

Authority: Humber York Community Council Report No. 13, Clause No. 4,
as adopted by City of Toronto Council on November 26, 27 and 28, 2002
Enacted by Council: November 28, 2002

CITY OF TORONTO

BY-LAW No. 1036-2002

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands known as 973 Lansdowne Avenue.

WHEREAS the Council of the City of Toronto has been requested to amend its 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 in the year 2002 as 973 Lansdowne Avenue; and

WHEREAS the Humber York Community Council conducted a public meeting on November 12, 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 on November 26, 27 and 28, 2002, determined to amend Zoning By-law No. 438-86, as amended, for the former City of Toronto;

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

1. District Map No. 48J-313 contained in Appendix "A" of By-law No. 438-86, as amended, is further amended by redesignating the lands outlined by heavy lines on Plan 1, attached to and forming part of this By-law, from I1 D2 to R2 Z0.6, as shown on Plan 1.
2. Height and Minimum Lot Frontage Map No. 48J-313 contained in Appendix "B" of By-law No. 438-86, as amended, is further amended by redesignating the maximum height designation applicable to the lands outlined by heavy lines on Plan 2, attached to and forming part of this By-law, from H 14.0 to H 12.0, as shown on Plan 2.
3. Except as otherwise provided herein, the provisions of By-law No. 438-86, as amended, 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 continue to apply to the lands outlined by heavy lines on Plan 3.
4. None of the provisions of Section 2(1) with respect to the definition of "hostel" and "lot", Section 4(4)(b), Section 4(4)(c)(ii), Section 4(10), Section 4(11)(b) and (c), Section 4(12), Section 4(13) and Sections 6(1), 6(3) PART I 1, 6(3) PART II 2, 6(3) PART II 3, 6(3) PART II 4, 6(3) PART II 5, 6(3) PART II 6, 6(3) PART II 7, 6(3) PART II 8(g), 6(3) PART III 1(a), 6(3) PART III (3)(a),(i)(a) and (c), 6(3) PART VII 1, 6(3) PART IV 1(e), 6(3) PART IV 2, 6(3) PART IX 1(a), (b) and (c) of By-law No. 438-86, as amended, shall apply to prevent the erection and use of hostel buildings and structures on the *site* outlined in heavy lines on Plan 3 provided:
 - (1) a maximum of 20 *bachelor dwelling units* is provided with Block "A" on Plan 3.

- (2) the *residential gross floor area* of each *bachelor dwelling unit* is not less than 18.50 square metres.
 - (3) a maximum of 45 beds is provided within Block “B” on Plan 3.
 - (4) the maximum *residential gross floor area* of all buildings and structures on the *site* does not exceed 1,400 square metres.
 - (5) a minimum *driveway width* of 4.00 metres.
 - (6) a minimum of 250 square metres of the area of lot is provided and maintained as *landscaped courtyard space*.
 - (7) a minimum of four *parking spaces* are provided on the *site*.
5. For the purposes of this by-law, the following expressions shall have the following meaning:
- (a) *site* means those lands delineated by heavy lines on Plan 3 attached to and forming part of this by-law.
 - (b) *driveway width* means the unobstructed paved width of the driveway located between the front lot line and the brick wall on the site facing the front lot line as determined by the gated opening in said brick wall as of September 2002.
 - (c) each other word or expression that is italicized in this By-law shall have the same meaning as that word or expression as defined in the said By-law No. 438-86, as amended.

