

Authority: Toronto East York Community Council Report No. 10, Clause No. 16,
as adopted by City of Toronto Council on October 1, 2 and 3, 2002
Enacted by Council: October 3, 2002

CITY OF TORONTO

BY-LAW No. 771-2002

To amend the General Zoning By-law No. 438-86 of the former City of Toronto respecting lands known as 637 Lake Shore Boulevard West.

WHEREAS the Council of the City of Toronto has proposed an amendment to the zoning by-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, respecting the lands municipally known as the year 2001 as 637 Lake Shore Boulevard West; and

WHEREAS the Toronto East York Community Council conducted a public meeting on September 17, 2002 under Section 34 of the *Planning Act* regarding the aforesaid zoning by-law amendment; and

WHEREAS the Council of the City of Toronto, at its meeting held on October 1, 2 and 3, 2002 determined to amend By-law No. 438-86 of the former City of Toronto;

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

1. None of the provisions of Section 4(4)(b) and 9(1)(f) 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 use of the existing industrial building and addition thereto on the lands municipally known in the year 2001 as 637 Lake Shore Boulevard West (hereafter referred to as the “lot”) for the purpose of a *residential building* provided:
 - (1) the *lot* consists of at least the lands delineated by heavy lines on the attached Plan 1;
 - (2) the building including any addition thereto contains not more than 24,763 square metres of *residential gross floor area*;
 - (3) no portion of the building including any addition thereto is located above *grade* otherwise than wholly within the areas delineated by heavy lines and within the *height* limits shown on the attached Plan 2 with the exception of structural elements permitted by Section 4(2)(a)(i) and (ii) of Zoning By-law No. 438-86 and which may extend vertically beyond the building envelope and a roof-top sign having dimensions of 33 metres in length and 6.1 metres in width;
 - (4) not fewer than *155 parking spaces* for occupants of the building are provided below *grade* in the existing building and addition and not fewer than *15 parking spaces* for visitors to the building are provided and maintained on the *lot* in a *parking station*;

- (5) the owner of the *lot* enters into an agreement with the City to secure the retention, maintenance and re-use for residential purposes of the existing industrial building, save and except for the sixth *storey*.
2. For the purpose of this By-law, all terms appearing in italics shall have the same meaning as those terms have for the purposes of By-law No. 438-86.

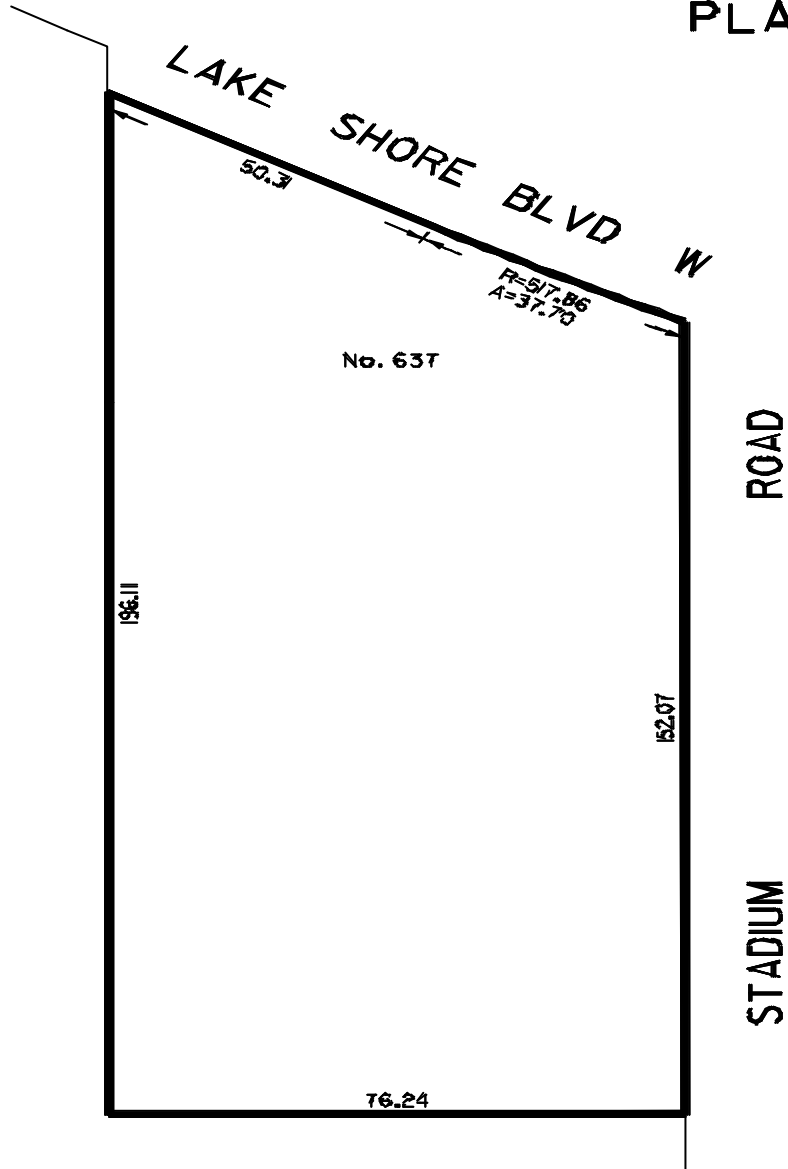
ENACTED AND PASSED this 3rd day of October, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

