

Authority: Toronto Community Council Report No. 13, Clause No. 5,
adopted as amended, 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. 610-2000

**To amend the General Zoning By-law No. 438-86, as amended,
respecting the lands known as No. 318 Clinton Street.**

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

1. None of the provisions contained in Sections 4(4)(b), 4(4)(c)(ii), 4(11)(a), 6(3) Part I 1, 6(3) Part II 3, 6(3) Part II 5, 6(3) Part III 1(B) and 6(3) Part VII 1 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 the erection and use on lands outlined by heavy lines on Map 1, attached to and forming part of this by-law and known in the year 1999 as No. 318 Clinton Street of 7 *row houses* and the use of an existing *apartment building*, provided:

- (1) the lands on which such buildings are erected or used comprise at least the lands shown outlined by heavy lines on Map 1;
- (2) each building is assigned a *lot* as shown on Maps 2A and 2B;
- (3) no part of any building, above *grade*, exclusive of porches, balconies, eaves, cornices or bay windows, which comply with the restrictions set forth in Section 6(3) PART II 8, extends beyond the area within the heavy lines shown on Map 3 attached to and forming part of this by-law;
- (4) the aggregate *residential gross floor area* of the buildings erected or used on the lands bounded by the heavy lines on Map 1, does not exceed 1718 square metres;
- (5) the total *residential gross floor area* erected or used on each *lot* shown on Maps 2A and 2B does not exceed that set forth below:

<i>Lot No.</i>	<i>Maximum <u>residential gross floor area</u> (square metres)</i>
1	156
2	146
3	146
4	146
5	146
6	146
7	156

8

676

- (6) at least one *parking space* is provided and maintained for each building on *lots 1 to 7 inclusive*;
- (7) at least 7 *parking spaces*, as shown on Map 3, are provided and maintained for the residents of the *apartment building* on lot 8 of minimum dimensions of 2.5 metres by 5.5 metres, notwithstanding the definition of *parking space* contained in Section 2 of By-law No. 438-86, as amended;
- (8) a minimum driveway width of 4.9 metres is provided and maintained to serve *parking spaces 3 to 7 inclusive*;
- (9) vehicular access to and from the lands shown on Map 1 is restricted to the driveway existing in the year 1999 at No. 322 Clinton Street and Nos. 10, 12, 14, 16, 18, 20, 22 and 24 Nancy Pocock Place and an easement in this regard has been established under the *Planning Act*;
- (10) *landscaped open space* on lot 8 for the *apartment building* is provided and maintained at least to the extent of 18.29 percent of *lot 8* as shown on Map 2A;
- (11) *landscaped open space* for each of the buildings on *lots 1 to 7 inclusive* is provided and maintained, notwithstanding any other provision of this by-law, in accordance with Section 6(3) Part III of By-law No. 438-86, as amended.

2. Except where otherwise indicated in this by-law, every italicized word or expression in this by-law has the same meaning as the words and expressions contained in By-law No. 438-86, as amended.