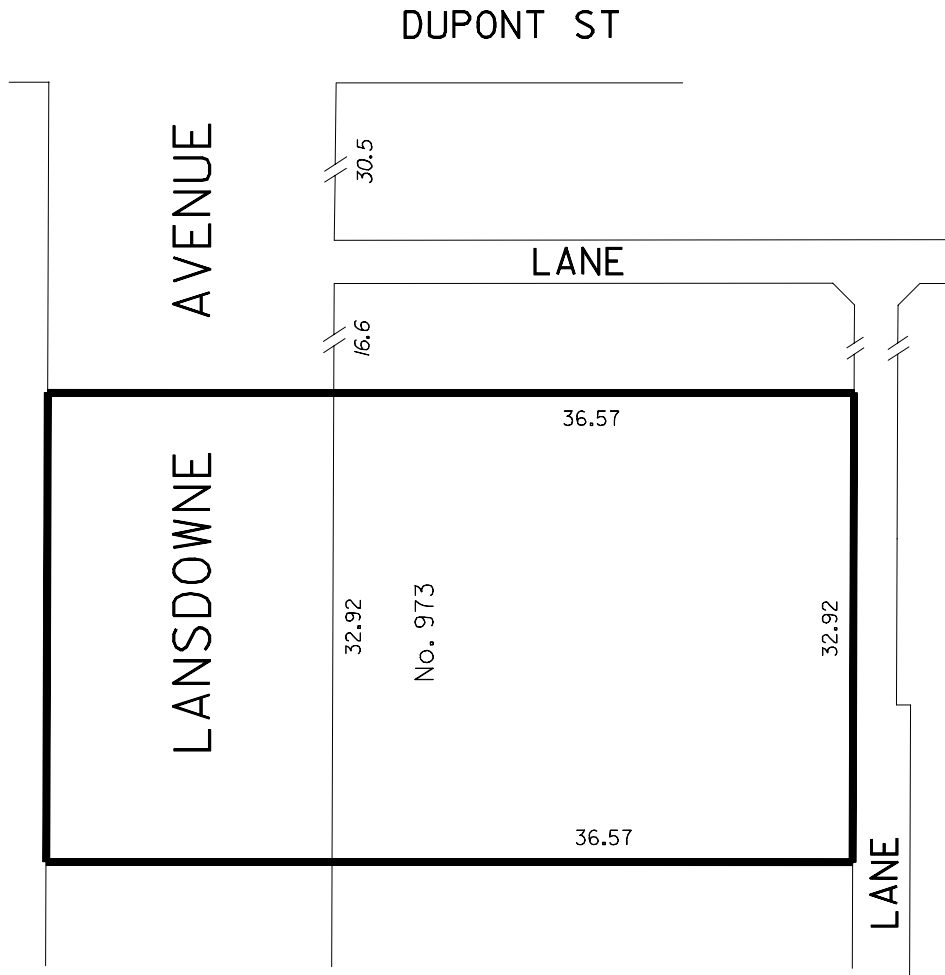
ENACTED AND PASSED this 28th day of November, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

