleasant Road, provided:

- (1) the lot consists of the lands shown outlined by heavy lines on Map 1 attached to and forming part of this by-law;
- (2) no part of the building or canopy structure above grade extends beyond the heavy lines on Map 2 attached to and forming part of this by-law;
- (3) the combined non-residential gross floor area of the retail store and gas bar does not exceed 340 square metres;
- (4) the height of the building or canopy structure does not exceed the height limits specified on Map 2, attached to and forming a part of this by-law;
- (5) not less than fourteen parking spaces shall be provided and maintained on the lot; and
- (6) not more than fourteen parking spaces shall be provided and maintained on the lot.

**2.** For the purposes of this by-law,

- (1) “grade” shall mean 150.97 metres Canadian Geodetic Datum; and

- (2) each other word or expression which is italicized herein shall have the same meaning as such word or expression as defined in By-law No. 438-86, as amended.

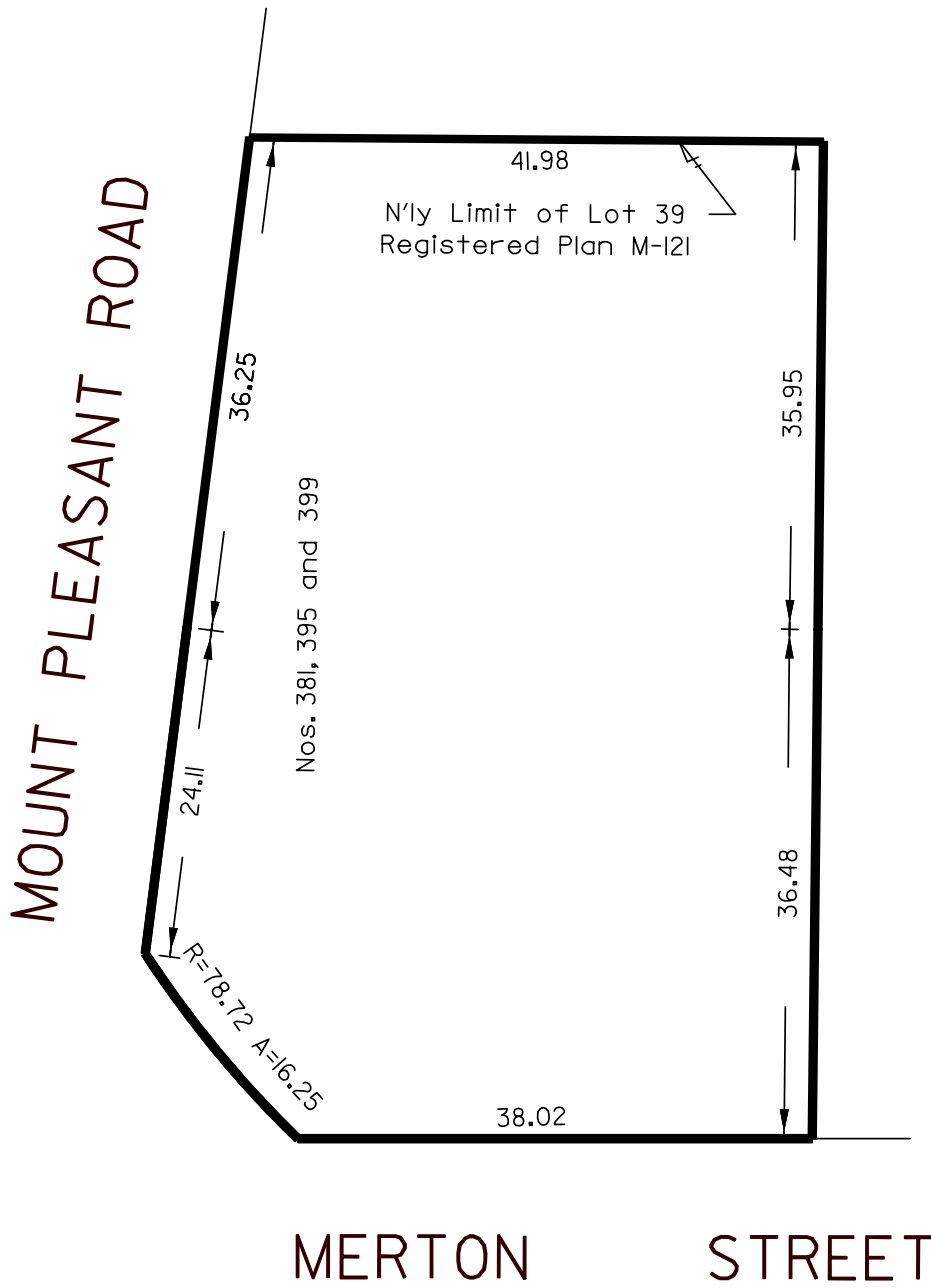
ENACTED AND PASSED this 16th day of December, A.D. 1999.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

