

Authority: Toronto South Community Council Report No. 2, Clause No. 3,
as adopted by City of Toronto Council on March 1, 2 and 3, 2004
Enacted by Council: March 3, 2004

CITY OF TORONTO

BY-LAW No. 201-2004

To amend the General Zoning By-law No. 438-86 of the former City of Toronto respecting the lands known municipally in the year 2004 as 2261 Gerrard Street East.

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

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

1. None of the provisions of Section 2(1) definition of “*row house*”, Section 4(11)(a), 4(11)(b), Section 6(3) Part I 1, Section 6(3) Part II 4, Section 6(3) Part II 5, Section 6(3) Part III 3, and Section 6(3) Part IV 3, 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 erection and use of 10 *row houses* on the lands known municipally in the year 2004 as 2261 Gerrard Street East, provided:
 - (1) the lands comprise the area shown on Plan 1 attached hereto;
 - (2) the aggregate *residential gross floor area* erected or used on the lands shown on Plan 1 does not exceed 1613.5 square metres;
 - (3) no portion of any of the buildings shall extend beyond the areas delineated by heavy lines on Plan 2 attached hereto, with the exception of the projections identified in Section 6(3) PART II 8 of By-law No. 438-86, provided that the restrictions in that Section are complied with;
 - (4) no doors, windows or other openings shall be provided in the end walls of units 1, 6 and 10;

- (5) the aggregate *landscaped open space*, including *soft landscaping*, provided and maintained is not less than 30% of the lands shown on Plan 1; and
- (6) the provisions of this By-law shall continue to apply to the lands shown on Plan 1 attached hereto notwithstanding their division into one or more separate lots.

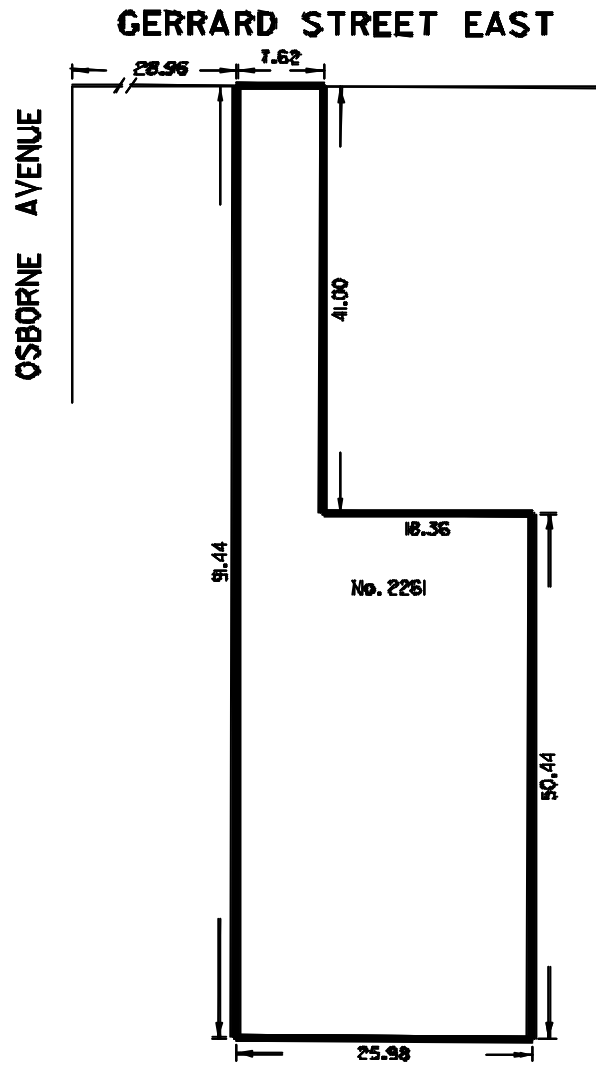
ENACTED AND PASSED this 3rd day of March, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

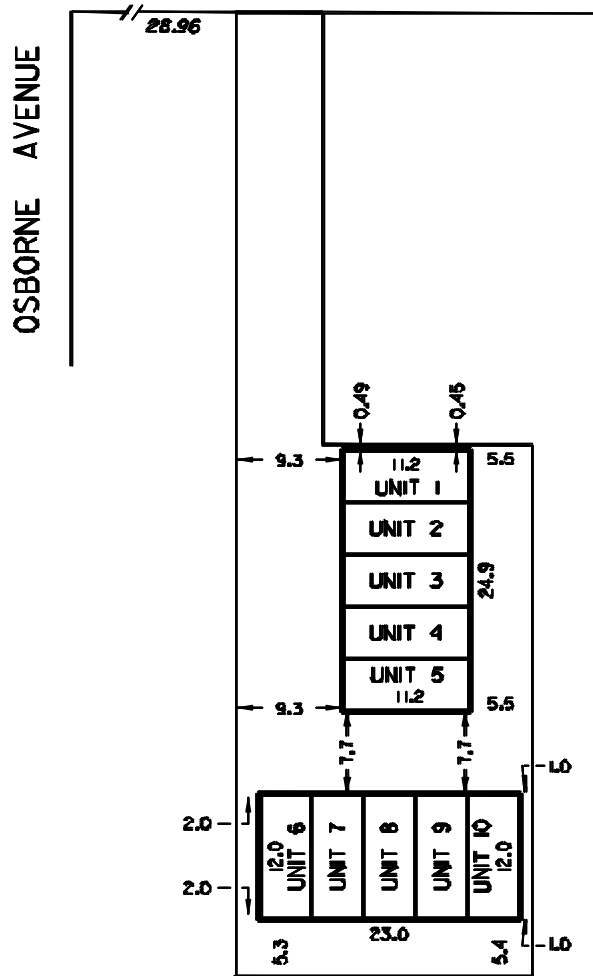
PLAN I



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO FEBRUARY, 2004
BL04/22610E1.DGN
FILE# 04-230
MAP No. 54H-323 DRAWN: D.R

PLAN 2

GERRARD STREET EAST



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO FEBRUARY, 2004
BL04/22610ER2-DGN
FILE# G4-290
MAP No. 54H-323 DRAW# D.R