

Authority: Toronto and East York Community Council Item 13.11,
adopted as amended, by City of Toronto Council on March 3, 4 and 5, 2008
Enacted by Council: March 5, 2008

CITY OF TORONTO

BY-LAW No. 250-2008

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands municipally known as 799, 803, 803R, 807 and 809 Broadview Avenue and 21R Pretoria Avenue.

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 By-law No. 438-86, Sections 4(2)(a), 4(4)(L)(ii), 4(5)(B), 4(8)(B), 6(2)21, 6(2)24, 8(3)Part I 2, 8(3)Part II 4(A), 8(3) Part II 4(C)(I) & (III), being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to building 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 a commercial building on the *lot*, provided:
 - (a) the *lot* comprises the lands outlined by heavy lines on Map 1 attached to and forming part of the By-law;
 - (b) no portion of the building or structure above *grade* is located outside the heavy lines shown on Map 2 attached to and forming part of this By-law, with the exception of cornices and ornamental elements;
 - (c) no portion of the building or structure above *grade* extends beyond those *heights*, in metres above *grade* following the symbol “H” shown on Map 2, with the exception of:
 - i. stair tower, elevator shaft, chimney stack, mechanical penthouse, or other heating, cooling or ventilating equipment or window washing equipment on the roof of the building or a fence, wall or structure enclosing such elements to a maximum of 5 metres.
 - (d) the total *non-residential gross floor area* of the building erected on the *lot* shall not exceed 4,450 square metres;
 - (e) the owner shall provide and maintain on the *lot* a minimum of 35 parking spaces, of which 18 will be provided within a *parking stacker*;

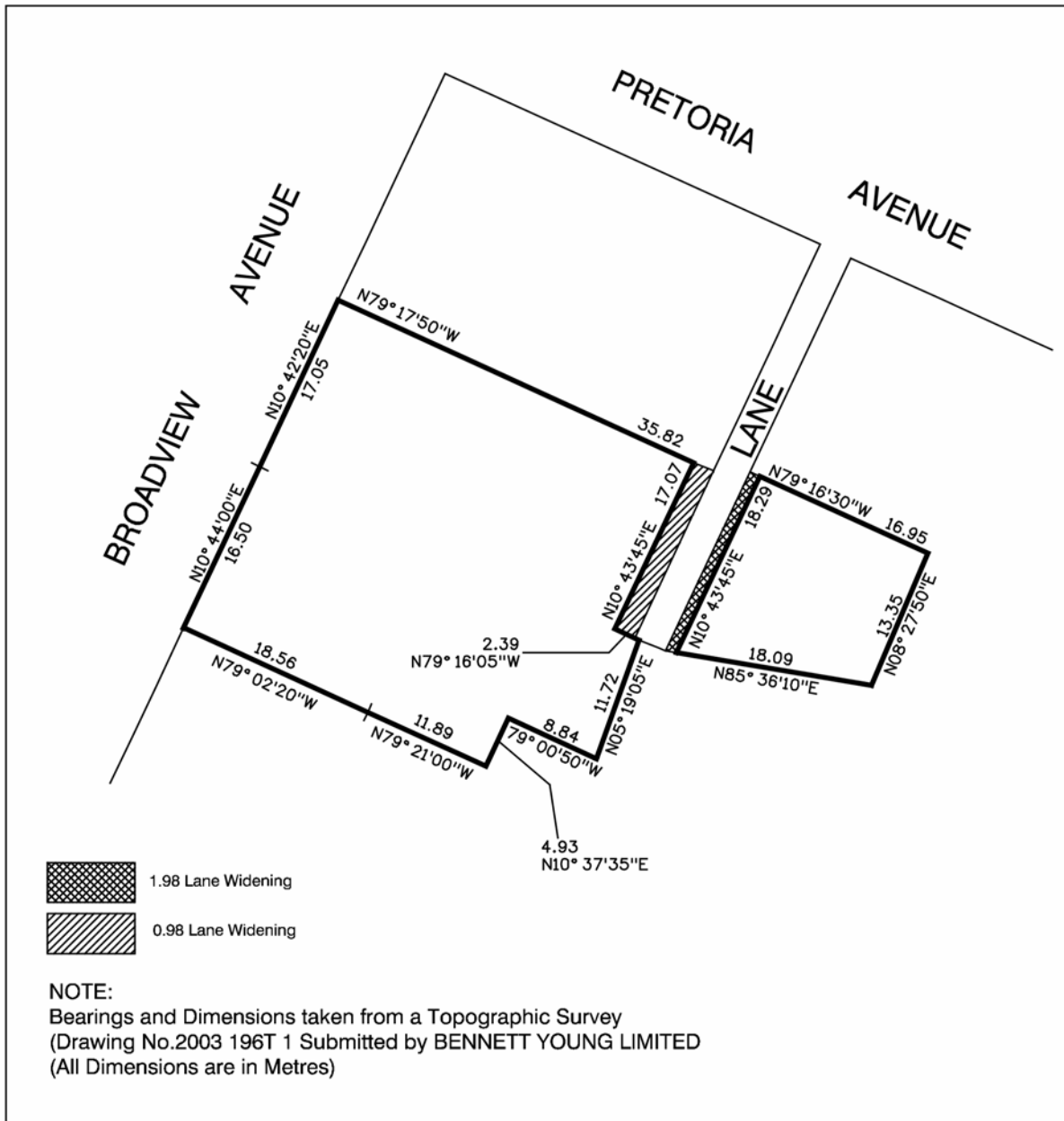
- (f) the proposed building will penetrate the 45 degree angular plane projecting over the lot from an elevation of 13 metres above the average elevation of the ground at the street line;
 - (g) the proposed building will penetrate the 45 degree angular plane projecting over the lot from an elevation of 10 metres above the average elevation of the ground at a distance of 7.5 metres from a lot line in a residential district;
 - (h) the proposed building will be set 4.71 metres from a lot in a residential district;
 - (i) one *loading space type B* will be provided on the *lot*; and
 - (j) a *parking station* be permitted at 21R Pretoria located 2.3 metres from 21R Pretoria Avenue and 2.4 metres from 23 Pretoria Avenue.
2. Within the lands shown on Map “1” attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this 5th day of March, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

