

Authority: Toronto and East York Community Council Report No. 6, Clause No. 7,
as adopted by City of Toronto Council on July 20, 21 and 22, 2004
Enacted by Council: July 22, 2004

CITY OF TORONTO

BY-LAW No. 699-2004

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands known municipally in the year 2004 as 7 McGee Street.

WHEREAS the Council for the City of Toronto has been requested to amend its zoning by-law, pursuant to Section 34 of the *Planning Act*, R.S.O. c.P. 13, as amended, with respect to lands known municipally in the year 2004 as 7 McGee Street; and

WHEREAS the Toronto and East York Community Council conducted a public meeting on July 6, 2004, under Section 34 of the *Planning Act* regarding the Zoning Amendment; and

WHEREAS the Council of the City of Toronto, at its meeting held July 20, 21 and 22, 2004, determined to amend Zoning By-law No. 438-86, as amended, for the former City of Toronto;

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

1. Except as otherwise provided herein, the provisions of By-law No. 438-86, as amended, being “A By-law to regulate the use of land and the erection, use, bulk, spacing 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 continue to apply to the *Site*.
2. District Map No. 52G-322 contained in Appendix ‘A’ of By-law No. 438-86, as amended, is further amended by redesignating to R3 Z1.0 the lands outlined by heavy lines on Plan 1 attached hereto and forming part of this By-law as shown thereon as R3 Z1.0.
3. Notwithstanding the provisions of Sections 6(3) Part I 1 of By-law No. 438-86, as amended, the maximum *residential gross floor area* of all buildings or structures erected within the *Site* shall not exceed 1243.22 square metres.
4. Notwithstanding Section 4(2)(a) of By-law No. 438-86, as amended, no person shall erect after the passage of this By-law a building or structure within the *Site* having a height greater than those *heights*, in metres above *grade*, shown following the symbol “H” on Plan 3 attached hereto.
5. Notwithstanding the provisions of Section 6(1)(f) of By-law No. 438-86, as amended, no person shall use a *lot* or erect or use a building or structure on the *Site*:
 - (a) for any purpose except for the following residential uses, *apartment building, detached house, duplex, row house, rowplex, semi-detached house, semi-detached duplex, semi-detached triplex, triplex*; and

- (b) the following uses *accessory* thereto, *parking area*, *parking garage*, *parking station*, *private garage*.
6. Notwithstanding the provisions of Subsections 2, 3, 4, 5, 7 and 8 of Section 6(3) Part II of By-law No. 438-86, as amended, no part of any building or structure erected or used within the *Site* shall be located, above *grade*, other than within a *Building Envelope*.
7. The preceding Section hereof, does not apply to the type of structure listed in the column entitled "STRUCTURE" in the following chart, provided that the restrictions set out opposite the structure in the columns entitled "MAXIMUM PERMITTED PROJECTION" are complied with:

Structure	Maximum Permitted Projection
Eaves, cornices or ornament	Maximum of 1.0 metre projection
Fences and safety railings	No restriction on the extent of the projection provided the height of the structure does not exceed 2.0 metres
Canopies	Maximum of 3.0 metre projection
Balconies, bay windows	Maximum 1.5 metre projection
Patios, decks, retaining walls	No restriction

8. For the purposes of this By-law, the following expressions shall have the following meaning:
- (a) "*Building Envelope*" means a Building Envelope as delineated by heavy lines on Plan 3 attached hereto,
- (b) "*Site*" means those lands delineated by heavy lines as the Site on Plan 2 attached hereto, and
- (c) each other word or expression, which is italicized in this by-law, shall have the same meaning as each such word or expression as defined in the said By-law No. 438-86, as amended.

