

Authority: Toronto South Community Council Report No. 5, Clause No. 5,
adopted as amended, by City of Toronto Council on June 22, 23 and 24, 2004
Enacted by Council: June 24, 2004

CITY OF TORONTO

BY-LAW No. 543-2004

To amend General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands known municipally in the year 2004 as 630 and 650 Mount Pleasant Road.

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

1. None of the provisions of Section 2(1) with respect to the definitions of *height* and Sections 4(2)(a), 4(6)(b), 4(6)(c), 4(12), 6(1)(a), 8(3)I1, 8(3)I3(a), 8(3)XI1, 12(2)118(iv), 12(2)119(ii), 12(2)119(iii) and 12(2)119(iv) 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, shall apply to prevent the erection and use of a *mixed use building* and *accessory parking garage* and *commercial parking garage*, provided:
 - (1) the *lot* on which the proposed building is to be located comprises the lands outlined by heavy lines on Plan 1, attached to and forming part of this By-law;
 - (2) no portion of the building above the finished ground level is located otherwise than wholly within the areas delineated by heavy lines as shown on Plan 2, with the exception of:
 - (i) cornices, balustrades, canopies, underground garage ramps and associated ramp structures, stairs, stair enclosures, mullions, ornamental elements, landscape features, eaves, guard-rails, retaining walls, patios, decks, surface driveways and wheel chair ramps which may extend beyond the heavy lines shown on Plan 2;
 - (3) the *height* of any buildings shall not exceed those *heights*, in metres above *grade*, following the symbol “H” shown on Plan 2;
 - (4) the combined *non-residential gross floor area* of the building erected on the *lot* shall not exceed 13,042 square metres;
 - (5) the *residential gross floor area* of the building erected on the *lot* shall not exceed 11,657 square metres and contain not more than 136 *dwelling units*;
 - (6) the owner of the building to be erected shall provide and maintain a minimum of 139 *parking spaces* on the *lot* in an underground parking facility for the exclusive use of the residents and provide a minimum of 70 commercial parking spaces to be operated and maintained by the Toronto Parking Authority;
 - (7) the owner of the building to be erected on the *lot* shall provide and maintain 1 *loading space Type G*;

- (8) *residential amenity space* shall be provided and maintained as follows:
- (i) 27 square metres of indoor *residential amenity space* shall be provided in a multi-purpose room on the ground floor;
 - (ii) 45 square metres of indoor *residential amenity space* shall be provided in a multi-purpose room on the second floor;
 - (iii) 54 square metres of indoor *residential amenity space* shall be provided in multi-purpose rooms on each of the third, fourth and fifth floors; and
 - (iv) 98.8 square metres of indoor *residential amenity space* shall be provided in a non-contiguous multi-purpose room containing a washroom and a kitchen and in a second room containing a gym, both on the eighth floor penthouse level; and
- (9) the height and density of the development herein before set out is permitted subject to compliance with the conditions of this By-law which includes the provision by the owner of the *lot* of the following facilities, services and matters to the City of Toronto:
- (A) provides a payment of \$200,000.00 to the City for use in improving neighbourhood community facilities prior to the issuance of the first building permit for the development of the lands (excluding excavation and shoring), or any portion thereof, to be secured by way of a certified cheque payable to the City of Toronto;
 - (B) shall provide and maintain those services, facilities and matters collateral to those secured by site plan approval pursuant to Section 41 of the *Planning Act*.
2. With the exception of any defined terms to the extent modified by this By-law and provisions noted herein, all other provisions and defined terms of By-law No. 438-86 of the former City of Toronto, as amended, continue to apply.

