

Authority: Toronto and East York Community Council Report No. 6, Clause No. 6,
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. 719-2004

To amend the General Zoning By-law No. 438-86 for the former City of Toronto with respect to lands known municipally as 1 to 29 Musgrave Street; 600 Victoria Park Avenue; 2234 to 2276 Gerrard Street East; 2284 to 2316 Gerrard Street East; and 2236 to 2366 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. District Map No. 54H-324 contained in Appendix “A” 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, is further amended by redesignating the lands shown outlined with heavy lines on Map 1 of 2, attached to and forming part of this By-law, from I2 D3 and IC D3 N1 to CR T2.0 C0.5 R1.5.
2. District Maps Nos. 54H-323 and 54H-324 contained in Appendix “A” of By-law No. 438-86, as amended, are further amended by redesignating the lands shown outlined with heavy lines on Map 2 of 2, attached to and forming part of this By-law, from I1 D2 to R4 Z1.0.
3. Section 12(1) is amended by adding the following exceptions:
 - “461. to prevent the erection of residential buildings on the lands outlined by heavy lines on the map at the end of and forming part of this section, without complying with the provisions of sections 4(11)(a), 4(11)(b), 6(3) Part II 2 and 6(3) Part II 5, provided that:
 - (i) no portion of any building is located closer to Gerrard Street East than 2.0 metres;
 - (ii) no residential building may exceed 14.0 metres in length, measured from the main external wall closest to Gerrard Street East to the main external wall furthest from Gerrard Street East; and
 - (iii) all residential buildings must have *frontage* on a public or private vehicular thoroughfare, other than a public lane.

464. to prevent the use of the land municipally known in the year 2004 as 600 Victoria Park Avenue for the purposes of a seasonal market garden.”

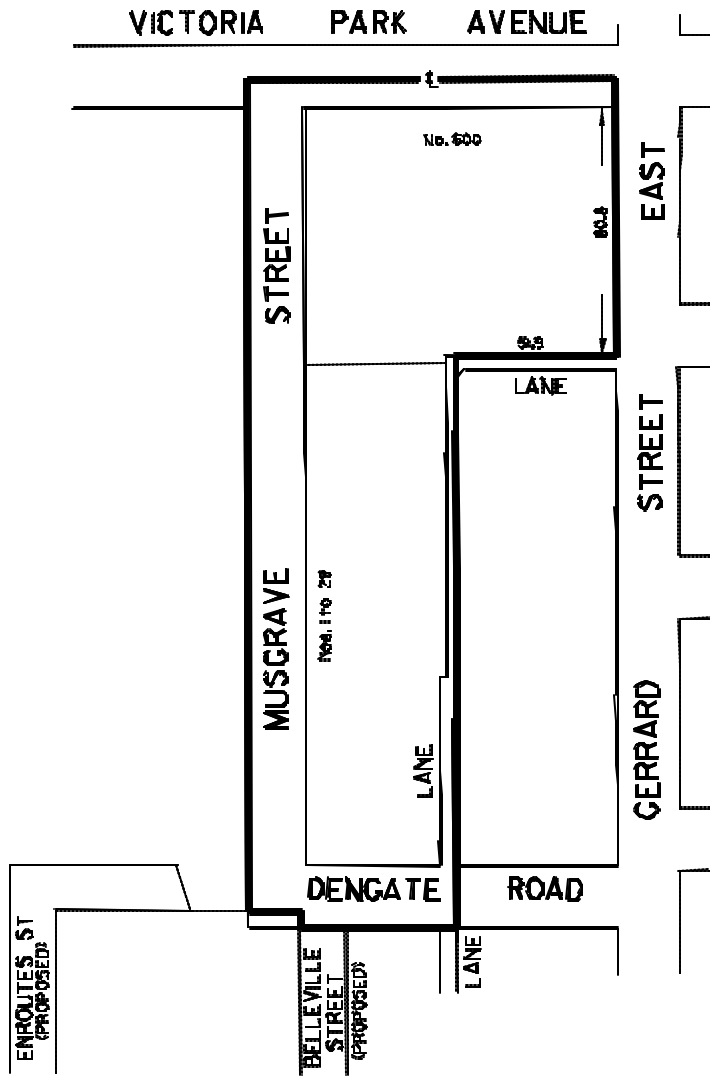
ENACTED AND PASSED this 22nd day of July, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

