

Authority: Humber York Community Council Report No. 9, Clause No. 8,
as adopted by City of Toronto Council on June 18, 19 and 20, 2002
Enacted by Council: June 20, 2002

CITY OF TORONTO

BY-LAW No. 525-2002

To amend the General Zoning By-law No. 438-86 of the former City of Toronto in respect to lands known as 130, 160 and 162 Dunn Avenue and 9, 11, 13, 15 and 17 Close Avenue.

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

1. None of the provisions of Sections 6(1)(a), 6(3) Part II 2(ii) and 5, 6(3) Part IX 1(a) and (b), 4(2)(a) of By-law No. 438-86, being “A by-law to regulate the use of land and 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 prevent the erection and use of a *nursing home, convalescent home or rest home, home for the aged, a day nursery, a public hospital* and uses *accessory* thereto on the lands municipally addressed as 130, 160 and 162 Dunn Avenue, and as shown on Map 1 attached to and forming part of this By-law, provided:
 - (1) the *height* above *grade* of each building does not exceed 15 metres;
 - (2) a minimum of 200 *parking spaces* is provided for the *nursing home, convalescent home or rest home, home for the aged, day nursery* and *public hospital*.
 - (3) no part of each building above *grade* used for said uses extends beyond the area outlined by heavy lines shown on Map 2;
 - (4) the depth of the proposed building may not exceed 54 metres and the depth of the existing public hospital at 130 Dunn Avenue shall be permitted as it existed on the date of the passing of this by-law;
 - (5) Notwithstanding any provisions to the contrary, lands known as 130, 160 and 162 Dunn Avenue shall be treated as a single lot for zoning purposes, notwithstanding any consolidation or division of the same and the internal lot lines shall not be construed to be lot lines of the purposes of any zoning regulations, provided all applicable regulations of this By-law relative to all of the lands and there external lot lines are observed.

2. None of the provisions of Sections 6(1)(a), 6(3) Part II 1, and 6(3) Part IX 1 (a) and (b) of By-law No. 438-86, being “A by-law to regulate the use of land and 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 prevent the erection and use of the lands municipally addressed as 9, 11, 13, 15 and 17 Close Avenue, as shown on Map 3, for parking, loading and access to serve the adjacent lands municipally addressed as 130, 160 and 162 Dunn Avenue.
3. For the purposes of this By-law, each word or expression which is italicised shall have the same meaning as the said word or expression has for the purposes of By-law No. 438-86, as amended.

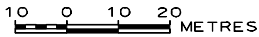
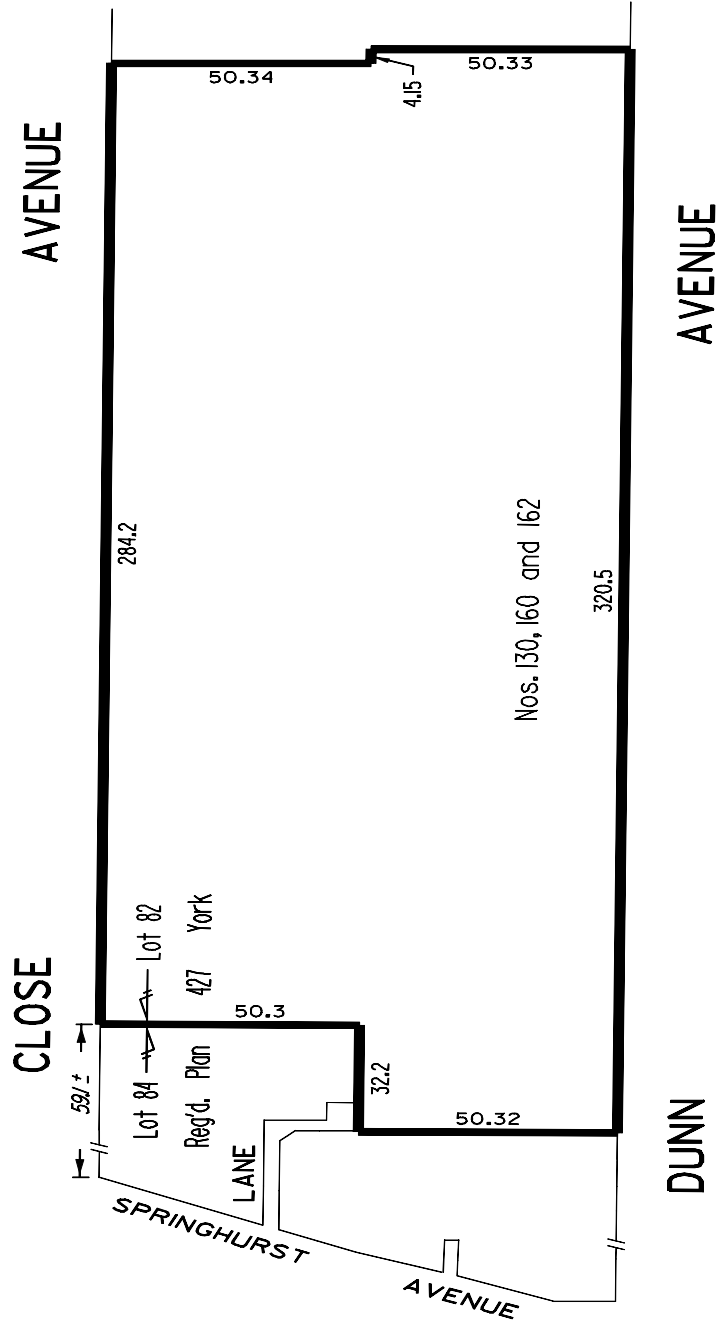
ENACTED AND PASSED this 20th day of June, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

