

Authority: Toronto East York Community Council Report No. 4, Clause No. 2,  
as adopted by City of Toronto Council on April 16, 17 and 18, 2002  
Enacted by Council: April 18, 2002

**CITY OF TORONTO**

**BY-LAW No. 287-2002**

**To amend the General Zoning By-law No. 438-86 of the former City of Toronto with  
respect to the lands known as 1105 Dundas Street East.**

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

1. District Map No. 52H-312 contained in Appendix “A” 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 shown outlined by heavy lines on Map 1 attached to and forming part of this by-law to I1 D3.
2. None of the provisions of Section 9 (1) (a) of By-law No. 438-86, as amended, shall apply to prevent the use of a building on the *lot* containing not more than 13 live/work units and uses as permitted in I1, provided:
  - (1) the *lot* consists of at least the lands shown outlined by heavy lines on the map attached to this by-law;
  - (2) the *residential gross floor area* does not exceed 2,406 square metres;
  - (3) one *parking space* is provided and maintained on the *lot*, with direct access from the rear lane, for each live/work unit; and
  - (4) the main front wall of the building is continuously parallel to Dundas Street East.
3. For the purposes of this by-law each italicized word or expression shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended. In the case of a “live/work unit”, it means a *dwelling unit* that may also be used for work purposes, provided a resident of the live/work unit works in the live/work unit, with or without other persons.

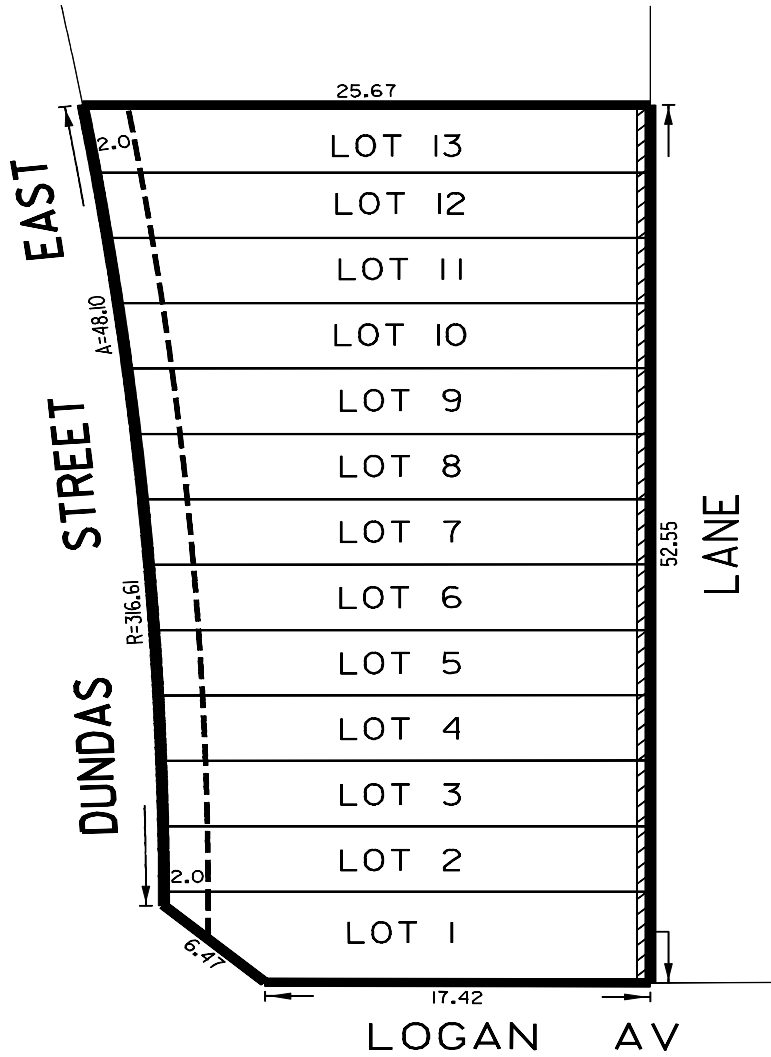
ENACTED AND PASSED this 18th day of April, A.D. 2002.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

# MAP 1



- BUILD-TO-LINE
- ▨ PROPOSED 0.50 m LANE WIDENING



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO APRIL, 2002  
BLO2/ 1105DU1.DGN  
FILE: D10-Z36  
MAP No. 52H-312 DRAWN: WL