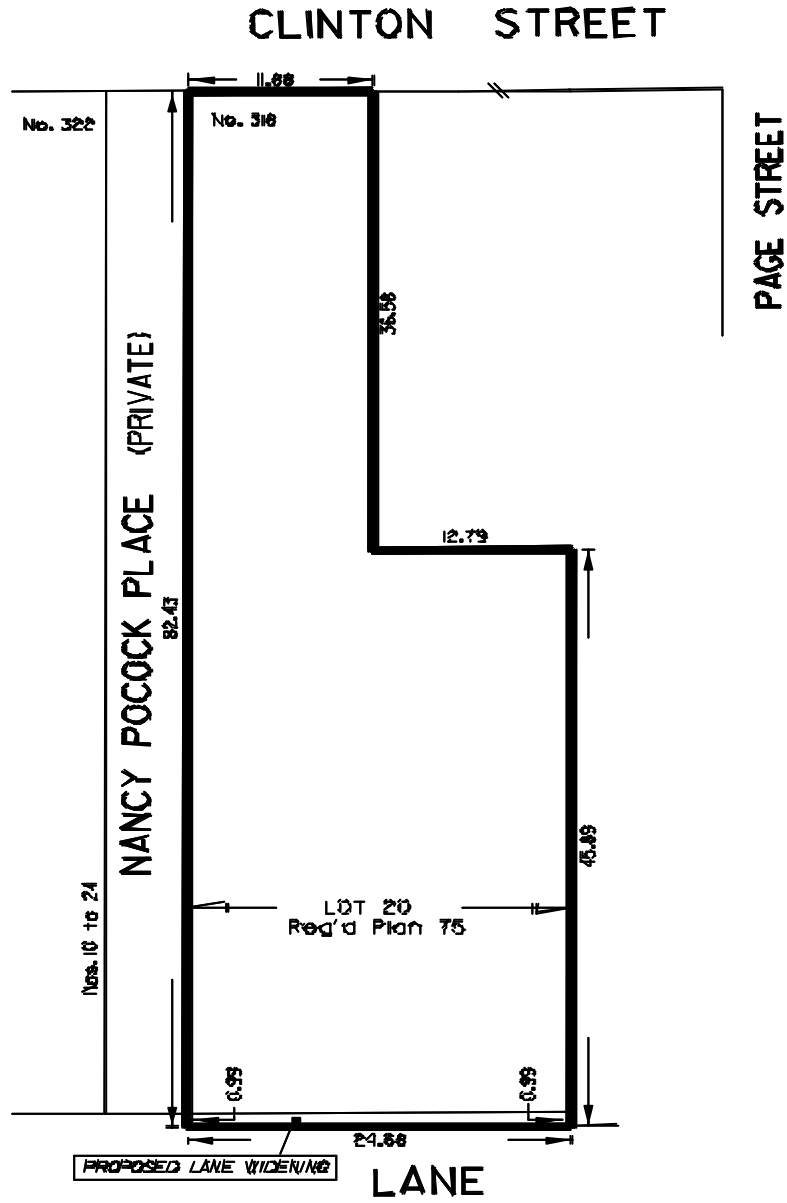
ENACTED AND PASSED this 3rd day of August, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

