

Authority: Toronto and East York Community Council Report 6, Clause 2,  
as adopted by City of Toronto Council on July 25, 26 and 27, 2006  
Enacted by Council: September 27, 2006

## CITY OF TORONTO

### BY-LAW No. 886-2006

#### To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands municipally known as 29-51 Florence 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 Section 4(2), Section 4(4)(b), Section 4(12), Section 4(13)(a) and (c), Section 4(16), Section 9(1)(f), Section 9 PART II 1., and Section 9(3) PART V 1. of Zoning 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, shall apply to prevent the erection and use of an *apartment building* on the lands shown on Map 1, provided that:
  - (a) the *lot* comprises those lands delineated by heavy lines on Map 1, attached to and forming part of this by-law;
  - (b) notwithstanding By-law No. 438-86, as amended, *the residential gross floor area* shall not exceed 4,950 square metres;
  - (c) the *apartment building* shall contain not more than 36 dwelling units;
  - (d) the *height* of buildings or structures on Blocks A, B, C, D, as shown on Map 2, shall not exceed 12 metres, save and except for stair towers which are permitted to be 1.5 metres above the maximum *height* provided that the stair tower shall not exceed 9 m<sup>2</sup> in area;
  - (e) for units fronting on Florence Street in Blocks “A” and “C”, the stair towers shall not be less than 5 metres from the main *front wall* of the building outlined in Map 2;
  - (f) for units fronting on Florence Street in Blocks “A” and “C”, the stair towers shall not be less than 3 metres from the main side walls of the building outlined in Map 2, save and except for the most westerly unit of Block “A” which shall be set back 0.15 metres;

- (g) for purposes of this by-law, projections permitted in Section 6 (3) PART II 8 A., B., D. and F. of Zoning By-law No. 438-86, as amended, shall apply provided the respective restrictions as set out in the Chart opposite each such projection are complied with. In addition, for entrance and exit stairs and ramps leading to the underground garage, retaining walls, utility structures, garbage enclosures, and the pedestrian bridge, all of the above shall not exceed 2.7 metres in height above the grade immediately adjacent to each feature;
- (h) units fronting onto Florence Street in Blocks “A” and “C” shall have a roof pitch that is at least 19.5 degrees from the vertical;
- (i) a minimum of 1 *parking space* shall be provided on the *lot* for the use of the residents;
- (j) a minimum of 4 *parking space* shall be provided on the *lot* for the use of visitors to the *apartment building*;
- (k) a minimum of 1 *bicycle parking space* per *dwelling unit* shall be provided on the *lot* for the use of residents and a minimum of 5 *bicycle parking spaces* shall be provided on the *lot* for use of visitors;
- (l) a minimum of 30 % *landscaped open space* shall be provided on the *lot*.

**2.** For the purposes of this By-law:

- (a) “*grade*” means 94.4 metres Canadian Geodetic Datum;
- (b) “*height*” shall be measured to the top of the roof regardless of whether it is flat or pitched;
- (c) all words, terms and phrases appearing in italics shall have the same meaning as they have for the purpose of the aforesaid By-law No. 438-86, as amended, except as herein provided.

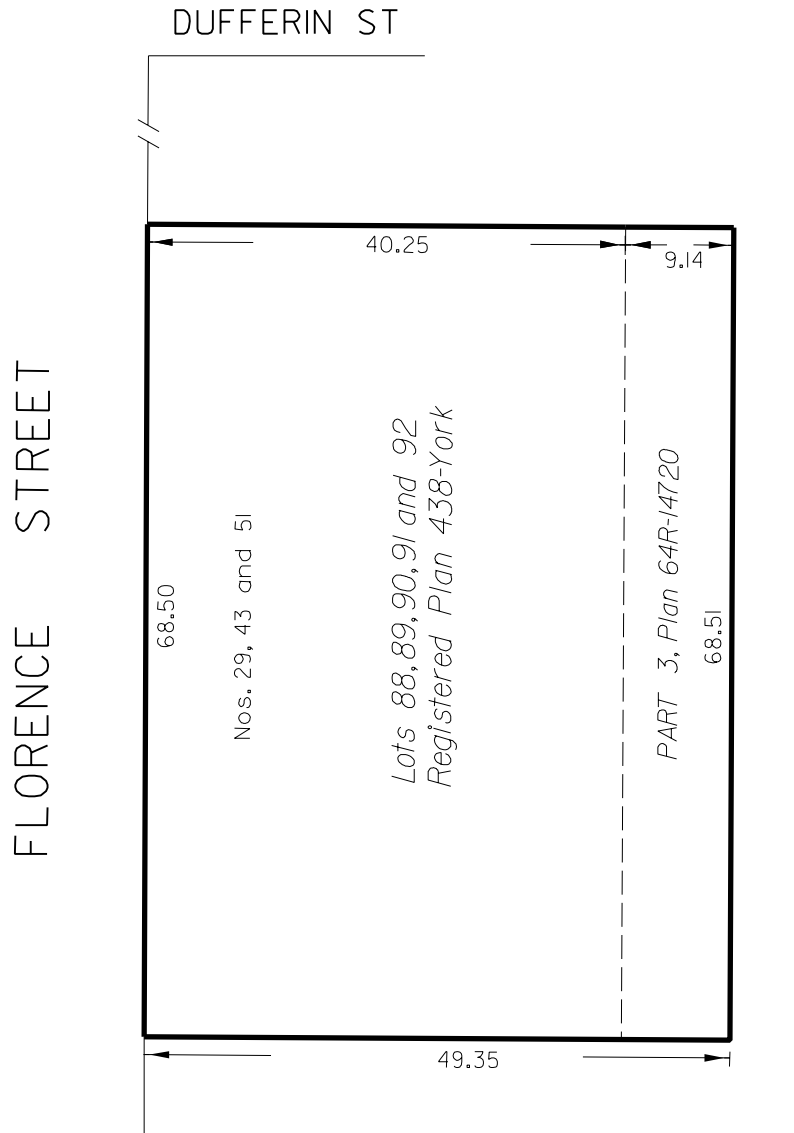
ENACTED AND PASSED this 27th day of September, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

