

## CITY OF TORONTO

### BY-LAW No. 155-2004(OMB)

#### To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands known as 64 Colgate Avenue.

WHEREAS the Ontario Municipal Board, by way of Order No. 1371 issued on October 14, 2003, following an appeal pursuant to section 34(19) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, determined to amend the former City of Toronto Zoning By-law No. 438-86, the General Zoning By-law, in respect of lands municipally known as 64 Colgate Avenue;

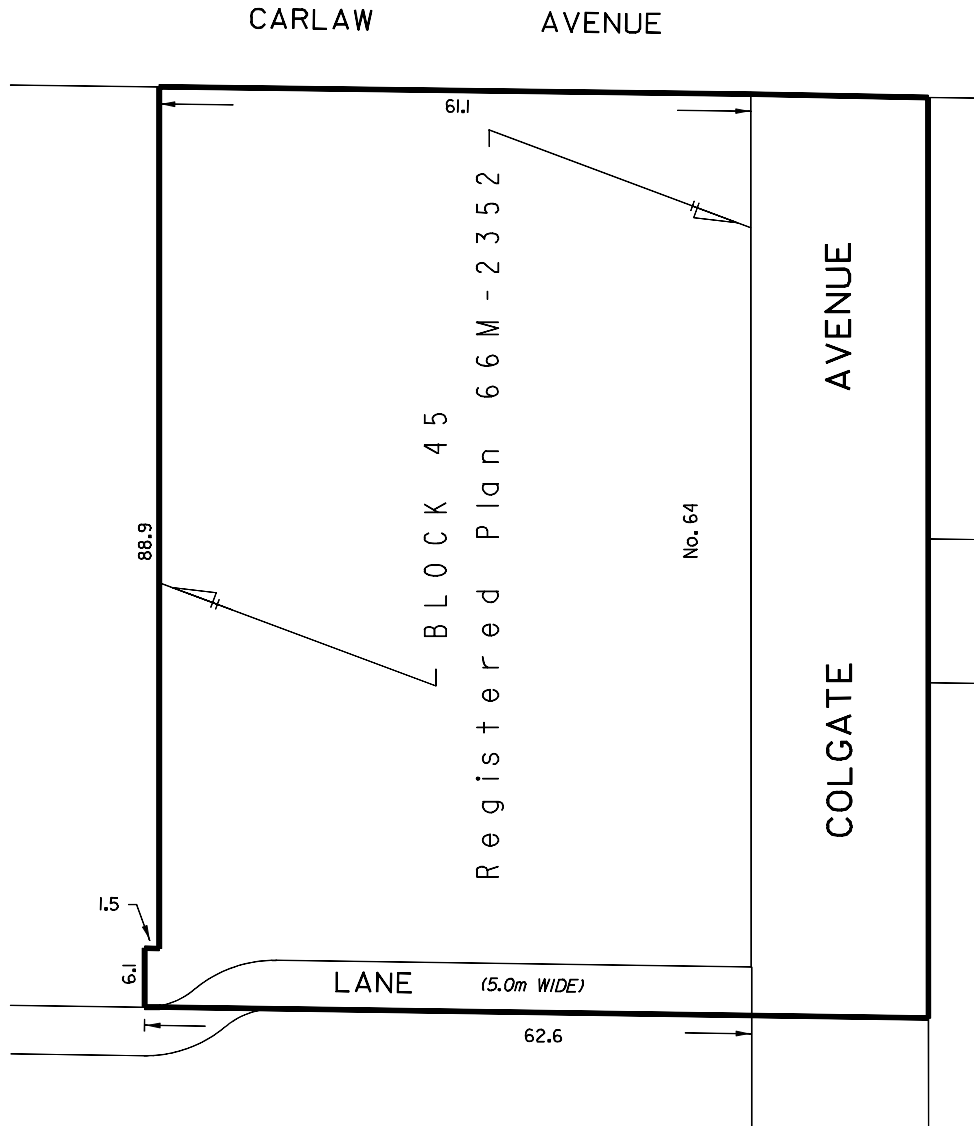
THEREFORE By-law No. 438-86, the General Zoning By-law, of the former City of Toronto, is further amended by the Ontario Municipal Board as follows:

1. District Map No. 52H-312 contained in Appendix “A” 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, is further amended by redesignating the lands shown outlined with heavy lines on Map 1, attached to and forming part of this By-law, from R2 Z2.0 to I1 D3.
2. Height and Minimum Lot Frontage Map No. 52H-312 contained in Appendix “B” of By-law No. 438-86, as amended, is further amended by redesignating the lands shown outlined with heavy lines on Map 1 from H 18.0 to H 26.0.
3. None of the provisions of Section 9 (1)(f) of By-law No. 438-86, as amended, shall apply to prevent the erection and use of a building on the *lot* for not more than 230 *live-work units*, *live units* or units used for uses permitted in an I1 district, or any combination thereof, provided:
  - (i) the *lot* is comprised of at least those lands outlined with heavy lines on the Map 2, attached to and forming part of this By-law;
  - (ii) the building on the *lot* contains at least 50 *live-work units* or *live units* that each have a floor area of not more than 40 square metres and at least 51 *live-work units* or *live units* that each have a floor area of not more than 60 square metres;
  - (iii) the building on the *lot* contains *residential amenity space* in accordance with the requirements of Section 4 (12) of By-law No. 438-86, as amended;
  - (iv) no portion of any building or structure on the *lot* is constructed or erected, either above or below *grade*, other than wholly within the area outlined with heavy lines on Map 3, attached to and forming part of this By-law, with the exception of:
    - (a) open balconies which are permitted in the area identified as “Location of Balconies” on Map 3;

