

Authority: Toronto East York Community Council Report No. 12, Clause No. 7,  
as adopted by City of Toronto Council on November 26, 27, 28 and 29, 2002  
Enacted by Council: November 29, 2002

## CITY OF TORONTO

### BY-LAW No. 1098-2002

#### **To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands known as 267R and 275 Ontario Street and to amend By-law No. 198-89 with respect to the lands known as 393 Dundas Street East and 431 Dundas Street East.**

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

1. None of the provisions of Section 4(2)(a), Section 4(4), Section 4(5), Section 4(13), Section 4(14), Section 6(1)(a), Section 6(3) PART I 1, Section 6(3) PART II 3, Section 6(3) PART II 4, Section 6(3) PART II 5 and Section 6(3) PART III 1 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 apply to prevent the use of the building existing in the year 2002, including any additions thereto thereafter, for no purpose other than a *residential building* containing *dwelling units* and *accessory* uses thereto, including *accessory* office uses, provided:
  - (1) the *lot* on which the *residential building* is erected or used comprises at least the lands delineated by heavy lines and shown on Map 1 attached to and forming part of this By-law;
  - (2) the *residential gross floor area* of the *residential building* does not exceed 1290 square metres;
  - (3) no part of the *residential building* above *grade*, including additions, is located otherwise than wholly within the area delineated by heavy lines as shown on Map 2 attached to and forming part of this By-law, except for sills, eaves, eave troughs, cornices, wall mounted lighting fixtures and flashing which may project outside of the heavy lines shown on Map 2 attached to and forming part of this By-law to a maximum of 0.25 metres;
  - (4) the *height* above *grade* of the *residential building* or any portion thereof does not exceed the heights shown on Map 2 attached to and forming part of this By-law, except for:
    - (a) eaves, parapets, guardrails and safety railings, acoustical screens, air-conditioning equipment, ducts and vents, provided:
      - (i) such elements are located within the portion of the building with a height of 10.6 metres as shown on Map 2 attached hereto; and

- (ii) the maximum height of the top of such elements does not exceed 13.0 metres;
  - (b) antennas, flues and vents provided:
    - (i) such elements are located within the portion of the building with a height of 14.6 metres as shown on Map 2 attached hereto; and,
    - (ii) the maximum height of the top of such elements does not exceed 16.1 metres;
  - (5) not less than 130 square metres of *landscaped open space* is provided and maintained on the *lot*;
  - (6) not less than 75 square metres of *residential amenity space* is provided and maintained in the *residential building*;
  - (7) not more than 30 *dwelling units* are provided and maintained within the *residential building*;
  - (8) not less than four *parking spaces* are provided and maintained on the lands known as 393 Dundas Street East, shown on Map 3 attached to and forming part of this By-law, for the exclusive use of residents and visitors to the residents of the *dwelling units* within the *residential building*; and
  - (9) not less than 11 *bicycle parking spaces* are provided and maintained on the *lot*.
2. The provisions of Section 12(1) 61 and 12(1) 232 of the aforesaid By-law No. 438-86 do not apply to any building or structure used on the *lot* in accordance with the provisions of this By-law.
3. Section 1(2)(vi) of By-law 198-89 being “A By-law to amend By-law No. 438-86 as amended, respecting certain lands known as 393 and 431 Dundas Street East”, is amended by deleting the word “eleven” and replacing it with “seven”.
4. For the purpose of this By-law, each word or expression that is italicized shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended.
5. By-law No. 674-91 is hereby repealed.

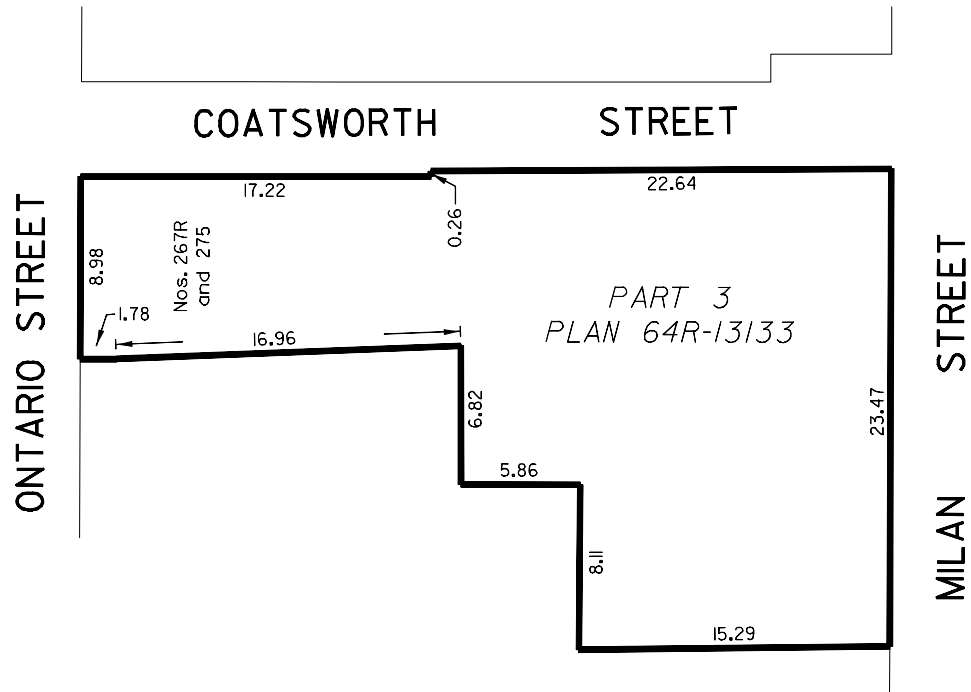
ENACTED AND PASSED this 29th day of November, A.D. 2002.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