MAP 1

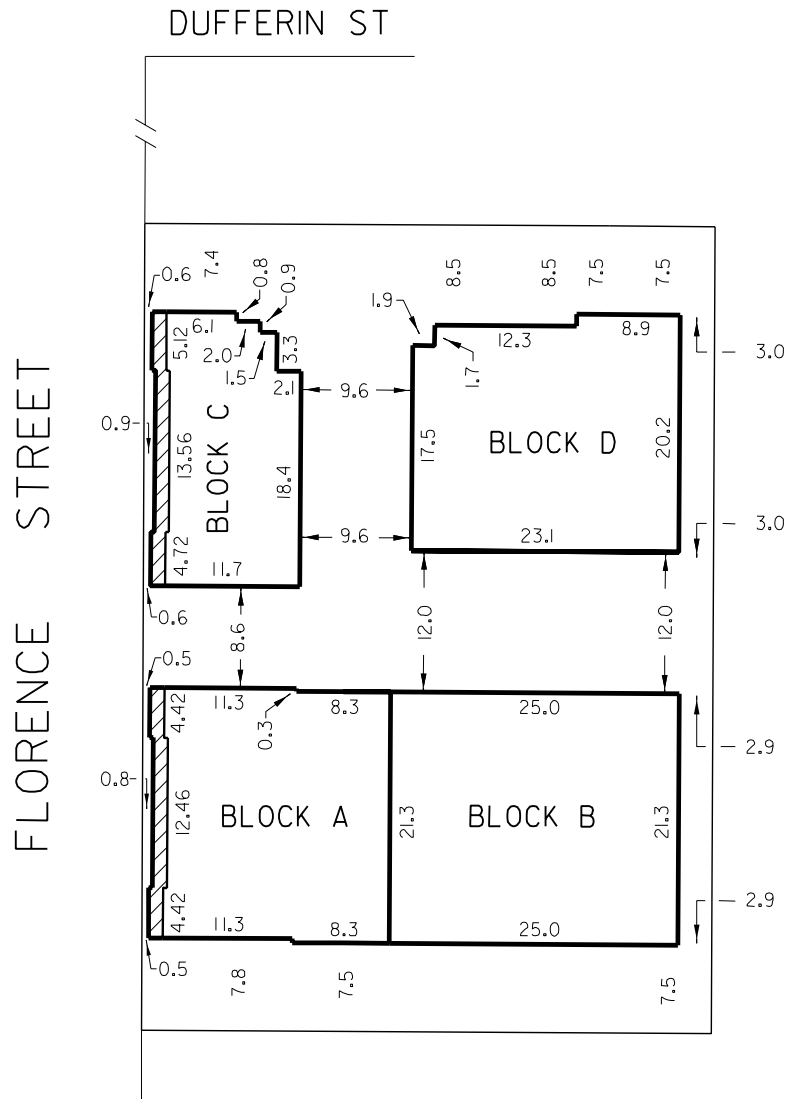


 LANDS REFERRED TO AS THE "LOT"



SURVEY AND MAPPING SERVICES  
SEPTEMBER 2006 DRAWN: VG  
BL06/29FLOR1.DGN  
FILE: F27-23  
MAP No. 48H-313

# MAP 2



 PORCHES (1.3m wide)



SURVEY AND MAPPING SERVICES  
SEPTEMBER 2006  
BL06/29FLOR2.DGN  
FILE: F27-Z3  
MAP No. 48H-313  
DRAWN: VG