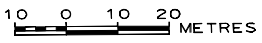
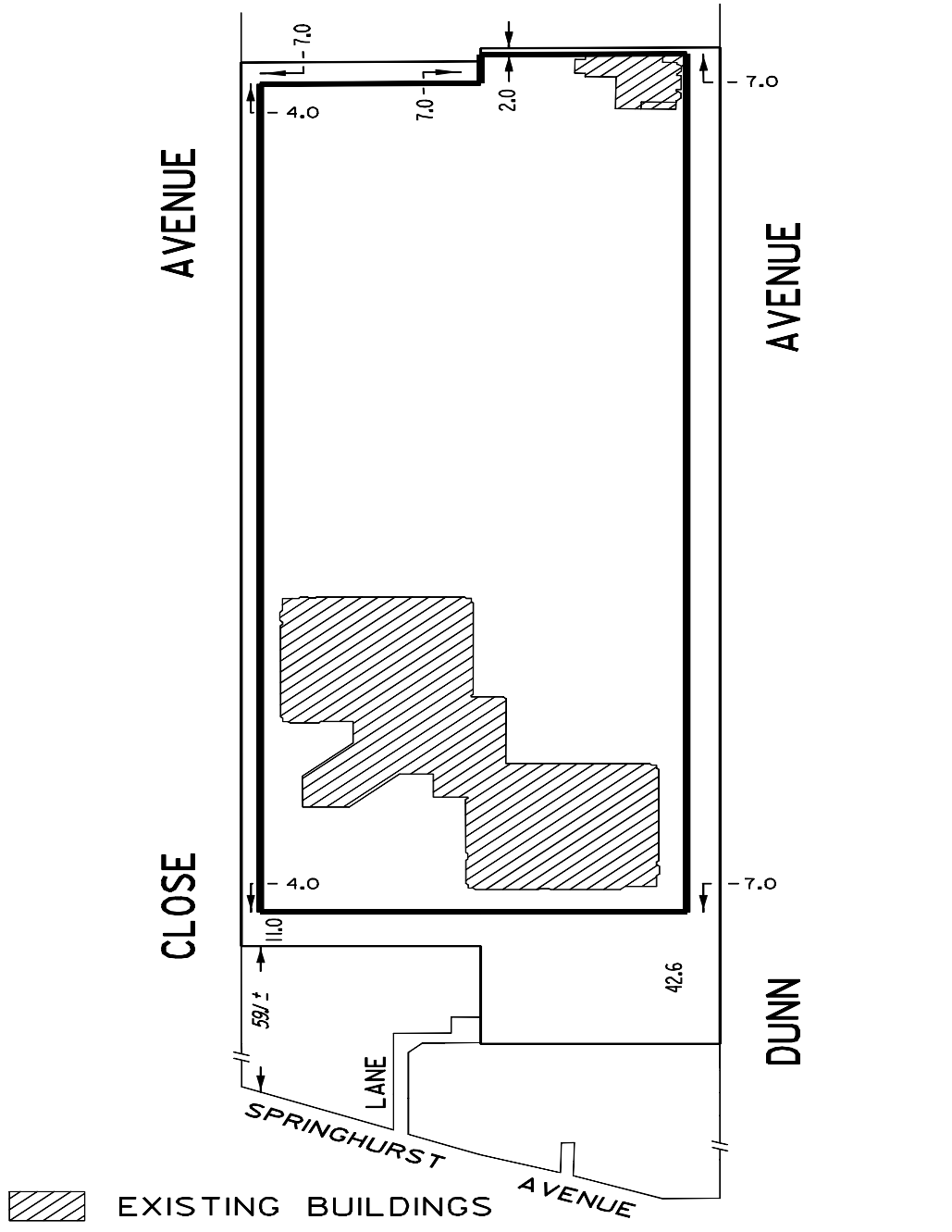
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MAP 1