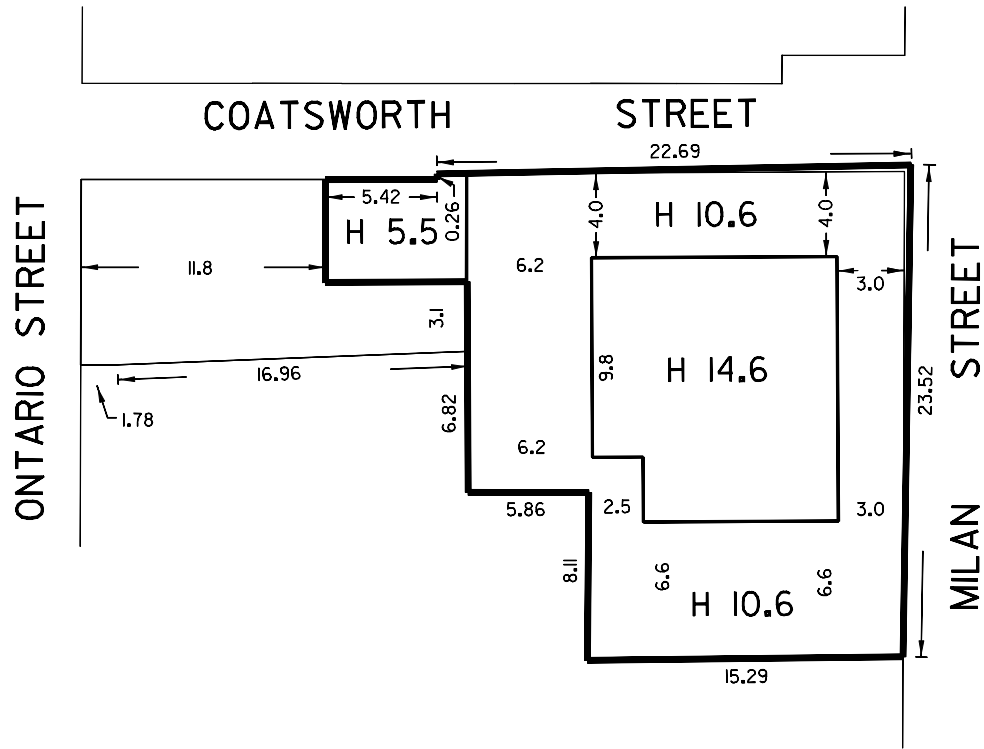
(Corporate Seal)

MAP I



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO OCTOBER, 2002  
BL02/275ONT1.DGN  
FILE: 018-29  
MAP No. 51H-312 DRAWN: WL

MAP 2

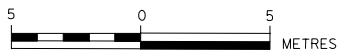
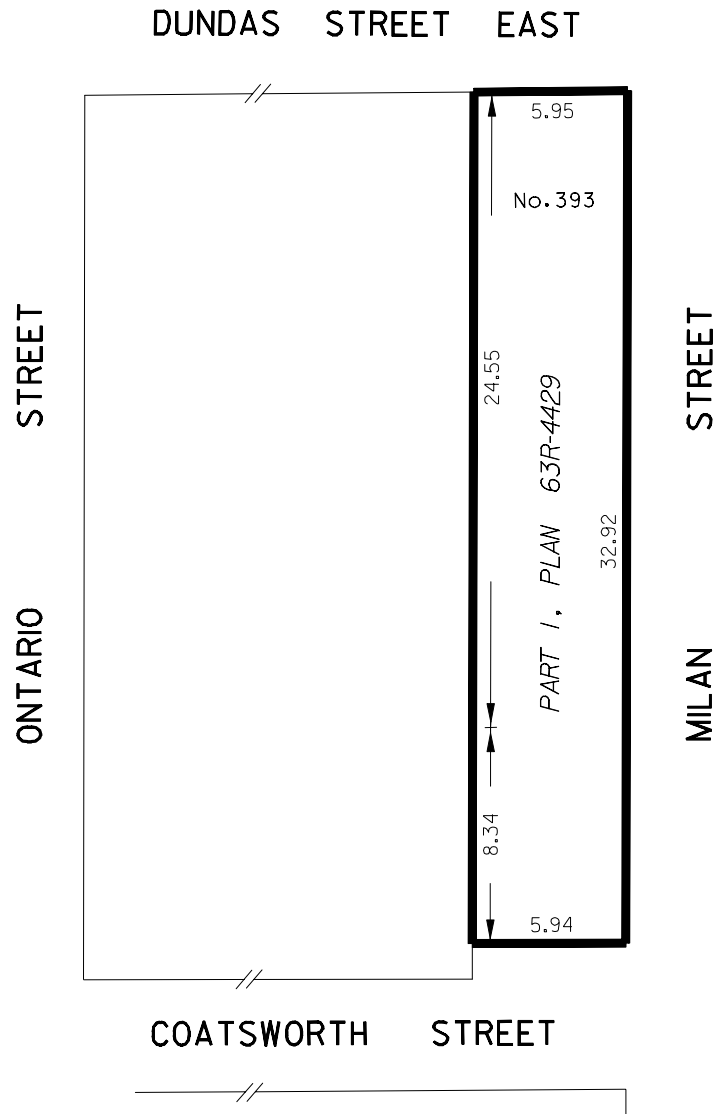


H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO NOVEMBER, 2002  
BL02/275ONT2.DGN  
FILE: 018-Z9  
MAP No. 51H-312 DRAWN: WL

MAP 3



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO OCTOBER, 2002  
BL02/275ONT3.DGN  
FILES: 018-Z9, D10-Z20  
MAP No. 51H-312 DRAWN: WL