

Authority: Toronto and East York Community Council Report No. 9, Clause No. 3,
as adopted by City of Toronto Council on November 30, December 1 and 2, 2004
Enacted by Council: December 2, 2004

CITY OF TORONTO

BY-LAW No. 1053-2004

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands municipally known as 736 Dundas Street East.

WHEREAS the Council of the City of Toronto has been requested to amend its zoning by-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, with respect to lands municipally known as 736 Dundas Street East; and

WHEREAS the Council of the City of Toronto has conducted a public meeting under section 34 of the *Planning Act*, as amended, regarding the proposed zoning by-law amendment; and

WHEREAS Council of the City of Toronto has 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. None of the provisions of Section 2 respecting the definition of *lot*, 4(2)(a), 4(5)(b), 4(12), 4(13)(a), 4(13)(c), 4(13)(d), 4(16), 9(1)(a) and 9(3)2 of By-law No. 438-86, as amended, shall apply to prevent the use of the *lot* solely for no greater than 40 residential *dwelling units*, *live-work units* or any combination thereof, provided:
 - (a) the *lot* comprises at least the lands outlined by heavy lines on Map 1 attached to and forming part of this By-law;
 - (b) no part of the *lot* or any building or structure on the *lot* are permitted to be used for uses set out in 9(1)(f);
 - (c) no portion of any building above *grade* except for projections permitted by the chart in Section 6(3) Part II 8 of the aforesaid By-law No. 438-86, as amended, is located otherwise than wholly within the area delineated by heavy lines on Map 2 attached to and forming part of this By-law;
 - (d) the *height* of any building or structure, or portion thereof, does not exceed those *heights* as shown on Map 2 attached to and forming part of this By-law;
 - (e) the maximum *residential gross floor area* of the building shall be no greater than 3,250 square metres;
 - (f) a minimum of 10 off-site *parking spaces* are provided and maintained within 300 metres of the *lot*; and

- (g) a minimum of 30 *bicycle parking spaces* are provided and maintained in the basement or the ground floor.

2. For the purposes of this By-law:

- (a) “*grade*” means 85.7 metres Canadian Geodetic Datum; and
- (b) each italicized word or expression shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended.

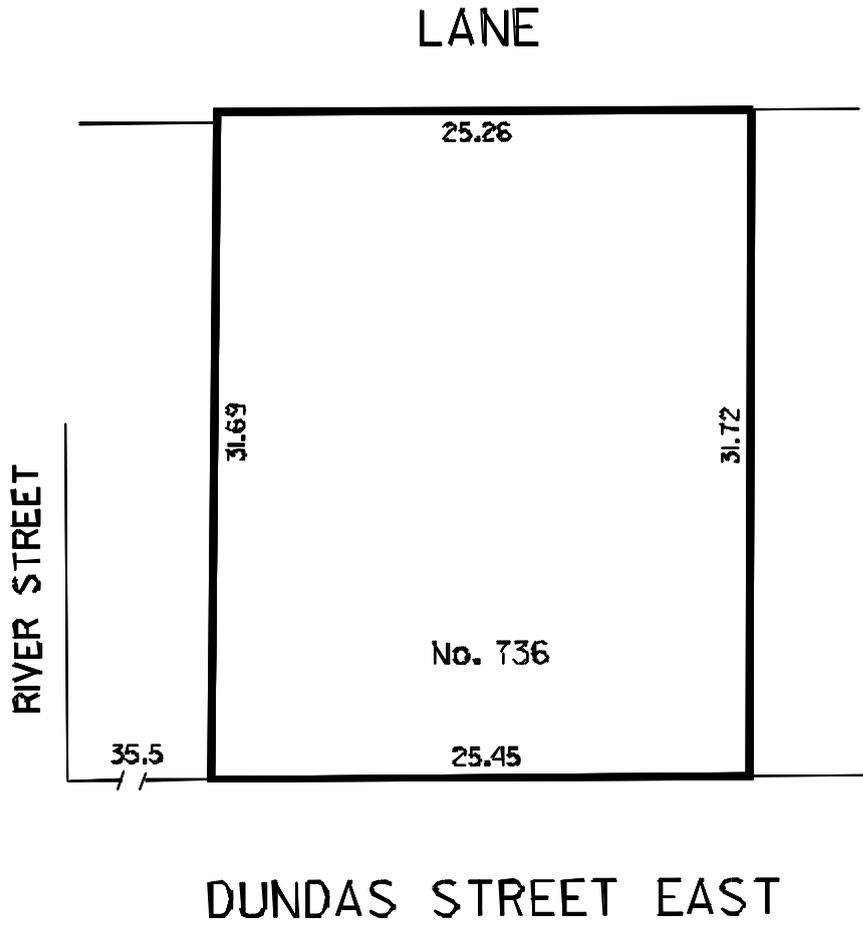
ENACTED AND PASSED this 2nd day of December, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

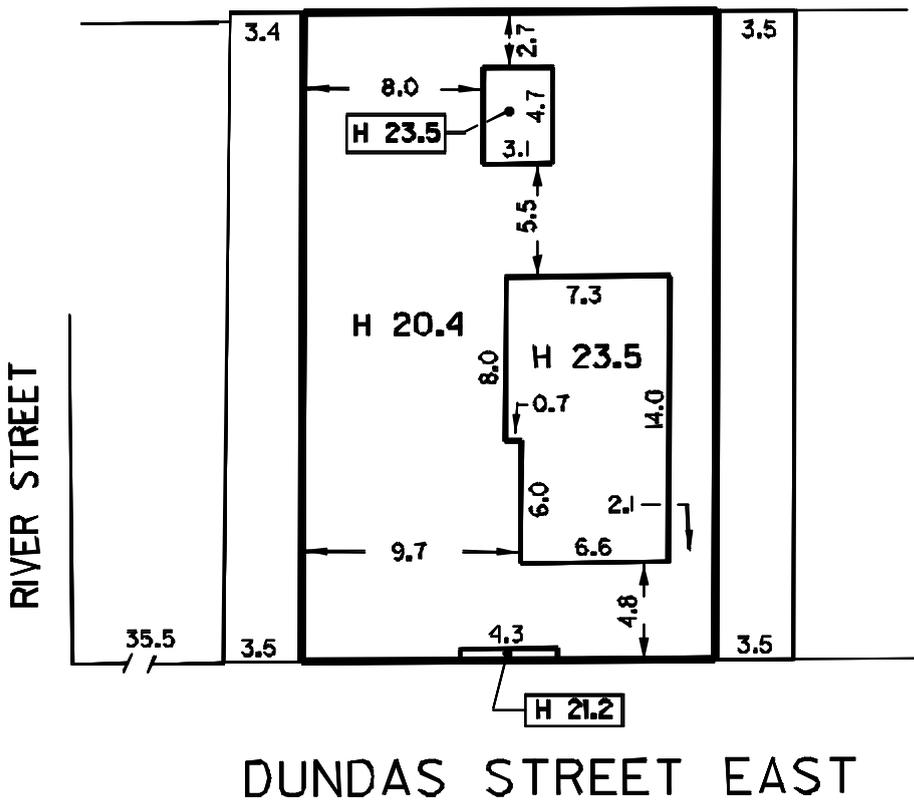
MAP 1



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO NOVEMBER, 2004
BL04/736d.m1.DGN
FILE: B10-240
MAP No. 51H-313 DRAWN: VC

MAP 2

LANE



H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO NOVEMBER, 2004
BL04/7584.r2-DGN
FILE: D10-240
MAP No. 51H-313 DRAWN: VC