

Authority: Southwest Community Council Report No. 6, Clause No. 10,  
adopted as amended, by City of Toronto Council on June 26, 27 and 28, 2001  
Enacted by Council: June 28, 2001

## CITY OF TORONTO

### BY-LAW No. 538-2001

#### To amend the Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands known as 2133 St. Clair Avenue West and 88 Ethel Avenue.

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

1. None of the provisions of Section 2(1) with respect to the definition of “*lot*” and Sections 9(1), 12(2) 270 and 12(2) 305 of By-law No. 438-86, as amended, 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 in the City of Toronto”, shall apply to prevent the erection and use, on the lands within the heavy lines on Map 1 attached to and forming part of this by-law, of three buildings for only commercial purposes, provided:
  - (a) the *lot* on which the buildings are located comprises at least those lands within the heavy lines shown on Map 1;
  - (b) the total *non-residential gross floor area* of all three buildings located on the *lot* does not exceed 8 800 square metres;
  - (c) no portion of any building, above *grade*, is located otherwise than wholly within the heavy lines shown on Map 2 attached to and forming part of this by-law;
  - (d) 430 *parking spaces* are provided and maintained on the *lot*;
  - (e) within the lands comprising *Area A* as shown on Map 2, one building may be erected containing a *retail store* selling food and having a *non-residential gross floor area* not less than 1 800 square metres and not more than 5 080 square metres;
  - (f) within the lands comprising *Area B* as shown on Map 2, one building having a *non-residential gross floor area* not exceeding 1 255 square metres may be erected and subdivided into no more than 2 individual units, and each unit may have any use permitted in an IC district as set out in Section 9(1)(f)(b)(iv) of the Zoning By-law;
  - (g) within the lands comprising *Area C* as shown on Map 2, one building having a *non-residential gross floor area* not exceeding 2 455 square metres, may be erected and subdivided into no more than 9 individual units, and each unit may have any use permitted in an IC district as set out in Section 9(1)(f)(b)(iv) of the Zoning By-law save and except for an auctioneer’s premises and a private art gallery;

- (h) despite subsections (e) and (f) of this by-law, the *non-residential gross floor area* of any *restaurant* or *take-out restaurant* shall not exceed 475 square metres; and,
  - (i) four *loading spaces – type B* are provided and maintained on the *lot* with generally level surfaces and access designed so that trucks can enter and exit the site in a forward motion.
2. (a) The expressions “*Area A*”, “*Area B*” and “*Area C*” shall mean the areas so designated as shown on Map 2.
- (b) All other words and expressions in italics in Section 1 shall have the same meanings as defined in the Zoning By-law.

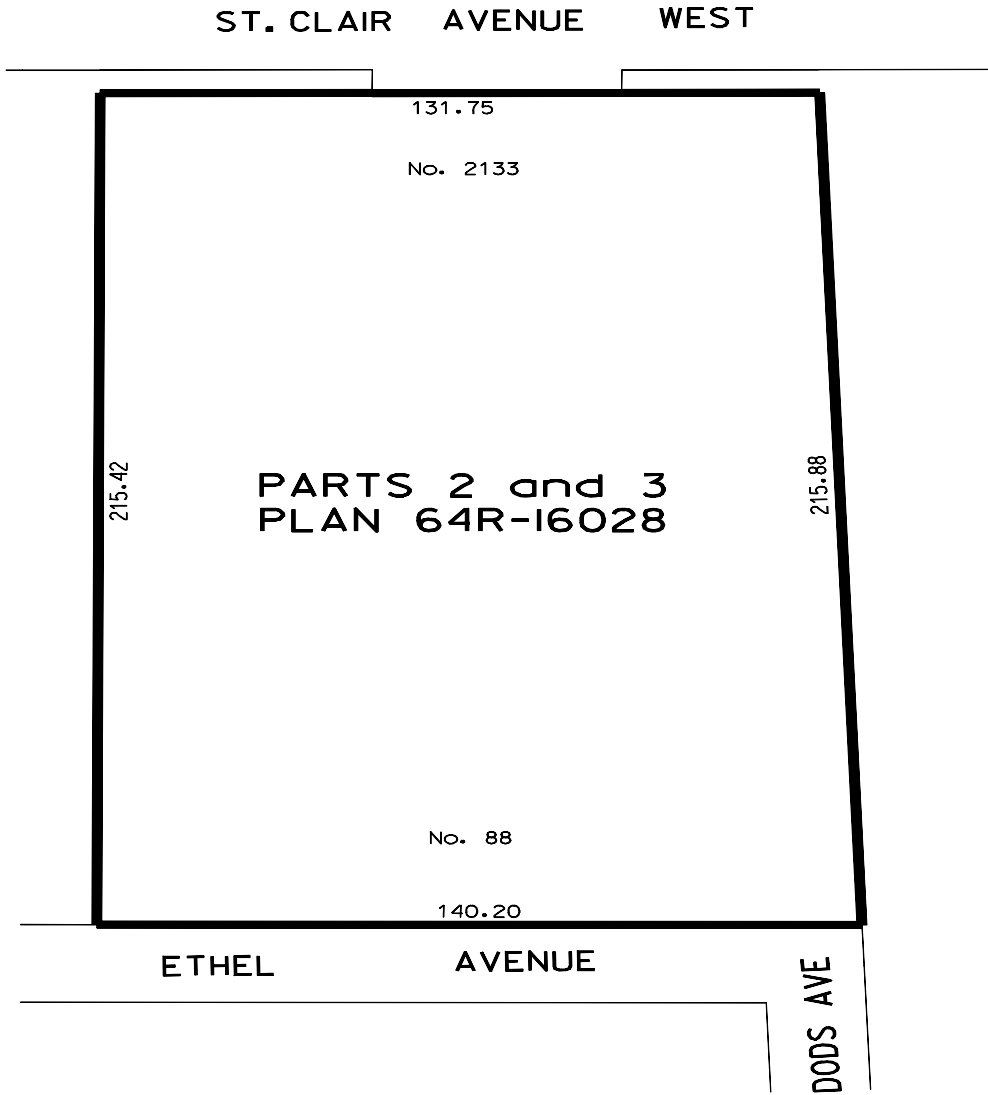
ENACTED AND PASSED this 28th day of June, A.D. 2001.