PLAN I

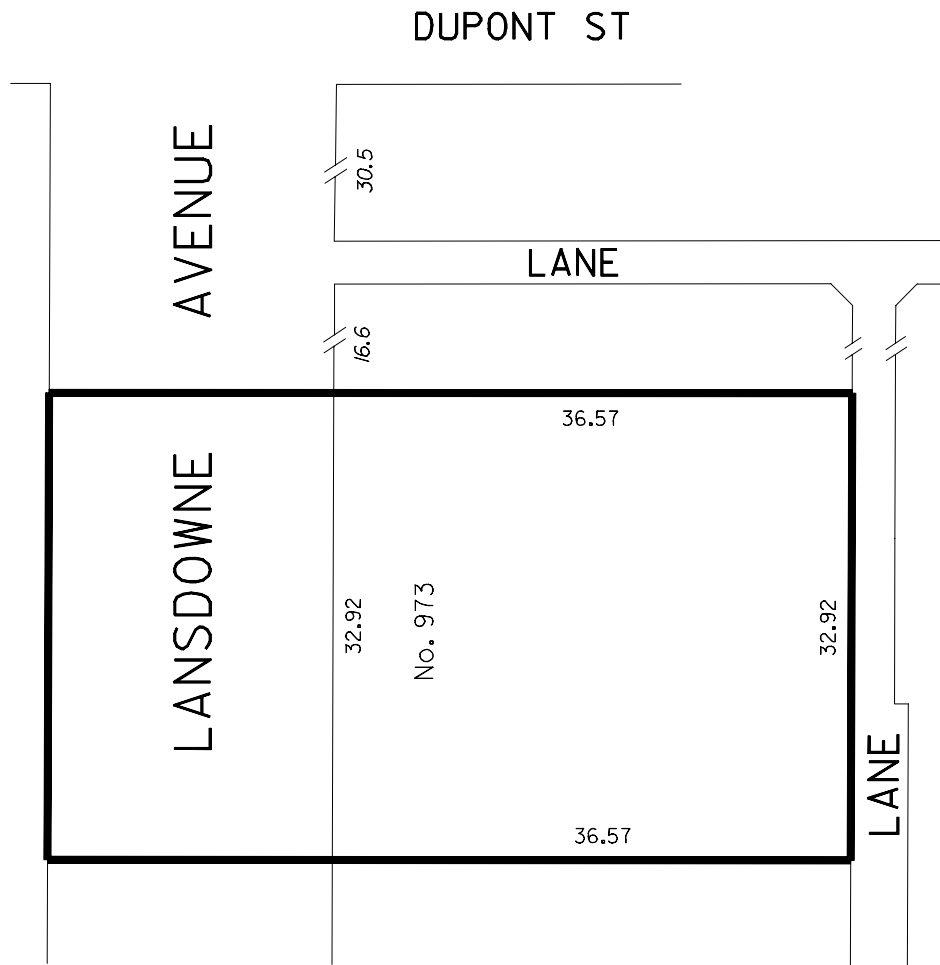


 REDESIGNATED FROM I1 D2 TO R2 Z0.6

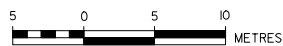


WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO NOVEMBER, 2002
BL02/973LAN1.DGN
FILE: L14-212, 2402, 53-3
MAP No. 48j-313 DRAWN: WL

PLAN 2

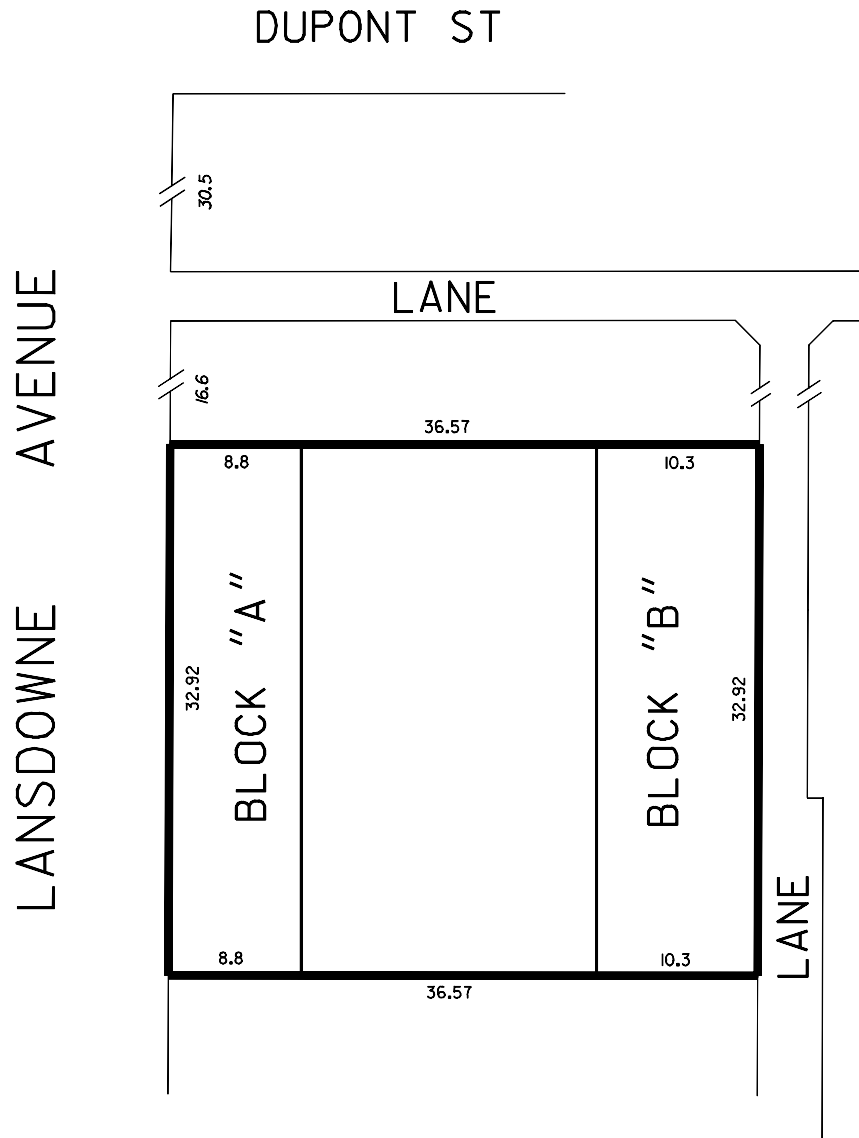


 REDESIGNATED FROM H14.0 TO H12.0



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO NOVEMBER, 2002
BL02/973LAN2.DGN
FILE: L14-Z12, 2402-53-3
MAP No. 48J-313 DRAWN: WL

PLAN 3



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO NOVEMBER, 2002
 BL02/973LAN3.DGN
 FILE: L14-Z12, 2402.53-3
 MAP No. 48J-313 DRAWN: WL