

Authority: Toronto and East York Community Council Report 6, Clause 4,
as adopted by City of Toronto Council on July 25, 26 and 27, 2006
Enacted by Council: July 27, 2006

CITY OF TORONTO

BY-LAW No. 630-2006

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands municipally known as 255 Christie Street.

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 Sections 6(3) PART I 1, PART II 2 (iii), 6(3) PART II 3 (i), 6(3) PART II 3.(A)(I), 6(3) PART II 3. C(I), 6(3) PART II 4, 6(3) PART II 5, 6(3) PART II 5 (i), 6(3) PART II 6(i), PART II 7(ii), 6(3) PART III 1(a), 6(3) PART VII 1(ii), and 6(3) PART IX 1(A) 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 the City of Toronto” shall apply to prevent the erection and use of eleven *row houses* and two *semi detached houses* provided:
 - (1) the *lot* on which the proposed buildings are to be located is comprised of the lands outlined by heavy lines on Plan 1, attached to and forming part of this By-law;
 - (2) the aggregate *residential gross floor area* of all the buildings to be erected and maintained on the *lot* shall not exceed 2,258 square metres;
 - (3) no portion 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 <i>lot</i> line	0.6 metres	none
fences	required setback area from any <i>lot</i> line		height of fence not to exceed 2.0 metres

STRUCTURE	LOCATION OF PROJECTION	MAXIMUM PERMITTED PROJECTION	OTHER APPLICABLE QUALIFICATIONS
exterior insulation and facing material, including any supporting foundation	required setback area from any <i>lot</i> line	0.16 metres	none
Unit TH8 cover platform	required setback from western <i>lot</i> line	3.0 metres	none
Unit TH8 roof over platform	required setback from western <i>lot</i> line	1.5 metres	none

- (5) the aggregate *landscaped open space*, including soft landscaping, provided and maintained is not less than 692 square metres of the lands shown on Plan 1;
- (6) a maximum of 13 *dwelling units* shall be permitted on the *lot*; and
- (7) the maximum width of walkways located between the *front lot line* and the *front wall* of the building shall be 1.06 metres.
2. Despite any existing or future severance, partition or division of the *lot*, the provisions of this By-law and By-law No. 438-86 as amended, shall continue to apply to the whole of the *lot* as if no severance, partition or division had occurred.
3. For the purpose of this By-law each italicized word or expression shall have the same meaning as each word or expression as defined in By-law No. 438-86.

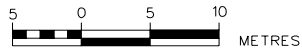
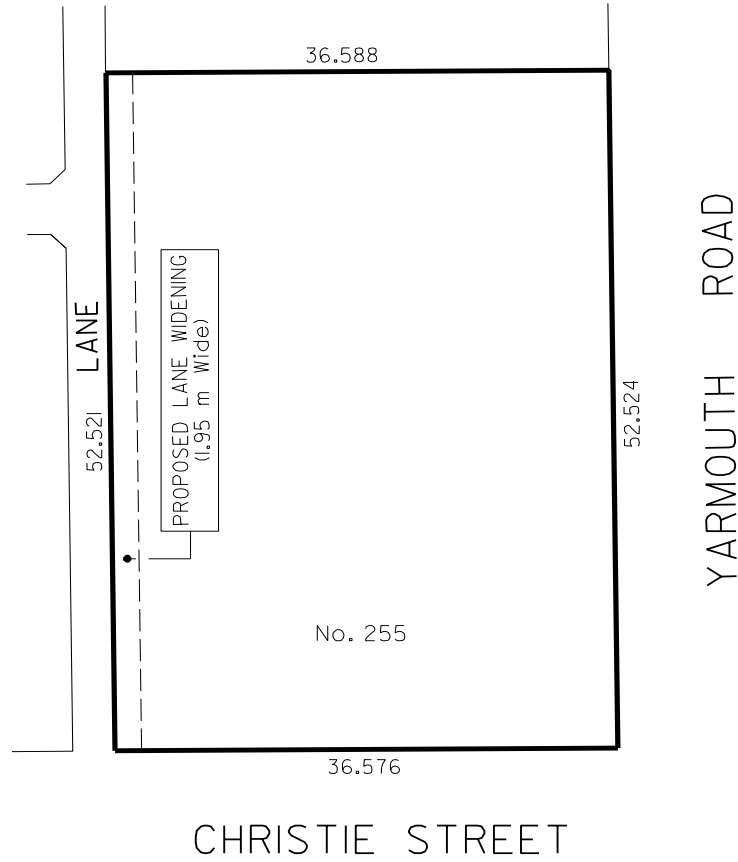
ENACTED AND PASSED this 27th day of July, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

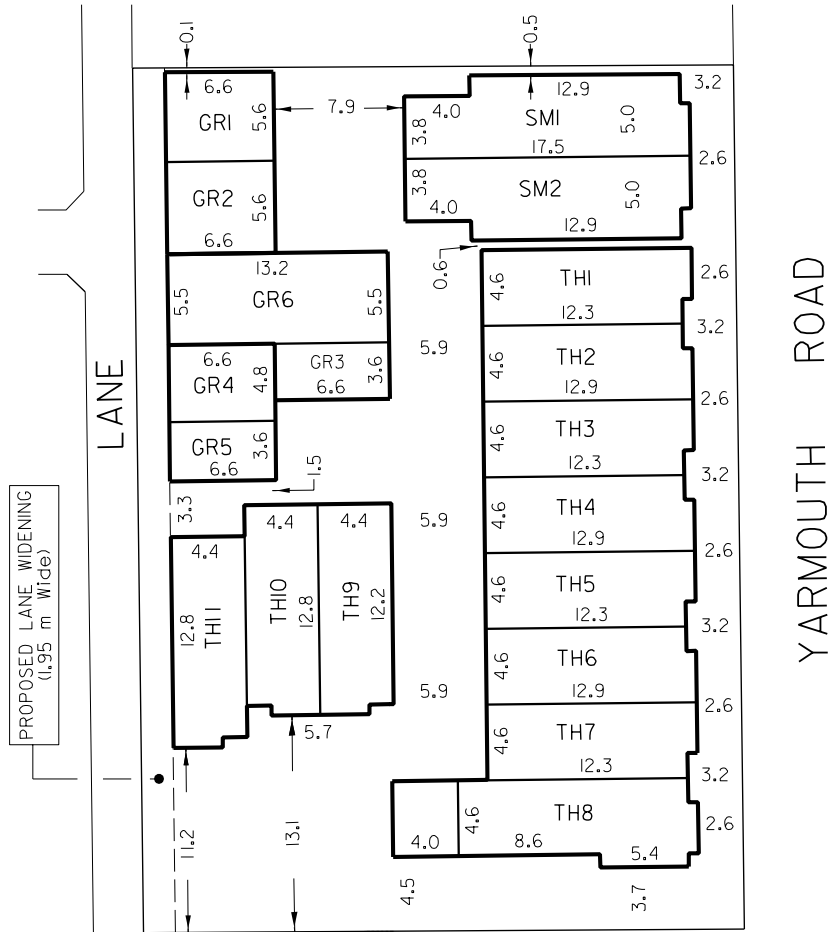
(Corporate Seal)

PLAN I



SURVEY AND MAPPING SERVICES
JUNE 2006 DRAWN: VG
BL06/255CHRIS1.DGN
FILE: C26-Z5
MAP No. 49J-313

PLAN 2



CHRISTIE STREET

 BUILDING FOOTPRINTS



SURVEY AND MAPPING SERVICES
 JUNE 2006 DRAWN: VG
 BL06/255CHRIS2.DGN
 FILE: C26-Z5
 MAP No. 49J-313