CASE OOTES,  
Deputy Mayor

JEFFREY A. ABRAMS,  
Acting City Clerk

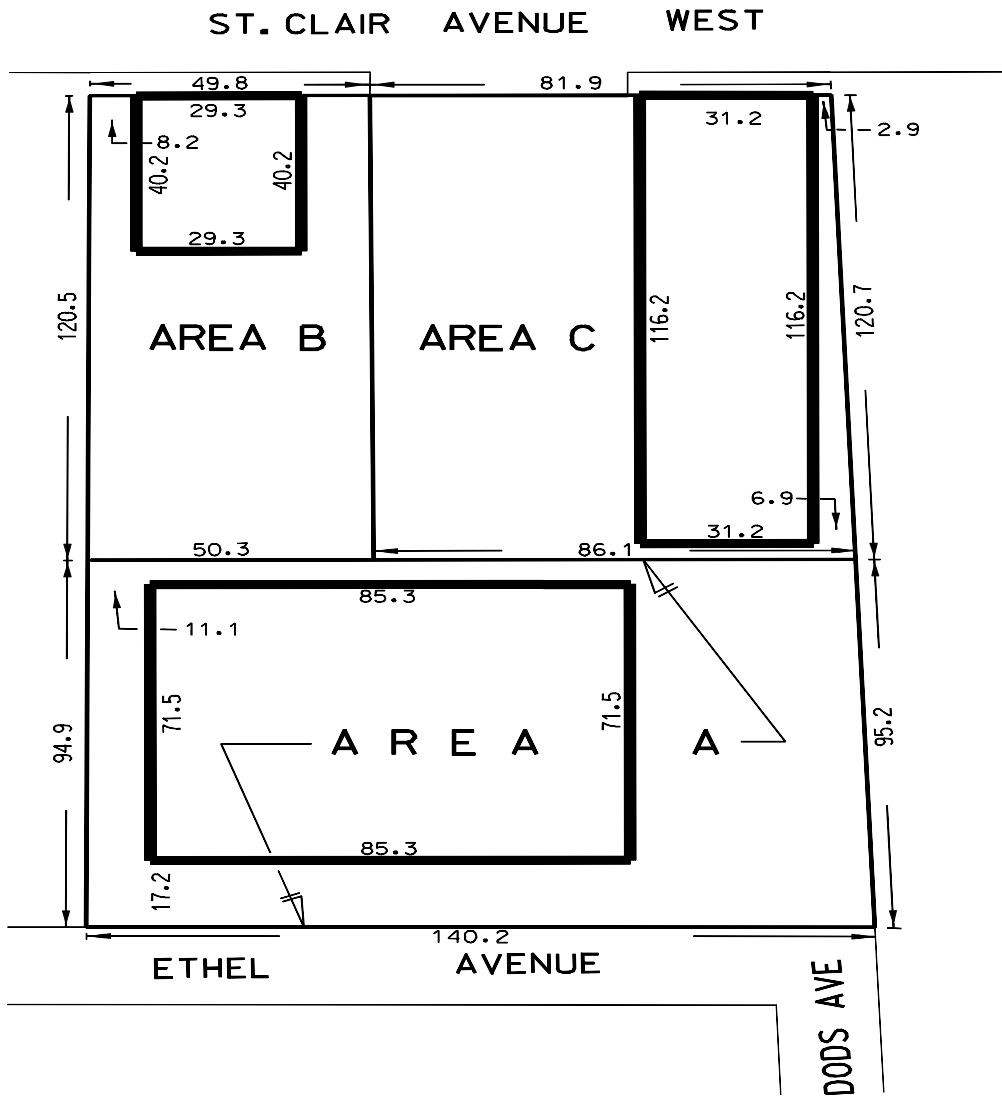
(Corporate Seal)

MAP 1



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO JUNE, 2001  
BL01/2133STC1.DGN  
FILE: S32-RP1  
MAP No. 47J-323 DRAWN: WL

# MAP 2



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO JUNE, 2001  
BL01/2133STC2.DGN  
FILE: S32-RP1  
MAP No. 47J-323 DRAWN: WL