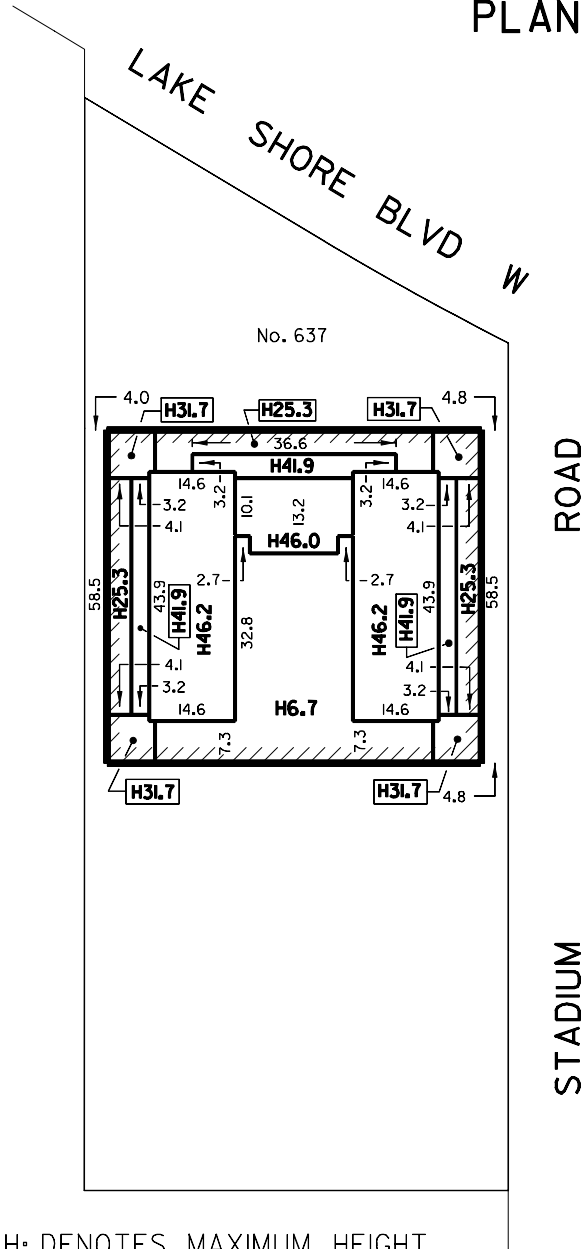
(Corporate Seal)

PLAN 1



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO SEPTEMBER, 2002
BL02/ 63TLAK1.DGN
FILE: L2-Z10
MAP No. 496-313 DRAWN: D.R.

PLAN 2



H: DENOTES MAXIMUM HEIGHT
IN METRES ABOVE GRADE

 EXISTING BUILDING



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO SEPTEMBER, 2002
BL02/ 637LAK2.DGN
FILE: L2-Z10
MAP No. 49G-313 DRAWN: W. L.