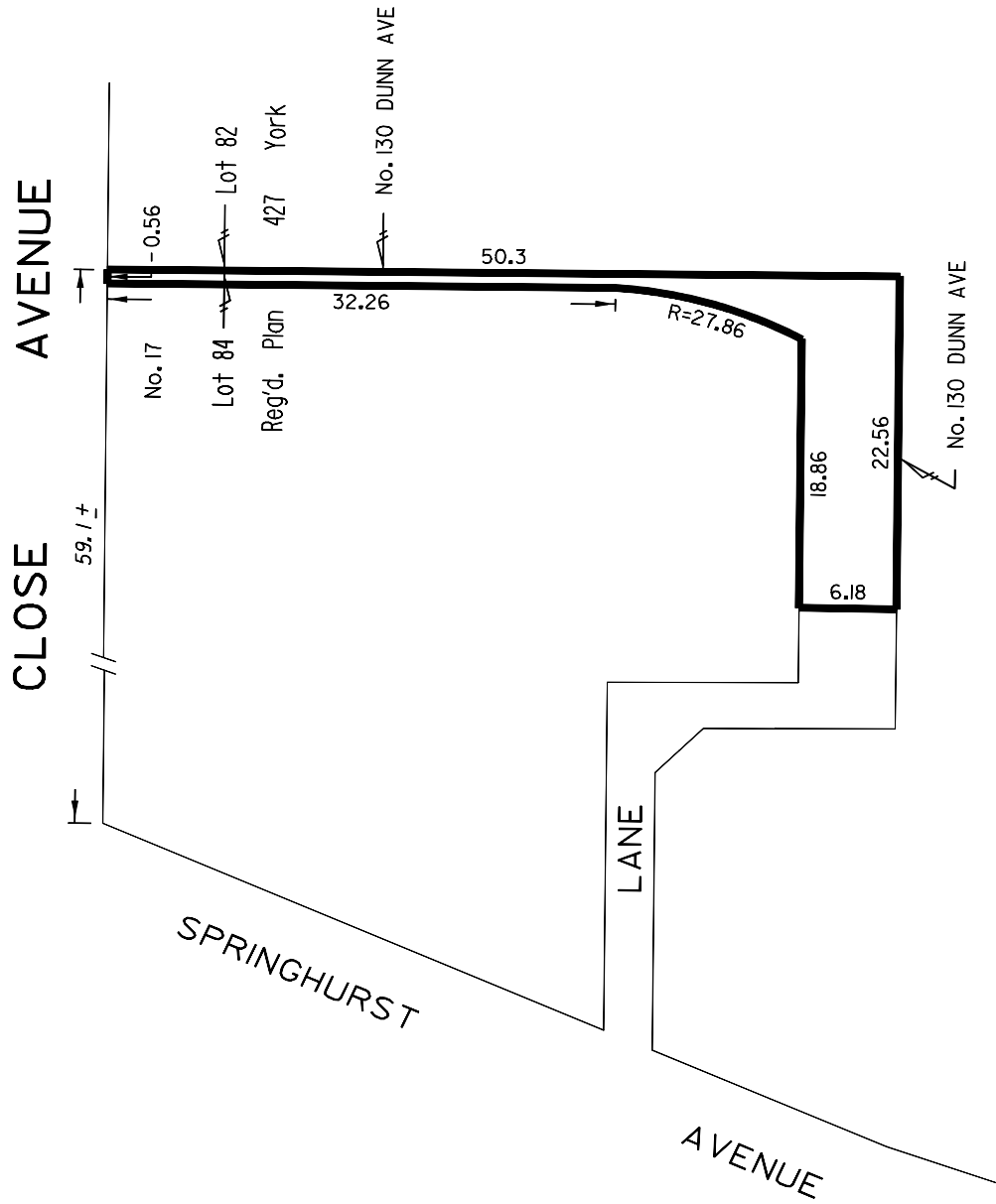
WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO JUNE, 2002
 BL2/130DUN1.DGN
 FILE: D59-Z24
 MAP No. 48C-323 DRAWN: D.R.

MAP 2



WORKS AND EMERGENCY SERVICES
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 BLO2/130DUN2.DGN
 FILE: D59-Z24
 MAP No. 486-323 DRAWN: D.R.

MAP 3



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
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 BLO2/130DUN3.DGN
 FILE: D59-Z24
 MAP No. 48G-323 DRAWN: D.R.