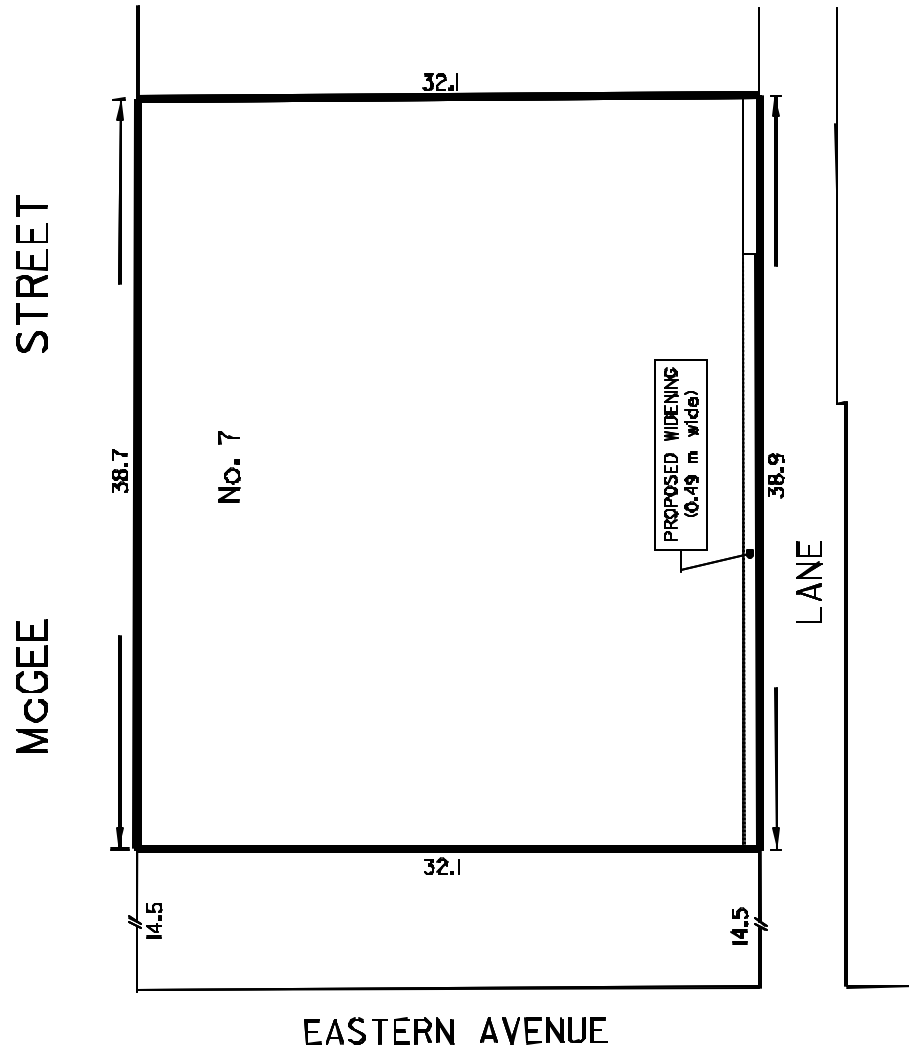
ENACTED AND PASSED this 22nd day of July, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

