

Authority: Toronto South Community Council Report No. 5, Clause No. 2,  
as adopted by City of Toronto Council on June 22, 23 and 24, 2004  
Enacted by Council: July 22, 2004

**CITY OF TORONTO**

**BY-LAW No. 717-2004**

**To amend the General Zoning By-law No. 438-86 for the former City of Toronto with respect to lands known municipally as 2276 to 2284 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(1), Section 6(3) Part I 1, Section 6(3) Part II, Section 6(3) Part III, Section 6(3) Part IV 3, and Section 9(1), 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 36 *row houses* on the lands known municipally in the year 2004 as 2276 to 2284 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 4,800 square metres;
  - (3) no portion of any of the buildings shall extend beyond the lines delineating the building footprints on Plan 2 attached hereto;

(4) notwithstanding (3), the following projections are permitted:

STRUCTURE	LOCATION OF PROJECTION	MAXIMUM PERMITTED PROJECTION	OTHER APPLICABLE QUALIFICATIONS
eaves or cornices	required setback area from any lot line	0.45 metres	None
Fences and safety railings	required setback area from any lot line	no restriction	Height of fence or safety railing not to exceed 2.0 metres
Exterior insulation and facing material, including any supporting foundation	required setback area from any lot line	0.16 metres	None
repair, replacement or vertical extension of the existing foundation of a residential building	required setback area from any lot line	no closer to the lot lines than the existing foundation	Height of existing foundation may be increased by up to 0.3 metres

- (5) six (6) visitor parking spaces shall be provided and maintained;
- (6) the aggregate *landscaped open space*, including *soft landscaping*, provided and maintained is not less than 25% of the lands shown on Plan 1; and
- (7) 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.

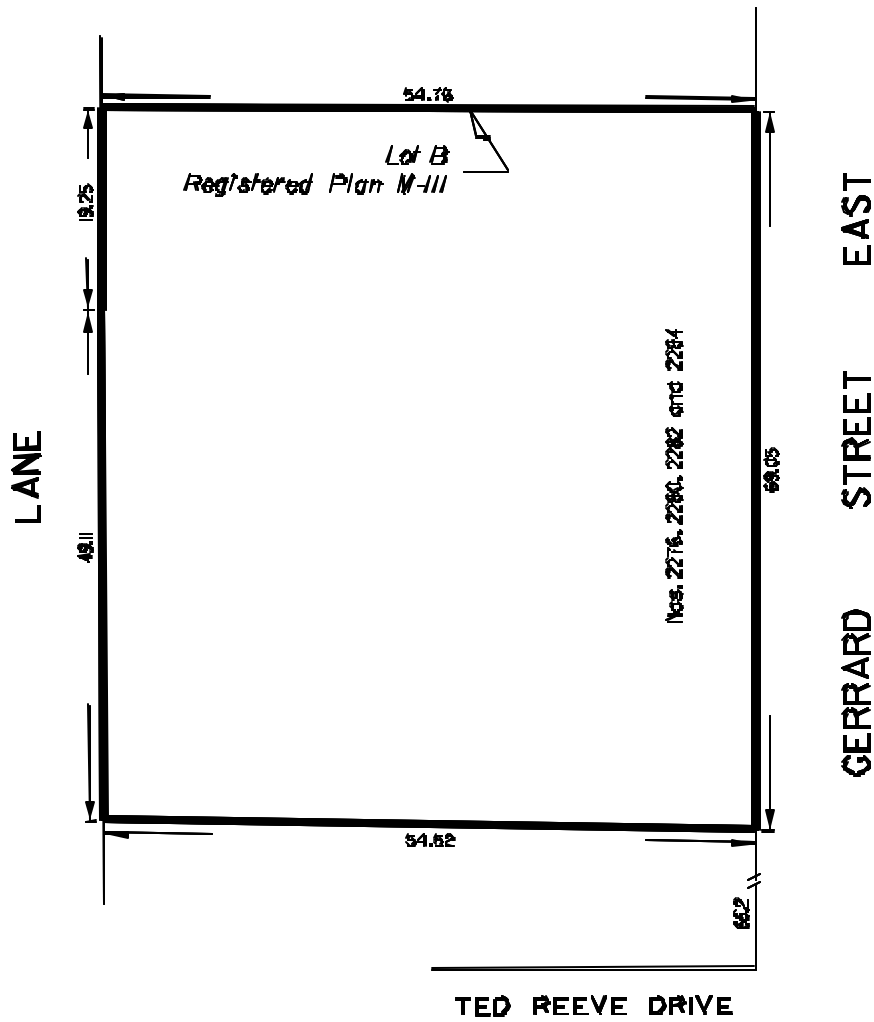
ENACTED AND PASSED this 22nd day of July, A.D. 2004.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