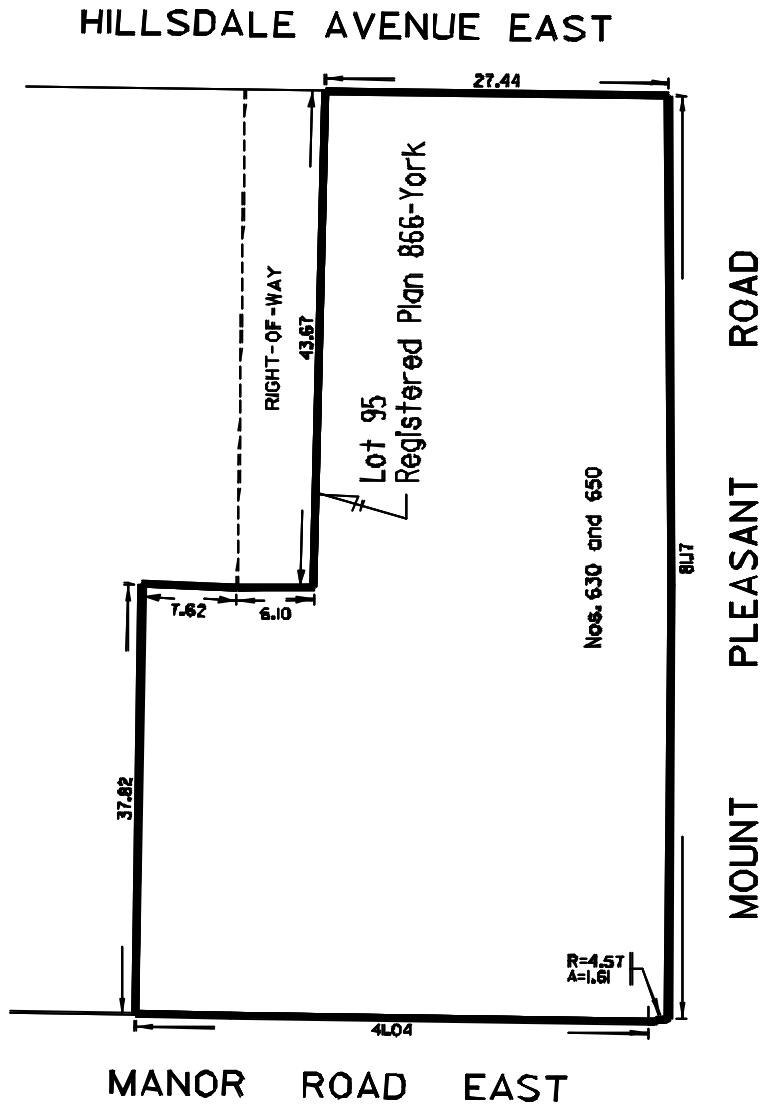
ENACTED AND PASSED this 24th day of June, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

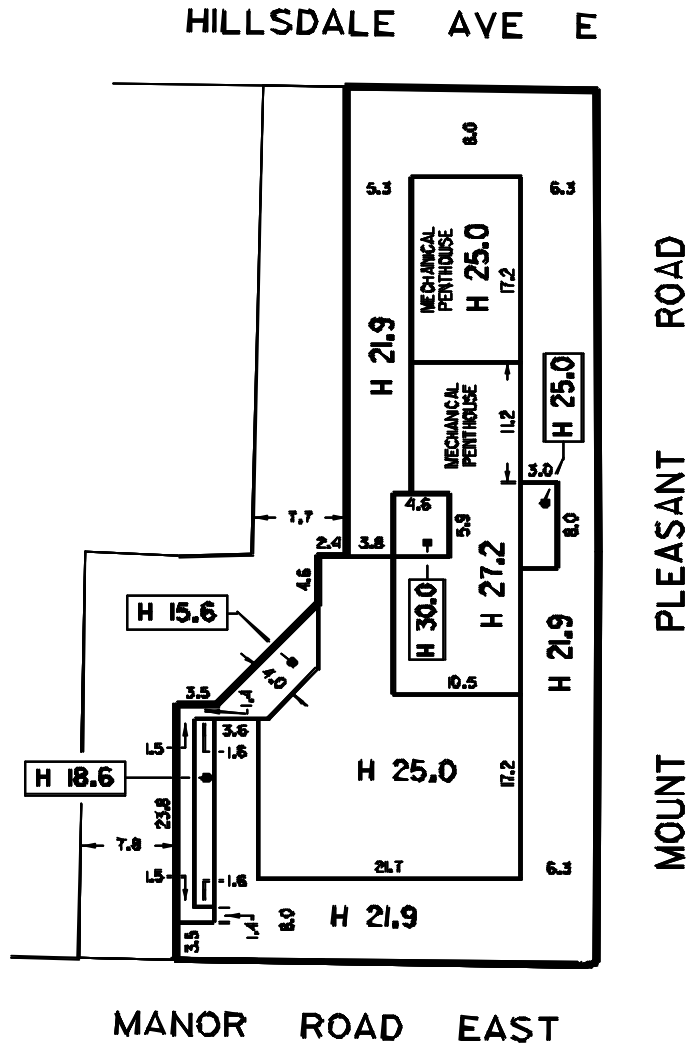
(Corporate Seal)

PLAN 1



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO JUNE 4, 2004
BLD4/ 83DMTP1.DGN
FILE# MB-225
MAP No. 51K-321 DRAWN: D.R.

PLAN 2



H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO JUNE 23, 2004
 BLD/ 630MPS.DGN
 FILE: MB-225
 MAP No. 51K-221 DRAWN: B.R.