

Authority: Toronto Community Council Report No. 13, Clause No. 2,
adopted by City of Toronto Council on August 1, 2, 3 and 4, 2000
Enacted by Council: August 3, 2000

CITY OF TORONTO

BY-LAW No. 569-2000

To amend Zoning By-law No. 438-86 of the former City of Toronto, with respect to the lands known as 982 Dundas Street West.

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

1. None of the provisions contained in Section 4(4)(b) and Sections 6(3) Part I 1, 6(3) Part II 3 (ii) (A)(I), C(I), and (G), 6(3) Part II 4, 6(3) Part III 1 (a) and 6(3) Part VII 1(ii) 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 on the lands of 6 *dwelling units*, 3 *row houses* and 2 *retail stores* on the lands municipally known in 1999 as 982 Dundas Street West, provided:

- (1) the lands on which the buildings are erected or used comprise at least those lands shown outlined by heavy lines on Map 1 attached to and forming a part of this by-law;
- (2) not more than 1 *row house* shall be erected or used on each of *Lot 3*, *Lot 4* and *Lot 5*;
- (3) not more than 1 *retail store* shall be erected or used on each of *Lot 1* and *Lot 2*;
- (4) not more than 2 *dwelling units* shall be erected or used on *Lot 1*;
- (5) not more than 4 *dwelling units* shall be erected or used on *Lot 2*;
- (6) no part of any building above *grade*, except eaves and cornices to a maximum of 0.45 metres, extends beyond the areas outlined by heavy lines shown on Map 2 attached to and forming a part of this by-law; and
- (7) the *residential gross floor area* does not exceed:
 - (i) on *Lot 1*, 250 square metres;
 - (ii) on *Lot 2*, 400 square metres;
 - (iii) on *Lot 3*, 150 square metres;
 - (iv) on *Lot 4*, 150 square metres; and
 - (v) on *Lot 5*, 150 square metres;

- (8) the *non-residential gross floor area* does not exceed:
- (i) on *Lot 1*, 50 square metres;
 - (ii) on *Lot 2*, 40 square metres;
 - (iii) on *Lot 3*, 0 square metres;
 - (iv) on *Lot 4*, 0 square metres; and
 - (v) on *Lot 5*, 0 square metres;
- (9) the *height* of any building or structure or part thereof above *grade* shall not exceed the maximum *heights* shown on Map 2, except for railings on roof-top platforms, which may exceed those maximum *heights* by not less than 1.5 metres and not more than 1.8 metres

2. For the purpose of this By-law, the expressions "*Lot 1*", "*Lot 2*", "*Lot 3*", "*Lot 4*" and "*Lot 5*" shall mean the portions of the lands governed by this By-law so designated and shown outlined by heavy lines on Map 1, and every other word or expression in italics shall have the same meaning as in Zoning By-law No. 438-86, as amended.

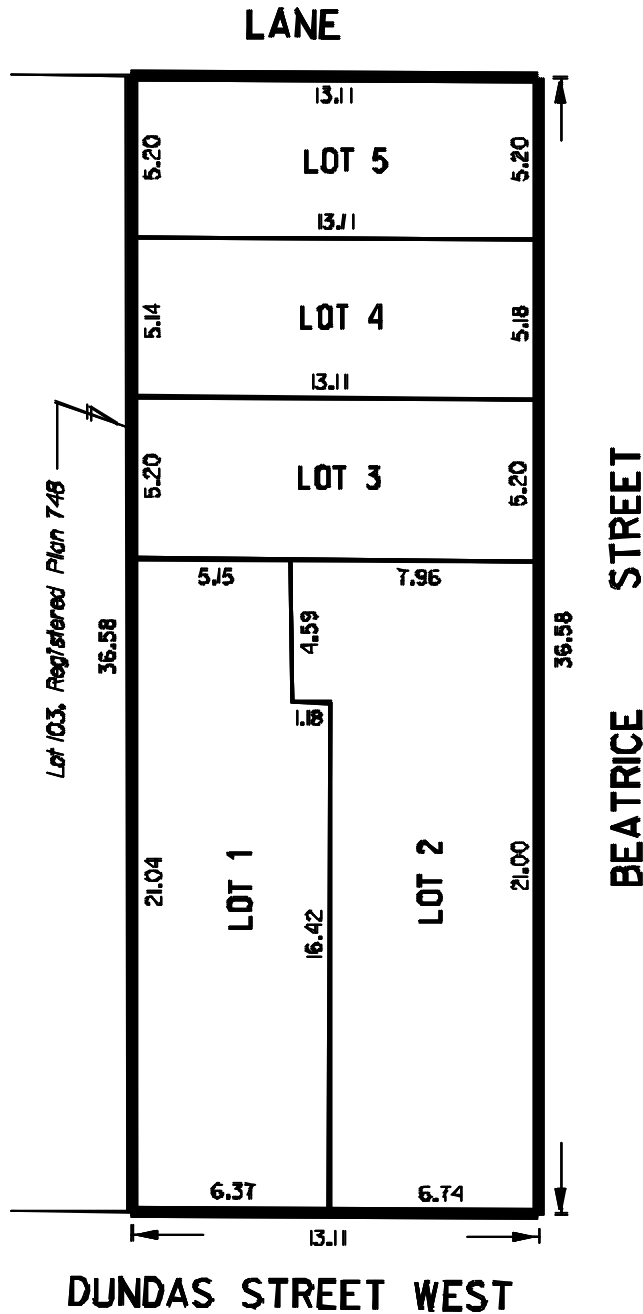
ENACTED AND PASSED this 3rd day of August, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