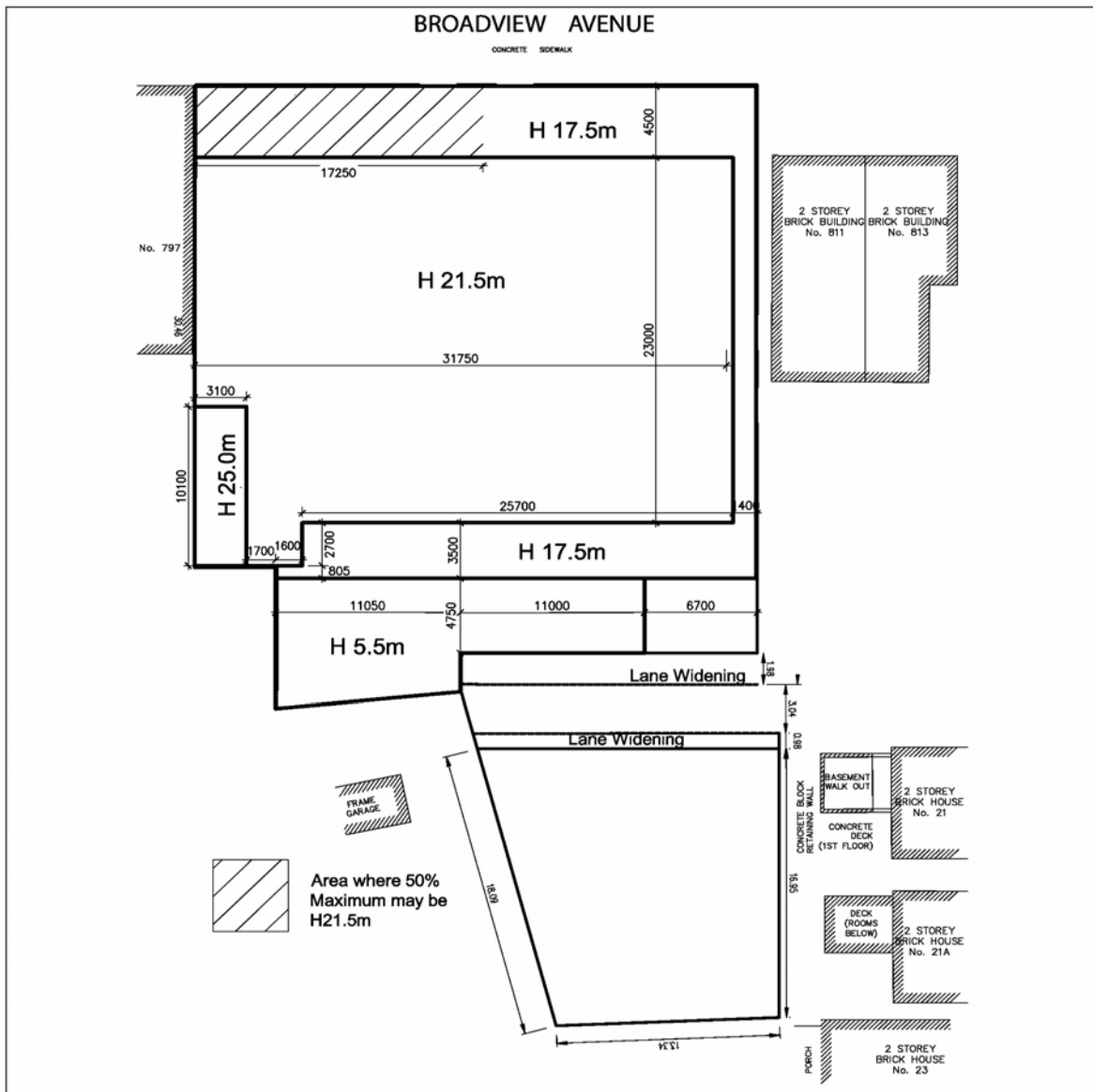


TORONTO City Planning
Map 1

799, 803, 803R, 807, (809) Broadview Ave
& 21R Pretoria Ave
File # 07 198972



Zoning By-law 438-86 as amended
01/09/08 - DR



Toronto City Planning
Map 2

799, 803, 803R, 807 (809) Broadview Avenue
& 21R Pretoria Avenue

File # 07_198972



Not to Scale
01/09/08