MAP 1

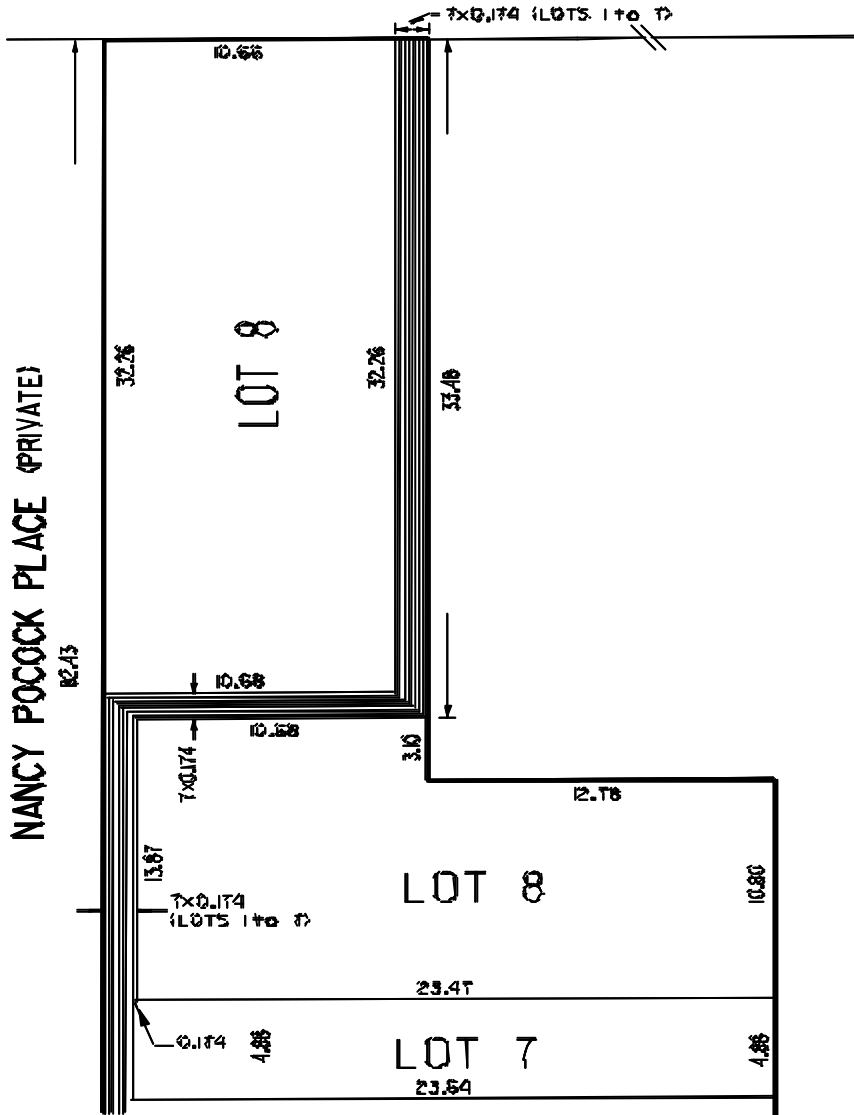


WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO
BLOG/310CL11.DGN
FILE: C06-25
MAP No. 49H-323
JULY, 2000
DRAWN: WL