- (b) underground garage, ramp and ventilation shafts which are permitted in the areas identified as “Line of Underground Garage, Ramp & Ventilation Shafts”;
  - (c) air ventilation shafts which are permitted in the hatched areas identified as “Air Ventilation Shaft” on Map 3;
  - (d) fences or safety railings not exceeding a height of 2.0 metres, cornices, moldings, canopies and decorative or other landscaping structures; and
  - (e) existing transformer vault which is permitted in the area identified as “Existing Transformer Vault” on Map 3.
- (v) not less than 238 *parking spaces* are provided on the *lot* of which a minimum of 38 are designated for visitors.
- 4.** For the purposes of this By-law:
- (i) each word or expression that is italicized shall have the same meaning as each such word or expression as defined by By-law No. 438-86, as amended;
  - (ii) *live-work unit* shall have the same meaning as in the RA district; and
  - (iii) *live unit* shall mean a *dwelling unit* as defined in by-law No. 438-86, as amended.
- 5.** By-law No. 1066-2002, entitled “To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands known as 64 Colgate Avenue” is hereby repealed.

PURSUANT TO ORDER NO. 1371 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON OCTOBER 14, 2003 IN BOARD CASE NO. PL030452.

MAP 1

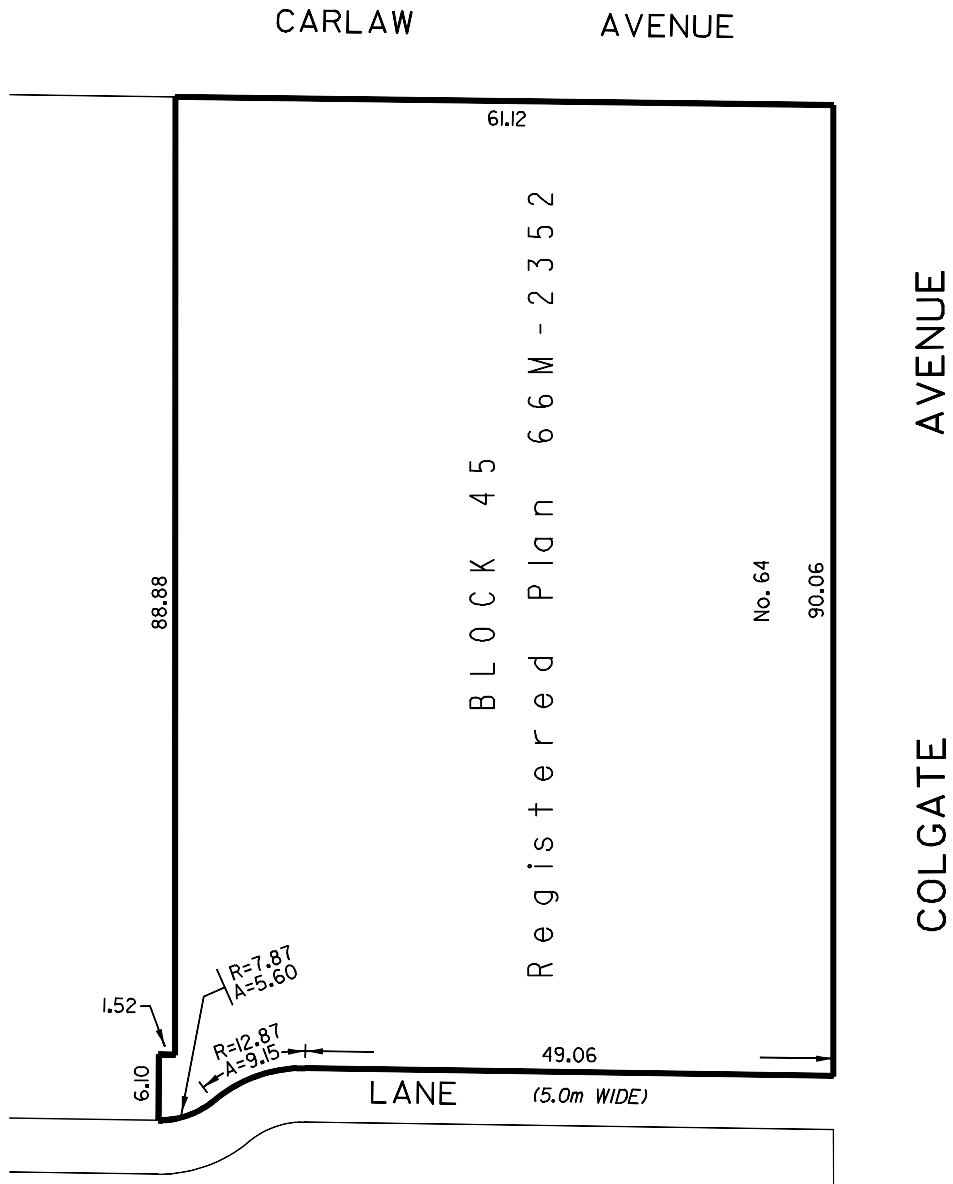


 REDESIGNATED TO I1 D3 AND H 26.0



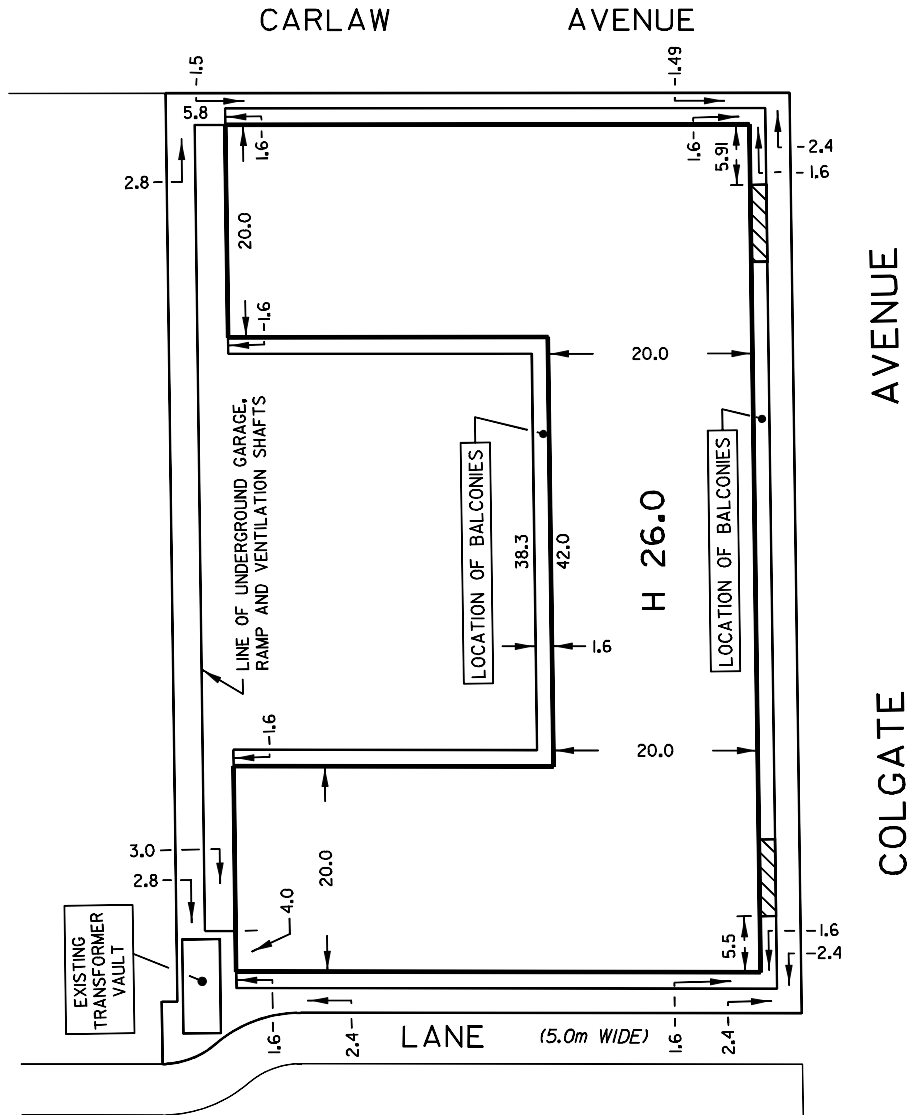
WORKS AND EMERGENCY SERVICES  
 SURVEY AND MAPPING SERVICES  
 TORONTO NOVEMBER, 2002  
 BL2/64COLGA1.DGN  
 FILES: C33-Z1,2402,53-3  
 MAP No. 52H-312 DRAWN: D.R.

MAP 2



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO NOVEMBER, 2002  
BL2/64COLGA2.DGN  
FILE: C33-Z1  
MAP No. 52H-312 DRAWN: D.R.

MAP 3



 AIR VENTILATION SHAFT

**H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE**



WORKS AND EMERGENCY SERVICES  
 SURVEY AND MAPPING SERVICES  
 TORONTO APRIL, 2003  
 BLO3/64COLGA4.DGN  
 FILE: C33-Z1  
 MAP No. 52H-312 DRAWN: D.R.