

Authority: Midtown Community Council Report No. 7, Clause No. 53,  
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. 831-2002

#### **To amend the General Zoning By-law No. 438-86 of the former City of Toronto as amended, respecting lands known municipally in the year 2001 as 262 and 264 St. Clair Avenue West, and 288 Russell Hill Road.**

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

1. None of the provisions of Sections 4(2)(a), 4(12), 4(16), 6(3) PART I 1, 6(3) PART II 2 (iii), 6(3) PART II 3.(A)(I), 6(3) PART II 3.F(II), 6(3) PART II 4, 6(3) PART II 5(i), and 6(3) PART III 1(b), of Zoning By-law No. 438-86, as amended, of the former City of Toronto 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”, shall apply to prevent the erection and use of an *apartment building* and *accessory* uses including a *parking garage* on the *lot* shown on Map 1 attached to and forming part of this By-law, provided:
  - (1) the *lot* consists of at least the lands shown within the heavy lines on the attached Map 1;
  - (2) the total *residential gross floor area* erected and used on the *lot* does not exceed 5,400 square metres;
  - (3) the *height* of the building and structures erected on the *lot* shall not exceed the *heights* shown on Map 2, except for
    - (a) rooftop facilities, elements and structures provided no portion thereof extends more than 1.0 metre above the *heights* shown on Map 2 and provided Section 4(2)(a)(i) of By-law No. 438-86, as amended is complied with in all other respects, and
    - (b) terrace railings provided no portion thereof extends more than 1.2 metres above the *height* shown on Map 2 for the applicable terrace;
  - (4) no part of any building or structure erected on the *lot*, above *grade* is located otherwise than within the areas delineated by the heavy lines on Map 2 with the exception of:
    - (a) parking garage ramps and associated ramp structures, including railings and stairs; and
    - (b) an entrance canopy, provided no portion thereof projects more than 2.5 metres from the wall to which it is attached;

- (5) the building contains not more than 24 *dwelling units*;
- (6) a minimum of 37% of the area of the *lot* shall be provided as *landscaped open space*;
- (7) except for the requirement that the outdoor *residential amenity space* be located adjoining or directly accessible from the indoor *residential amenity space*, Section 4(12) of By-law No. 438-86, as amended is complied with in all other respects; and
- (8) a sales office is permitted within the buildings existing on the *lot* on the date of enactment of this By-law.

**2.** For the purposes of this By-law:

- (1) “*grade*” means 158.00 metres Canadian Geodetic Datum; and
- (2) each other word or expression which is italicized has the same meaning as such word or expression as defined in By-law No. 438-86, as amended.

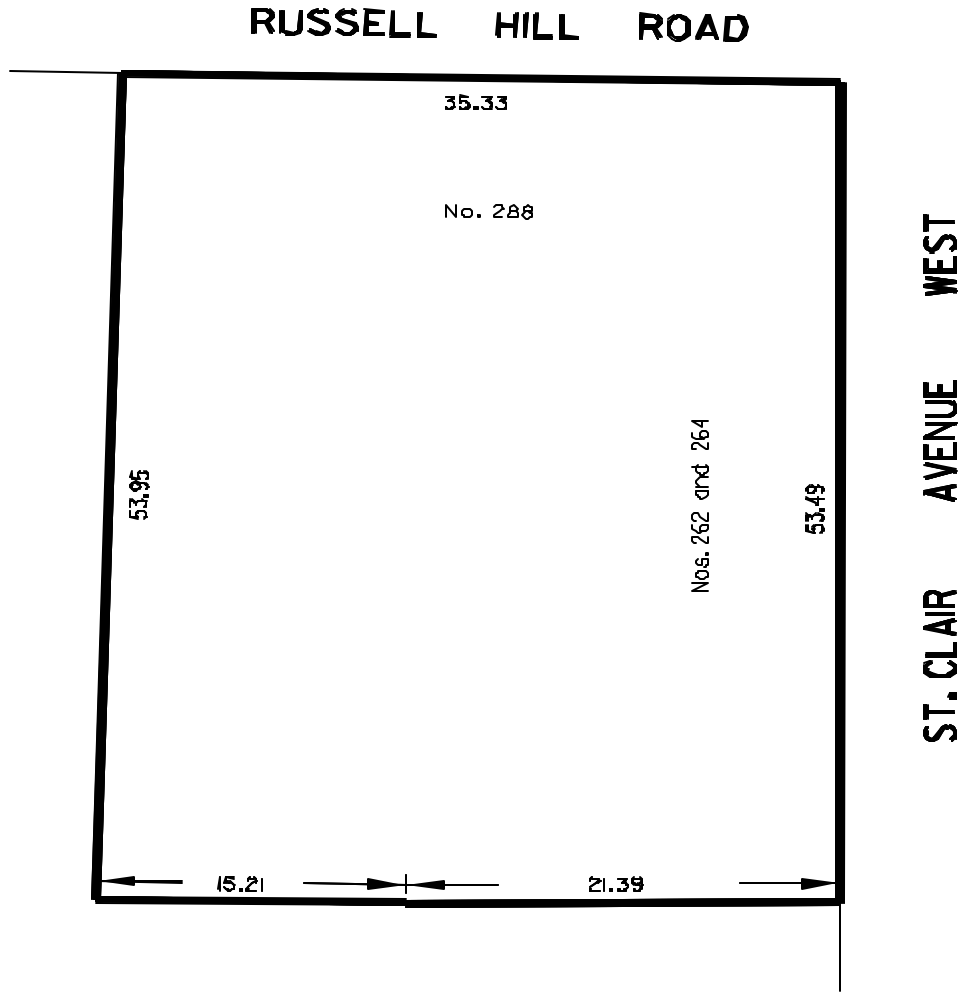
ENACTED AND PASSED this 3rd day of October, A.D. 2002.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

MAP 1



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO OCTOBER, 2002  
BLO2/264STCW1.DGN  
FILE: S32-276  
MAP No. 50K-12 DRAWN: WL

