

Authority: Toronto East York Community Council Report No. 7, Clause No. 3,
as adopted by City of Toronto Council on October 2, 3 and 4, 2001
Enacted by Council: October 4, 2001

CITY OF TORONTO

BY-LAW No. 822-2001

To amend Zoning By-law No. 438-86 of the former City of Toronto, respecting lands known as 476, 480 and 490 King Street East.

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law, and whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

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

1. Section 12(1) of By-law No. 438-86 of the former City of Toronto, 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 the City of Toronto”, as amended is further amended by adding a new exception as follows:
 - “450. to prevent the erection and use of a maximum of 12 *row houses* and 12 *private garages* on the lands known municipally in the year 2000 as 476, 480 and 490 King Street East, (“the *lands*”) provided that:
 - (1) the *residential gross floor area* erected and used on the *lands* does not exceed 2,300 square metres;
 - (2) the *residential gross floor area* on a new *lot* established through the subdivision of land pursuant to Section 51 of the *Planning Act* does not exceed 250 square metres;
 - (3) the *lands* on which such *row houses* and *private garages* are erected or used are shown outlined by heavy lines on the map following this exception;
 - (4) no part of any such *row house* or *private garage* exceeds a *height* of 11.5 metres and 4.0 metres, respectively, above *grade*;
 - (5) no part of any such *row house* or *private garage* above *grade* is located otherwise than wholly within the building envelopes shown on the map, except for those projections permitted in section 6(3) Part II (8);

- (6) at least one *parking space* is provided and maintained on the *lot* for each *dwelling unit* – such *parking space* may be a parking pad or a *private garage* or, in the case of a *row house* gaining vehicular access from Sumach Street, such *parking space* may be an integral garage, provided the driveway is not greater than 2.6 metres in width;
- (7) the rear main wall of any *row house*, excluding any patios located below *grade*, shall be located a minimum of 13 metres from the north property line of the *lot*; and

For the purposes of this exception:

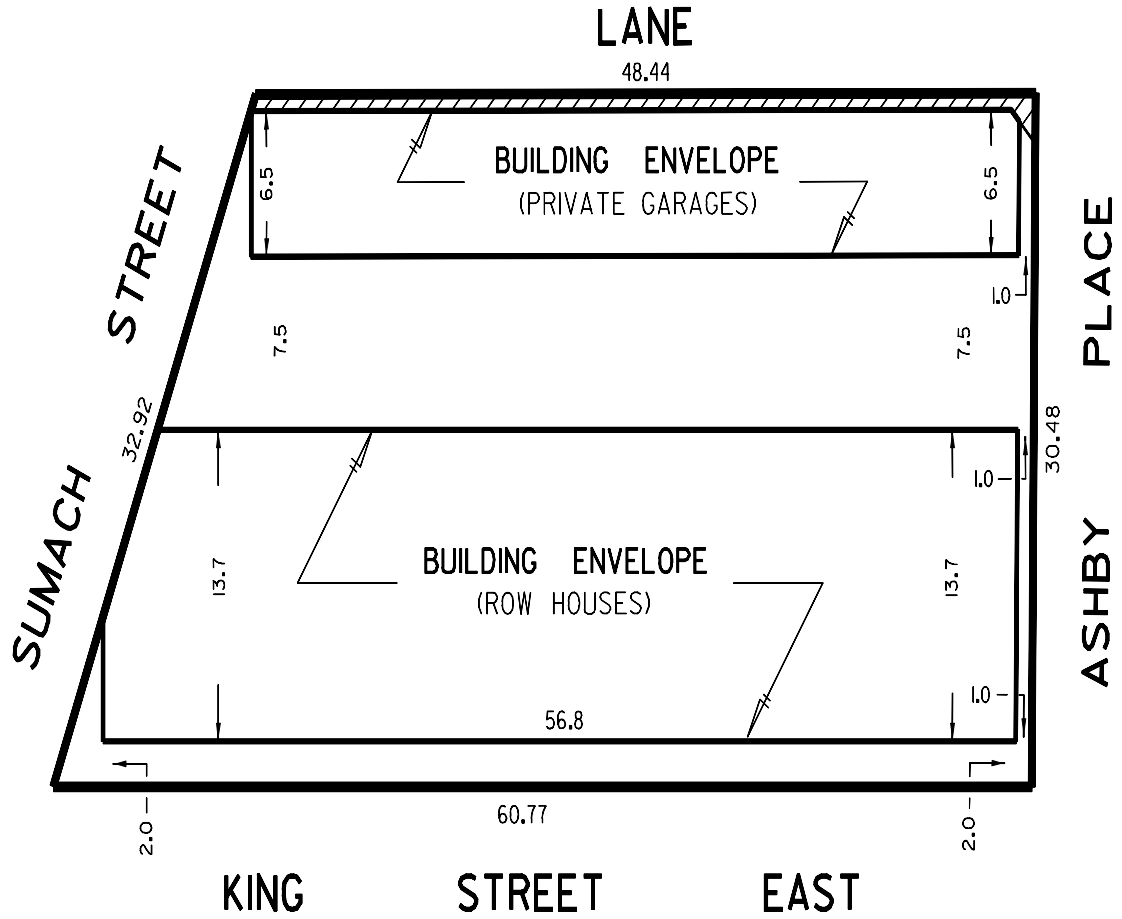
- (a) “*grade*” and “*height*” have the same meaning as if the *lands* were located entirely an R district; and
- (b) “*private garage*” shall mean a building with a floor area of less than 50 square metres containing not more than two *parking spaces* and accessory storage for a *row house* on the *lot*”.

ENACTED AND PASSED this 4th day of October, A.D. 2001.

CASE OOTES,
Deputy Mayor

ULLI WATKISS
City Clerk

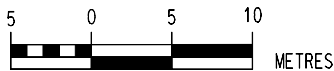
(Corporate Seal)



LANDS REFERRED TO IN SECTION 12(1)450



PROPOSED LANE WIDENING (0.72m wide and 1.52m splay)



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO SEPTEMBER, 2001
 S01/S121450.DGN
 FILES: K1-Z21 & 2402.53
 MAP No. 516-323 DRAWN: D.R.