

CITY OF TORONTO

BY-LAW No. 580-2002(OMB)

To amend By-law No. 438-86 of the former City of Toronto, with respect to the lands known as 388 to 402 Clinton Street.

WHEREAS M. Gross Abattoir Ltd. appealed to the Ontario Municipal Board for an Order amending By-law No. 438-86 of the former City of Toronto as it applies to 388 to 402 Clinton Street and 9 to 17 Christie Street; and

WHEREAS M. Gross Abattoir Ltd. and the City have agreed to settle the matter on the terms set out in this by-law;

NOW THEREFORE, pursuant to Order No. 0162 of the Ontario Municipal Board issued on January 29, 2002, By-law No. 438-86 of the former City of Toronto is amended as follows:

1. None of the provisions of Sections 6(3) Part I 1, 6(3) Part II 2, 3, 4 and 5, 6(3) Part VII 1 and Part XI 1, 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, shall apply to prevent the erection and use of *row houses* provided:
 - (1) the lands on which the buildings are erected or used comprise at least those lands shown outlined by heavy lines on Map 1, attached to and forming a part of this by-law;
 - (2) not more than 8 *row houses* are erected and used on the *lands*;
 - (3) the *residential gross floor area* of each *row house*, including basements, does not exceed 257.50 square metres;
 - (4) not less than one *parking space* is provided and maintained for each *row house* in a garage accessed by the rear lane;
 - (5) no part of the *row house* above *grade*, except eaves and cornices to a maximum of 0.45 metres, uncovered first floor platforms to a maximum of 2.8 metres and roofs over first floor platforms to a maximum of 1.4 metres, extends beyond the area outlined by heavy lines shown on Map 2 attached to and forming a part of this by-law;
 - (6) a *lot frontage* for each *row house* shall be not less than 4.55 metres; and
 - (7) the *depth* of each *row house* shall be no greater 15.1 metres;
 - (8) parapets, provided that the maximum *height* of the top of the parapets is no higher than the sum of 1.2 metres and the *height* limit applicable to the *lot*; and

City of Toronto By-law No. 580-2002(OMB)

- (9) not less than 19 square metres for *bicycle parking spaces* is provided and maintained on the ground floor.

2. For the purposes of this By-law:

- (1) each word or expression which is italicized herein shall have the same meaning, if any, as each such word or expression as defined in By-law No. 438-86, as amended.

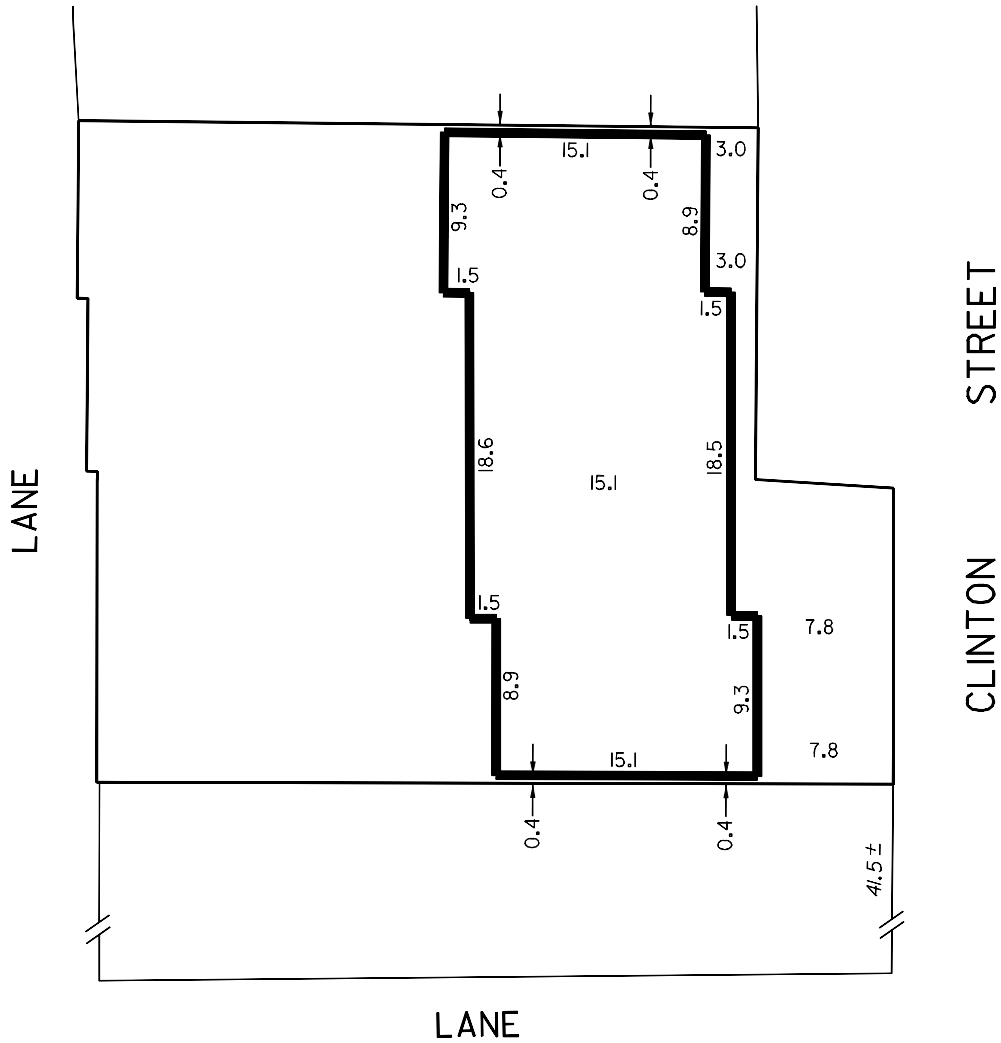
PURSUANT TO THE ORDER NO. 0162 OF THE ONTARIO MUNICIPAL BOARD ISSUED JANUARY 29, 2002 IN BOARD FILE NO. PL980071.

MAP 1



WORKS AND EMERGENCY SERVICES
SURVEY SERVICES SECTION
TORONTO MARCH, 1999
BL2/388CLIN1.DGN
FILE: C26-Z2
MAP No. 49J-313 DRAWN: PG

MAP 2



WORKS AND EMERGENCY SERVICES
SURVEY SERVICES SECTION
TORONTO MARCH, 1999
BL2/388CL IN2.DGN
FILE: C26-Z2
MAP No. 49J-313 DRAWN: PG