MAP 2A

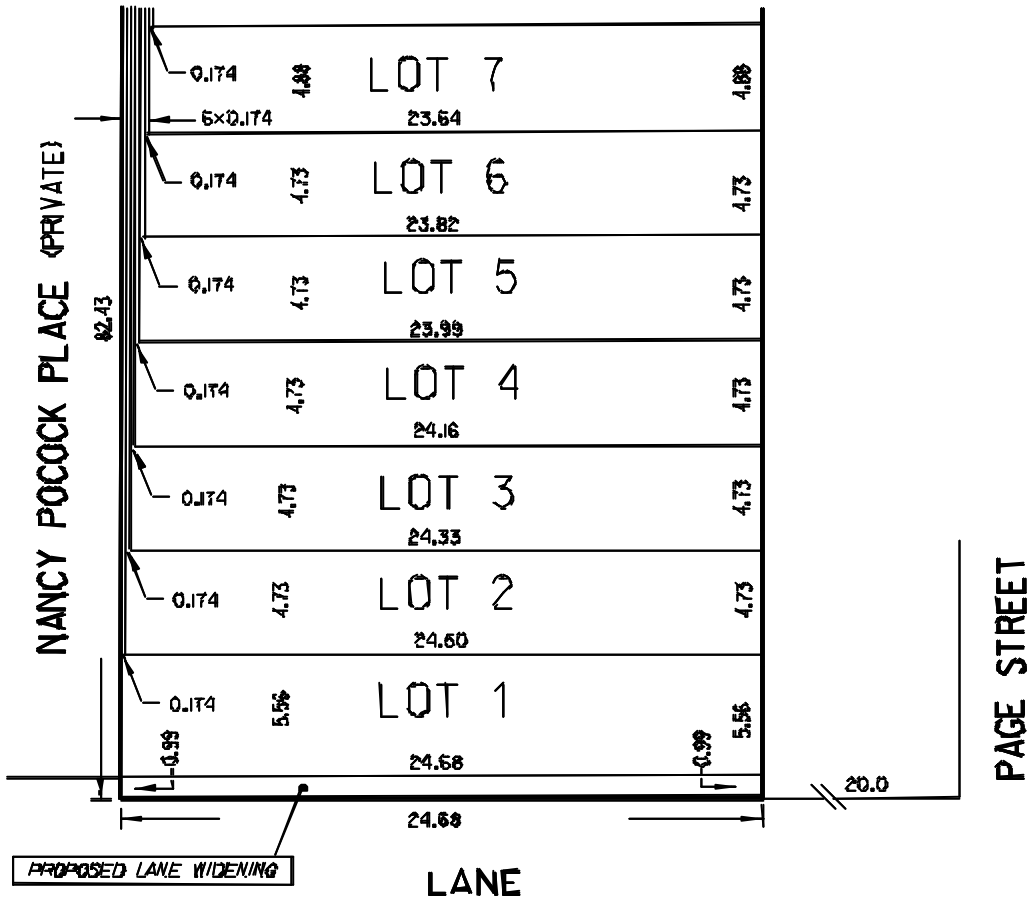
CLINTON STREET

PAGE STREET



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO JULY 2000
 BLDG/01/CL124.DGN
 FILE 086-23 DRAWN: WL
 MAP No- 48H-323

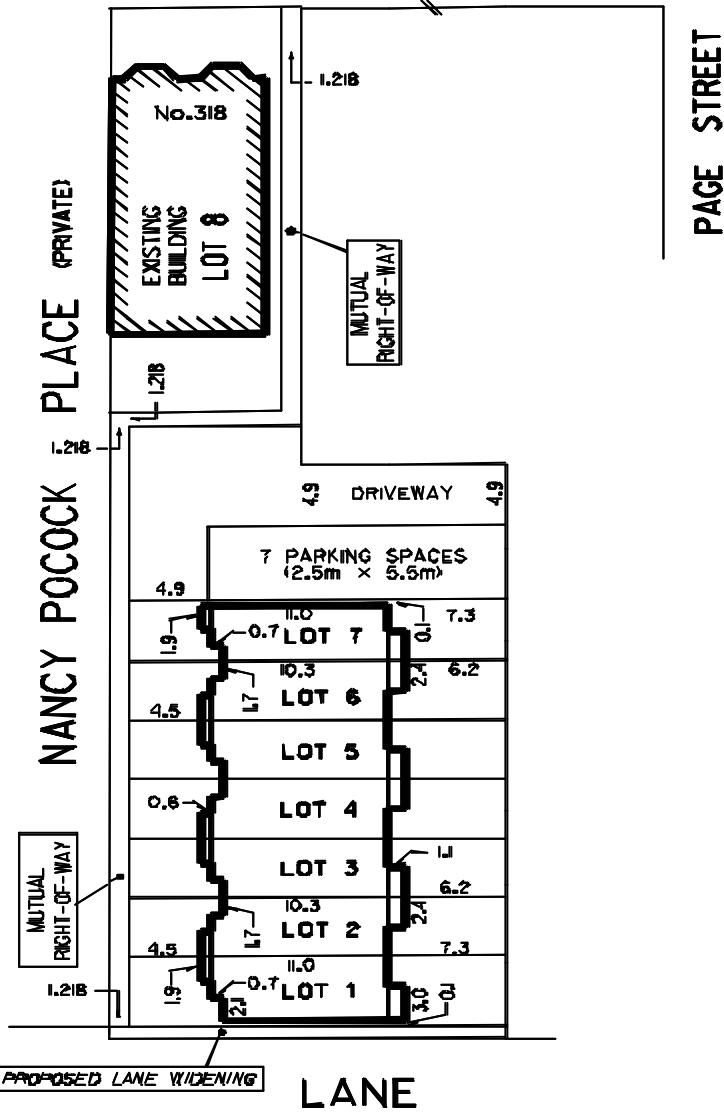
MAP 2B



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MAP No. 49H-323

MAP 3

CLINTON STREET



WORKS AND EMERGENCY SERVICES
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 BLOO/318CL13.DGN
 FILE: C86-25
 MAP No. 49H-323

JULY, 2000
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