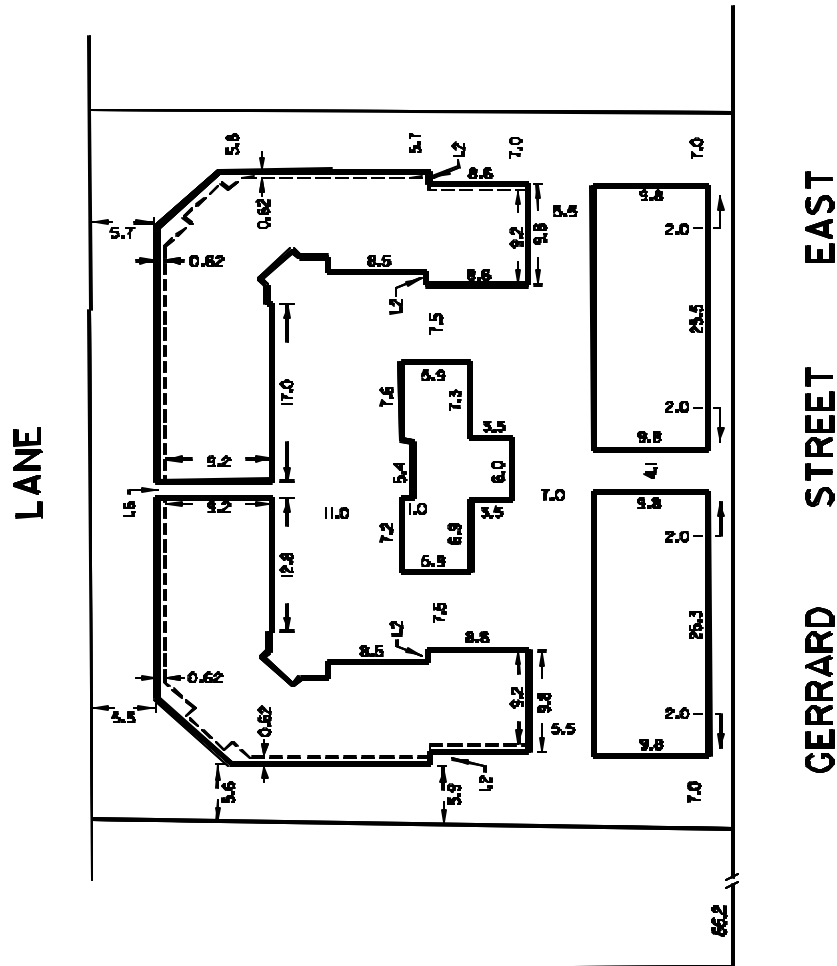
(Corporate Seal)

PLAN 1



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO  
BLS/PTSC01.DGN  
FILE: 64-298  
MAP No. 844-323  
DATE: 2004  
DRAWN: D.P.

# PLAN 2



-----Extent of building between grade and 5.5m above grade

 BUILDING FOOTPRINT



WORKS AND EMERGENCY SERVICES  
 SURVEY AND MAPPING SERVICES  
 TORONTO JULY, 2004  
 BLDG/22760R2.DGN  
 FILE: 04-232  
 MAP No. 54H-323 DRAWN: D.R