MAP 1 of 2

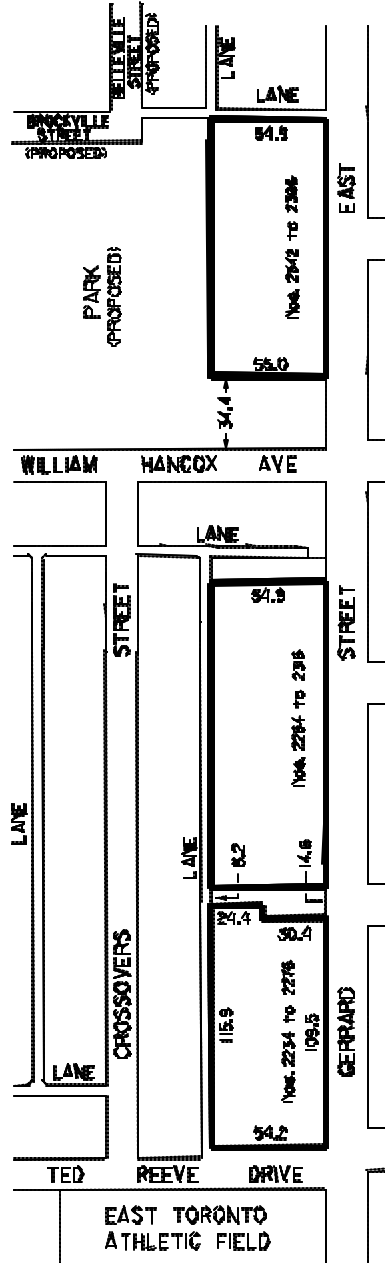


 REDESIGNATED TO 'CR T2.0 CO.5 RL.5'



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO JULY, 2004
 BLDG/GERRARD1.DWG
 FILE: 2402_05_2402-53-3
 WSP No. 041-324 DRAWING D.P.

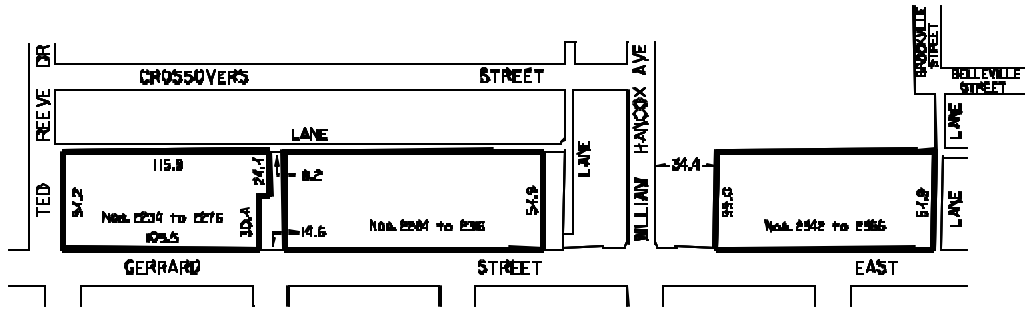
MAP 2 of 2



 REDESIGNATED TO 'R4 Z1.0'



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO JULY, 2004
 BLDG/GERRARD-DEN
 FILES: 1402-33, 2402-33-3
 MAP Nos. 581-328 & 581-329
 DRAWN D.A.



 LANDS REFERRED TO IN SECTION 12(1)(46)



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO
SECTION 12(1)(46) DEN
FILE: E402-03-3
MAP Nos. 544-323 & 544-324
DRAWN: D-R.