MAP 1

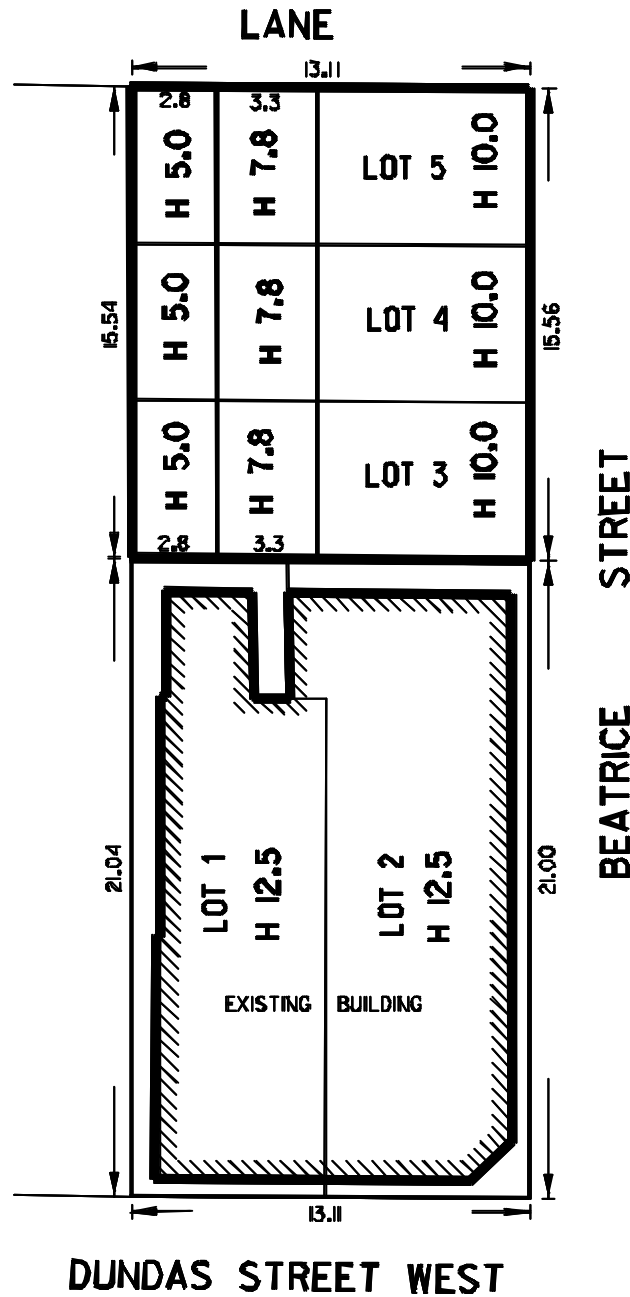


METRES



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO
BLOC/982DUM.DGN
FILE: D11-211T
MAP No. 49H-312
JULY, 2000
DRAWN: PG

MAP 2



H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO
 BLDG/2002DUN2.DGN JULY, 2000
 FILE# D11 - Z117
 MAP No. 49H-312 DRAWN# WL