

Authority: Midtown Community Council Report No. 4, Clause No. 25,
as adopted by City of Toronto Council on May 21, 22 and 23, 2002
Enacted By Council: May 23, 2002

CITY OF TORONTO

BY-LAW No. 445-2002

To amend By-law No. 1916, as amended, for the former Borough of East York with respect to the lands municipally known as 849 Eglinton Avenue East.

WHEREAS the Council of the City of Toronto has proposed an amendment to the zoning by-law for the former Borough of East York pursuant to Section 34 of the *Planning Act*, R.S.O. 1990 c. P. 13, respecting the lands municipally known in the year 2001 as 849 Eglinton Avenue East; and

WHEREAS the Midtown Community Council of the City of Toronto conducted a public meeting on May 7, 2002 under Section 34 of the *Planning Act* regarding the Zoning Amendment; and

WHEREAS the Council of the City of Toronto, at its meeting held May 21, 22 and 23, 2002 determined to amend By-law No. 1916, as amended, of the former Borough of East York;

Therefore, the Council of the City of Toronto enacts as follows:

1. The lands subject to this by-law are those lands outlined by a heavy black line and identified as "Area Subject to Amendment" as shown on Schedule "1" attached hereto.
2. Schedule "A" to Zoning By-law No. 1916, as amended, is hereby further amend by changing the zoning category for the lands identified as "Area Subject to Amendment" on Schedule "1" of this By-law from "Light Industrial (M1) Zone" to "Light Industrial (M1(10) Zone).
3. Zoning By-law No. 1916, as amended, is hereby further amended by adding a new section Section 8.2.3 h) immediately after Section 8.2.3 g) of the By-law as follows:

"8.2.3 h) 849 Eglinton Avenue East (M1(10) Zone)

- (i) Area Restricted

The provisions of this section shall only apply to those lands being Part of Block A, Registered Plan 2755, City of Toronto, which are zoned (M1(10) Zone) on Schedule "A" of this By-law.

(ii) General Provisions

On those lands referred to in Section 8.2.3 h)(i) of this By-law, no person shall use, occupy, erect, alter, cause to be used, occupied, erected or altered, any Building, structure or land or part thereof except in accordance with the following provisions:

(1) Permitted Uses

In addition to the uses permitted by Section 8.2.1, Automotive Trade, a Motor Vehicle Repair Shop and offices are also permitted.

(2) General Development Requirements

- | | | |
|-----|---|-------------|
| (a) | Maximum Floor Space Index | 1.0 |
| (b) | Maximum Building Height - offices
exclusive of mechanical enclosures,
and structures on roofs | 22.3 metres |

(iii) Other Provisions of the By-law

Except as amended in this By-law, all the other provisions of By-law No. 1916 shall apply to the lands referred to in Section 8.2.3 h)(i).

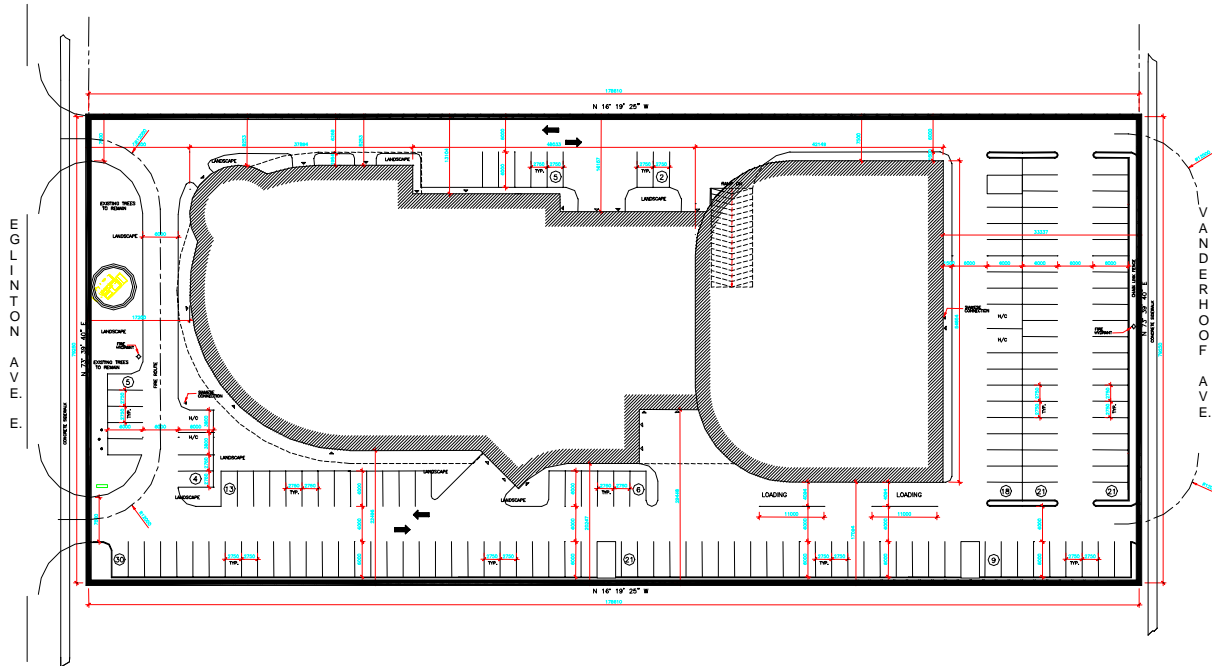
ENACTED AND PASSED this 23rd day of May, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "1"



 Urban Planning & Development Services
Zoning By-Law Amendment

849 Eglinton Avenue East
TD CMB 20010001

 Area Subject to Amendment

Note: This schedule forms a part of Zoning By-law Amendment No. _____ and must be read in conjunction with the written text.

← Not to Scale
Job No. CMB20010001