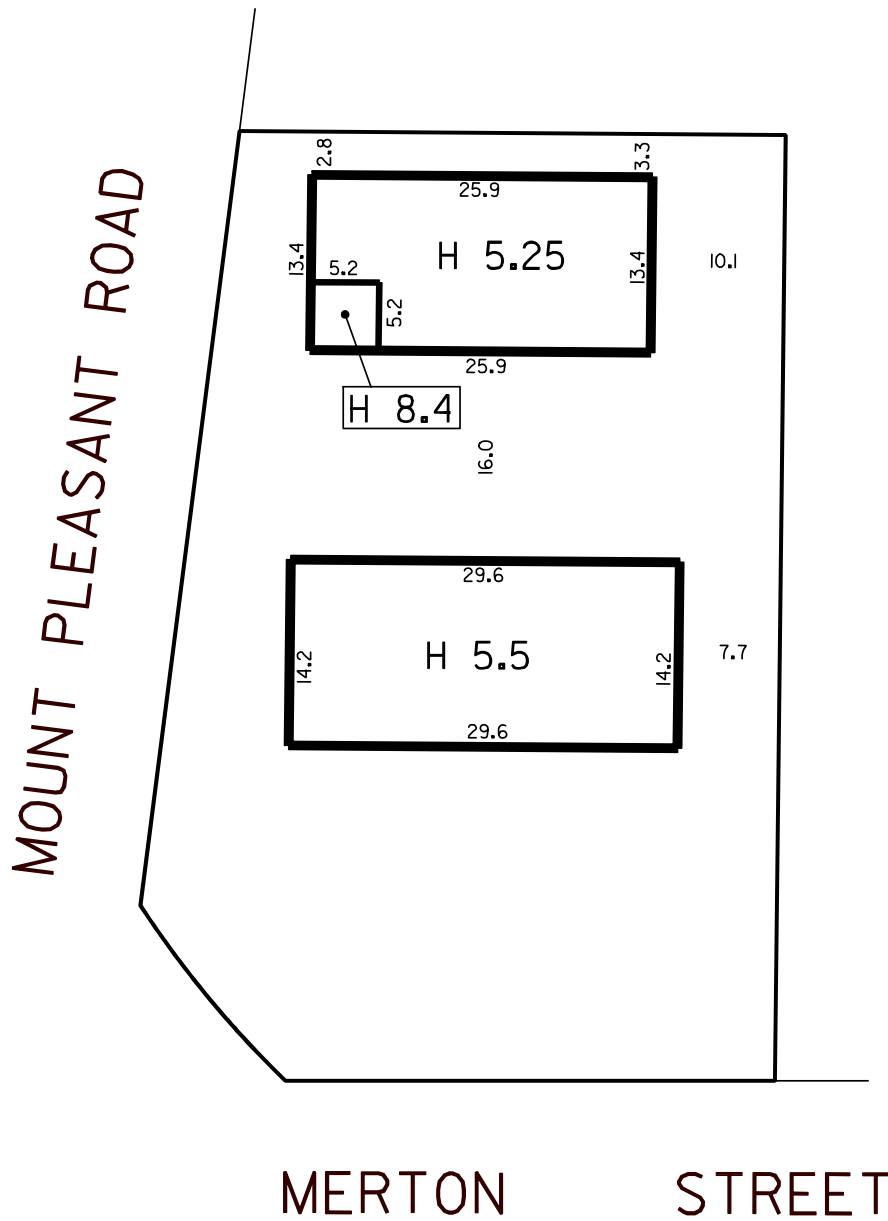
(Corporate Seal)

# MAP I

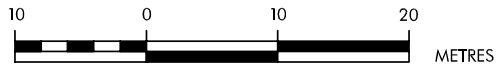


WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO DECEMBER, 1999  
BL2/381MTPL1.DGN  
FILE: M8-Z5  
MAP No. 51k-312 DRAWN: WL

# MAP 2



H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO DECEMBER, 1999  
BL2/381MTP2.DGN  
FILE: M8-25  
MAP No. 51k-312 DRAWN: WL