

Authority: Toronto Community Council Report No. 2, Clause No. 28,
as adopted by City of Toronto Council on February 1, 2 and 3, 2000
Enacted by Council: May 11, 2000

CITY OF TORONTO

BY-LAW No. 309-2000

**To amend the General Zoning By-law No. 438-86, as amended,
respecting certain lands in the Yonge-St. Clair Area.**

WHEREAS the Council of the City of Toronto has adopted a new Part II Plan for the Yonge-St. Clair Planning District; and

WHEREAS implementation of the said Part II Plan for the Yonge-St. Clair Planning District requires amendment 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, for certain lands in the *Yonge-St. Clair Area*;

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

1. Map 50J-323 of Appendices ‘A’ and ‘B’ 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, is further amended by redesignating the lands known in the year 1999 as No. 7 Gange Avenue as “R2 Z1.0” and “H 11.0” respectively.

2. Section 12(1) of the aforesaid By-law No. 438-86, as amended, is further amended as follows:

- (1) by deleting from exception 127, the phrase “of a physician, a dentist, a lawyer, a chartered accountant, an architect, an engineer and an Ontario land surveyor”; and
- (2) by deleting from exception 201, the phrase “of a physician, a dentist, a lawyer, a chartered accountant, an architect, an engineer, an Ontario Land Surveyor and an optician solely engaged in the practice of filling contact lenses.”.

3. Section 12(1) of the aforesaid By-law No. 438-86, as amended, is further amended by adding exception 448 as follows:

- “448. to prevent the erection and use of the buildings and structures on lands known in the year 1999 as No. 7 Gange Avenue in accordance with the Order of Ontario Municipal Board issued February 7, 2000, O.M.B. Case No. PL 990734.”

4. Section 12(2) of the aforesaid By-law No. 438-86, as amended, is further amended as follows:

- (1) by amending exception 260 by:
 - (i) amending the chart by:
 - A. inserting as a separate listing, the number “10” at the end of column A and by setting out opposite this number, the number “13” under column B and the number “44” under Column C; and
 - B. inserting as a separate listing, the number “11” at the end of column A and by setting out opposite this number, the number “30” under column B and the number “60” under column C;
 - (ii) by renumbering maps “Map 1 of 4”, “Map 2 of 4”, “Map 3 of 4” and “Map 4 of 4” as “Map 1”, “Map 2”, “Map 3” and “Map 4”, respectively; and
 - (iii) by adding Map 5 attached to and forming part of this by-law; and
- (2) by amending exception 263 by deleting paragraphs (ii) to (vi) and substituting the following paragraphs (ii) to (v):
 - “(ii) the lowest 4.5 metres of a building or structure above the average level of the sidewalk on the frontage of the building or structure on the west side of Yonge Street, is set back at least three metres from the limit of the *street* and is free from any column or other structure;
 - (iii) the portion of the building or structure constituting at least the *storey* above the lowest 4.5 metres above the average level of the sidewalk of the frontage on the west side of Yonge Street is set back not more than 0.3 metres, nor less than 0.15 metres from the limit of the *street*;
 - (iv) the portion of the building or structure more than 17 metres above the average level of the sidewalk of the frontage on the west side of Yonge Street is set back a distance of not less than six metres from the limit of the *street*;
 - (v) the frontage of the building or structure on St. Clair Avenue is set back at least 3.0 metres from the limit of the *street*.”

(3) by adding the following exception:

“324. No person shall erect or use a building or structure on a *lot* having *frontage* on the east side of Yonge Street from the south side of Heath Street East to a point approximately 31.3 metres north of Shaftesbury Avenue having any part of the building or structure closer to the *front lot line* than 3 metres except where:

- (i) the building structure was erected prior to the adoption of City of Toronto By-law No. 17280;
- (ii) the building or structure was granted an exemption from City of Toronto By-law No.17280 or Metropolitan Toronto By-laws Nos. 155-70 or 245-77;
- (iii) lands have previously been dedicated to the City of Toronto under the said By-laws Nos. 17280, 155-70 or 245-77, in which case the lands so dedicated shall be used in calculating a reduction to the 3 metre setback; or
- (iv) the building existing in the year 1999, on lands municipally known in 1999 as 1331 Yonge Street, is renovated or added to, provided that any addition does not exceed the highest point of the existing building and any addition to the front of the building is located no closer to Yonge Street than the closest existing portion of such building to Yonge Street.”