PLAN I

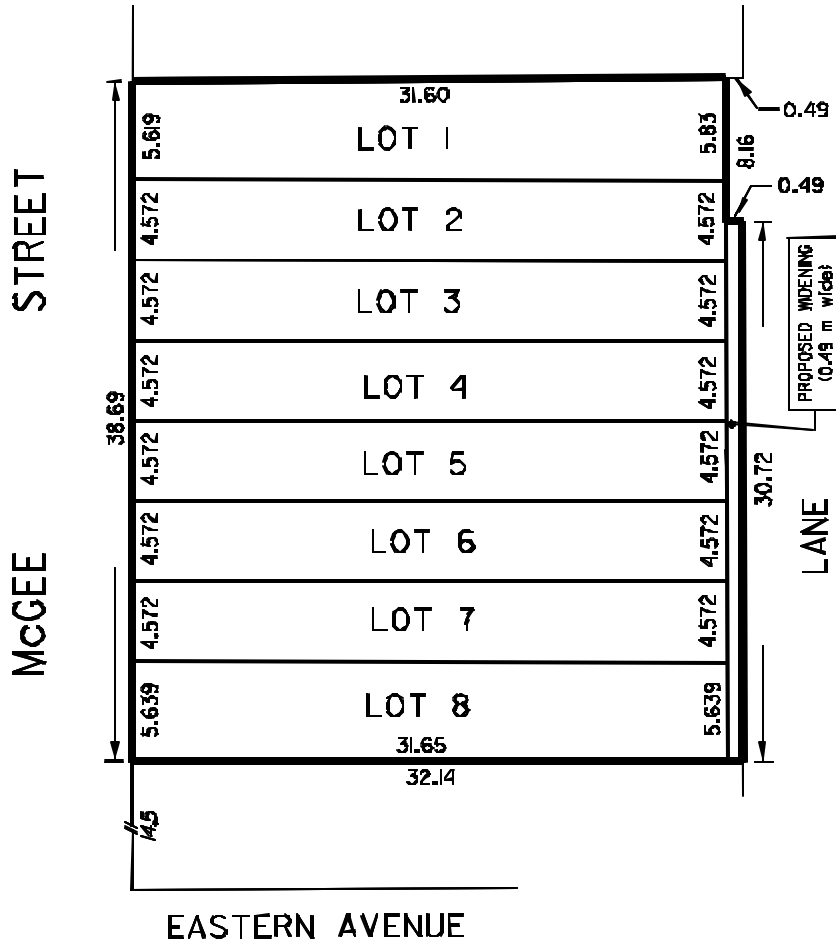


 REDESIGNATED TO "R3 Z1.0"



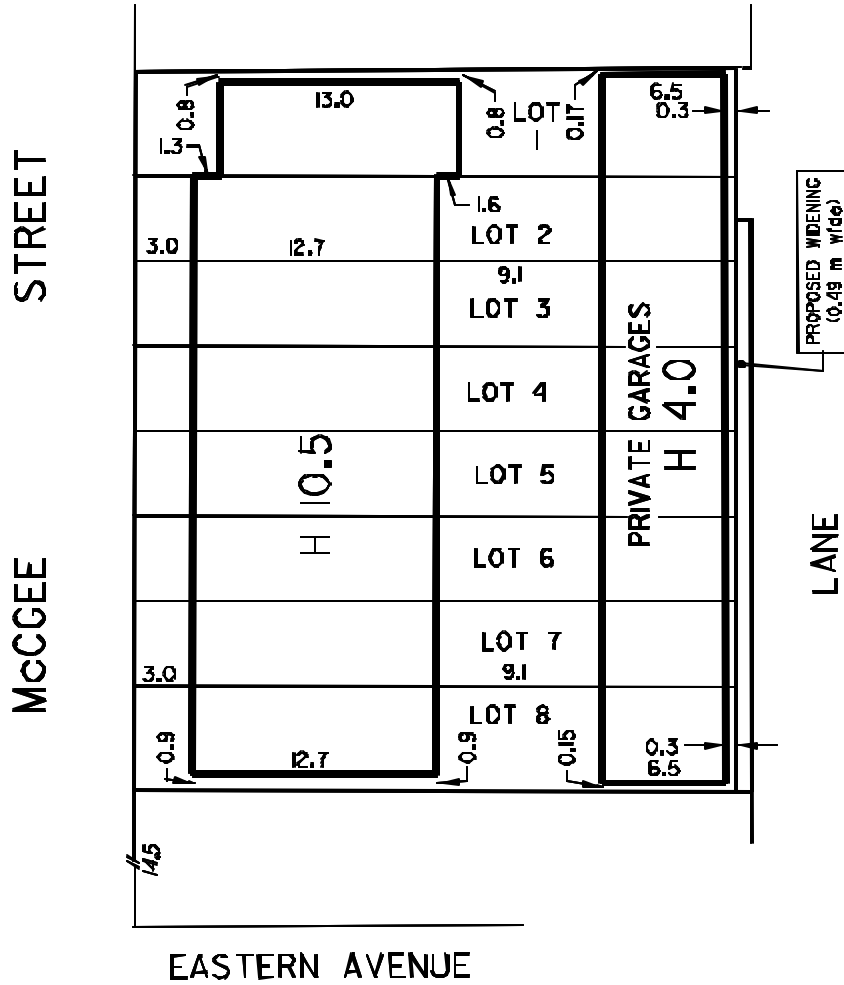
WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO JULY, 2004
BL04/TMCGEE1.DGN
FILE # M32-21-2402-53-3
MAP No. 520-322 DRAWN: MS

PLAN 2



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO JULY, 2004
BLO4/MCGEE2-DGN
FILE: V32-Z1
MAP No. 52C-322 DRAWN: WS

PLAN 3



 BUILDING ENVELOPE

H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO JULY, 2004
 BLDG/TWCGEE3.DGN
 FILE: M32-21
 MAP No. 526-322 DRAWN: WS