

Authority: Toronto South Community Council Report No. 5, Clause No. 6,  
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. 545-2004

#### To amend the General By-law No. 438-86 of the former City of Toronto with respect to lands known municipally in the year 2004 as 36 Whitewood 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 definition of *height* and *bicycle parking space* and Sections 4(2)(a), 4(10)(a), 6(1)(a), 6(3) PART I 1, 6(3) PART II 2(iii), 6(3) PART II 3.(A)(I), 6(3) PART II G, 6(3) PART II 4, 6(3) PART II 5(i) and 6(3) PART II 6(i) 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* containing a *place of worship* and *19 dwelling units*, 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, balconies, 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 3 *bicycle parking spaces-visitor* may be located within a bicycle locker;
  - (5) the combined mixed-use *place of worship* and seniors residential non-profit apartment building shall be a permitted use; and
  - (6) the maximum combined *residential gross floor area* and *non-residential gross floor area* shall not exceed 1,725 square metres.

2. With the exception of any provisions noted herein, all other provisions and the defined terms of By-law No. 438-86 of the former City of Toronto, as amended, continue to apply.

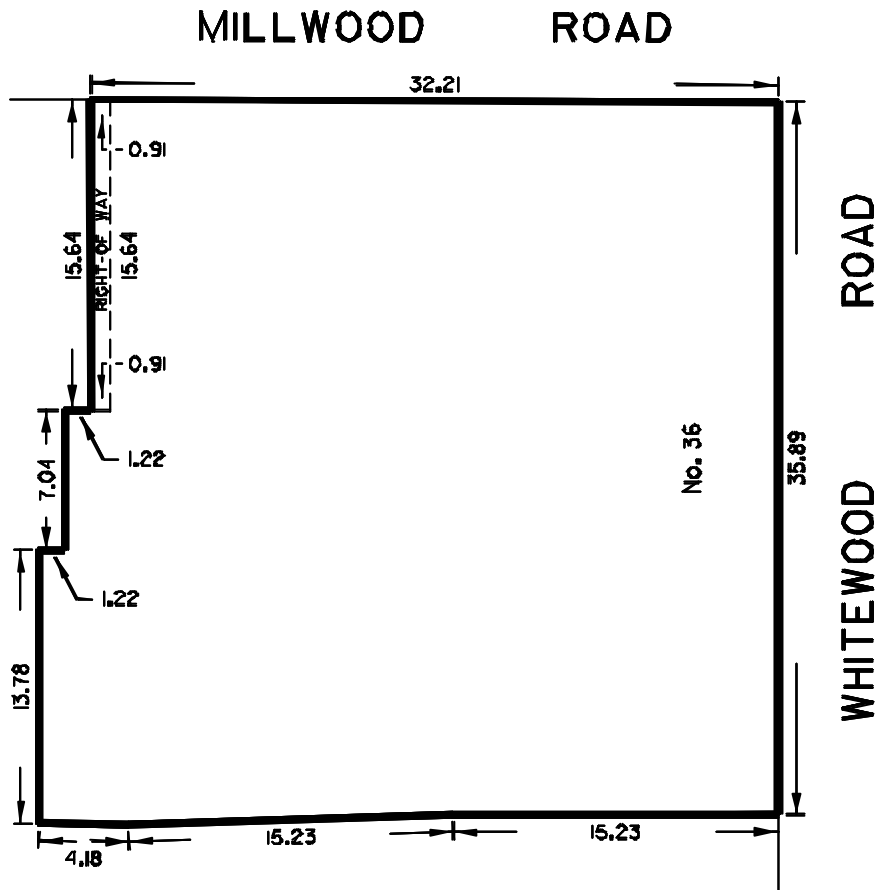
ENACTED AND PASSED this 24th day of June, A.D. 2004.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

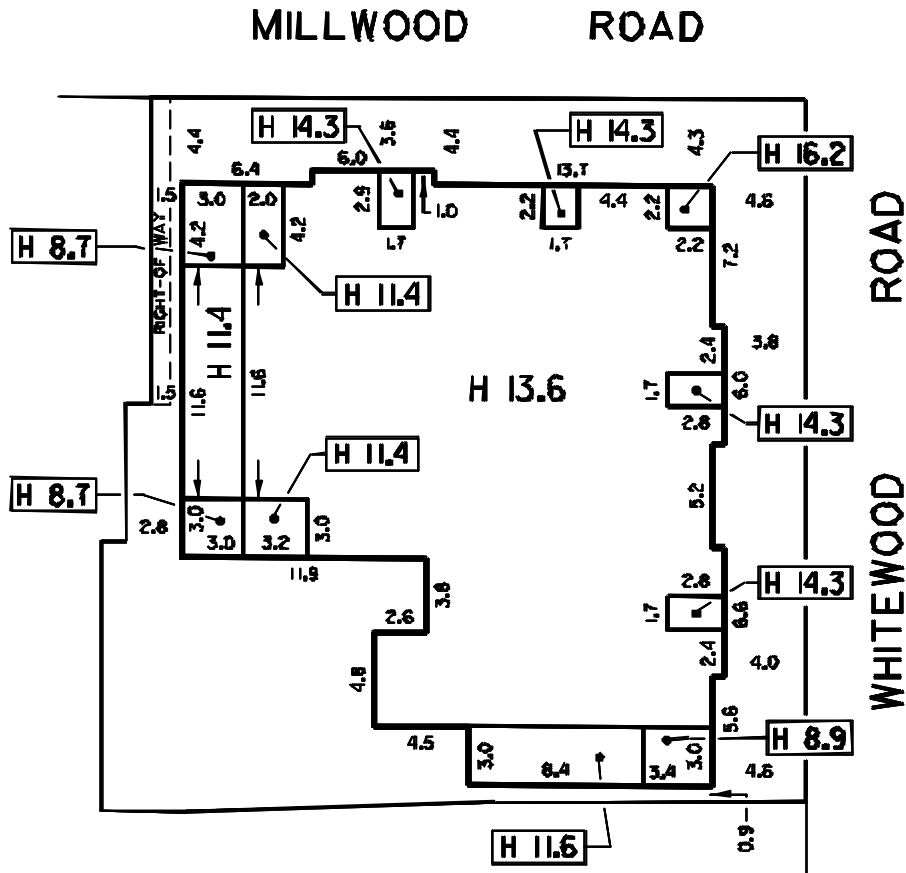
(Corporate Seal)

PLAN I



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO JUNE 2004  
BLO4/36WHITE1.DGN  
FILE# W132-Z1  
MAP No. 51K-323 DRAWN D.R

PLAN 2



H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO JUNE 2004  
BLD4/35WWHITE2.DGN  
FILE # W132-21  
WAP No. 51K-323 DRAWN: D.P