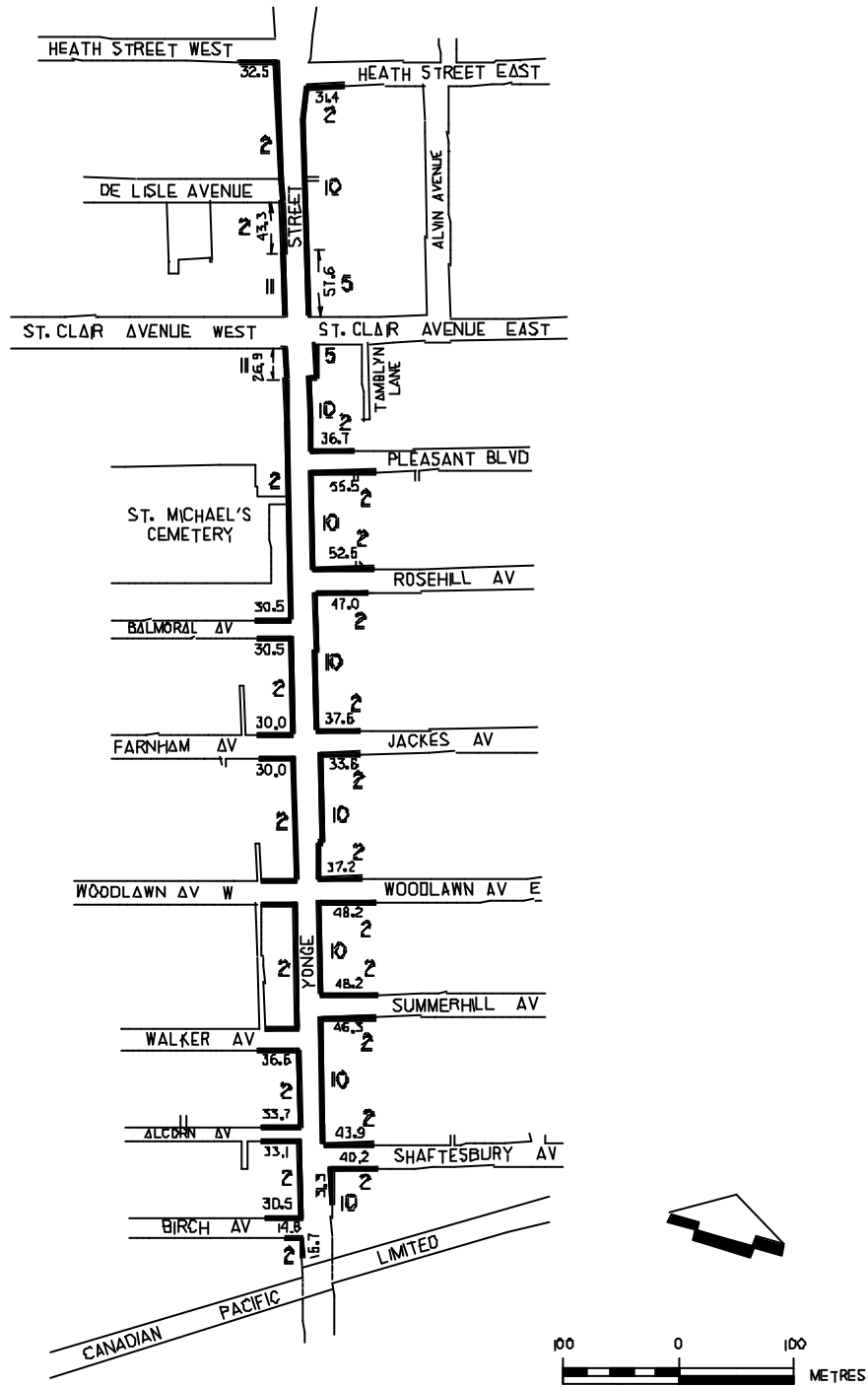
ENACTED AND PASSED this 11th day of May, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

MAP 5



STREETS REFERRED TO
IN SECTION 12(2)260

WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORN: 10 NOVEMBER, 1999
SGC2/S122260F.05N
FILE 1 2402.53 DRAWN: PC
MAPS Nos. 50J-323, 51J-321,
50K-313, 51K-311