

Authority: Toronto Community Council Report No. 6, Clause No. 1,  
as adopted by City of Toronto Council on April 11, 12 and 13, 2000  
Enacted by Council: April 26, 2000

**CITY OF TORONTO**

**BY-LAW No. 244-2000**

**To amend the General Zoning By-law No. 438-86 of the former City of Toronto  
respecting lands known as 80 St. Clair Avenue East.**

WHEREAS Council, pursuant to section 39 of the Planning Act, may in a By-law passed under section 34 of the Act, authorize the temporary use of land, buildings or structures for any purpose that is set out herein that is otherwise prohibited;

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

**1.** None of the provisions of Section 6(1)(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”, shall apply to prevent the use of the existing building on the lands known in the year 1999 as 80 St. Clair Avenue East for the purpose of a commercial parking garage.

**2.** For the purposes of this By-law, the expressions “commercial parking garage” and “parking space” shall have the meanings applied to them by By-law No. 438-86, as amended.

**3.** Section 1 of this By-law is of no force and effect unless all of the following conditions are met:

- (1) the total number of parking spaces, provided and maintained, in the commercial parking garage does not exceed 85;
- (2) each parking space in the commercial parking garage is prominently and individually identified as being provided and maintained for the use of non-residents of the building;
- (3) the parking spaces in the commercial parking garage are separated from those parking spaces provided for the use of the occupants and visitors of 80 St. Clair Avenue East; and
- (4) there is no form of direct vehicular access between the commercial parking garage and the parking spaces provided for the use of the occupants and visitors of 80 St. Clair Avenue East.

**4.** This By-law shall be in force for a period of three years, commencing April 26, 2000.

ENACTED AND PASSED this 26th day of April, A.D. 2000.

MEL LASTMAN,  
Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)