

Authority: Toronto and East York Community Council Item 19.13,  
as adopted by City of Toronto Council on October 29 and 30, 2008  
Enacted by Council: October 30, 2008

## CITY OF TORONTO

### BY-LAW No. 1148-2008

#### **To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands municipally known as 200 Madison 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. Appendix "A" of By-law No. 438-86, Map 50J-322 is hereby amended in accordance with Schedule "1" of this By-law in order to rezone the lands shown within the heavy lines from I1 D3 to R3 Z3.0.
2. None of the provisions of Section 2(1) Definitions of *grade*, *height* and Sections 4(2), 4(4)(c)(ii), 4(11), 4(16) and Section 6(3) Part I 1, 6(3) Part II 2, 6(3) Part II 3.F(II), 6(3) Part II 4, 6(3) Part II 5, 6(3) Part II 6, and 6(3) Part III 1(b) 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", shall apply to prevent the use of an *apartment building*, including uses *accessory* thereto on the *lot* known municipally in the year 2008 as 200 Madison Avenue, provided:
  - (a) the *lot* consists of at least the lands shown within the heavy lines on the attached Map 1;
  - (b) the total residential gross floor area erected and used on the lot does not exceed 6100 square metres;
  - (c) the *lot* has a minimum *landscaped open space* of 33% of the area of the *lot*;
  - (d) no portion of the building above grade is located otherwise than wholly within the areas delineated by heavy lines on the attached Map 2 with the exception of lighting fixtures, eaves, windowsills, guardrails, railings, stairs or stair enclosures within the interior courtyard, and landscape features, all of which may extend beyond the heavy lines on the attached Map 2;

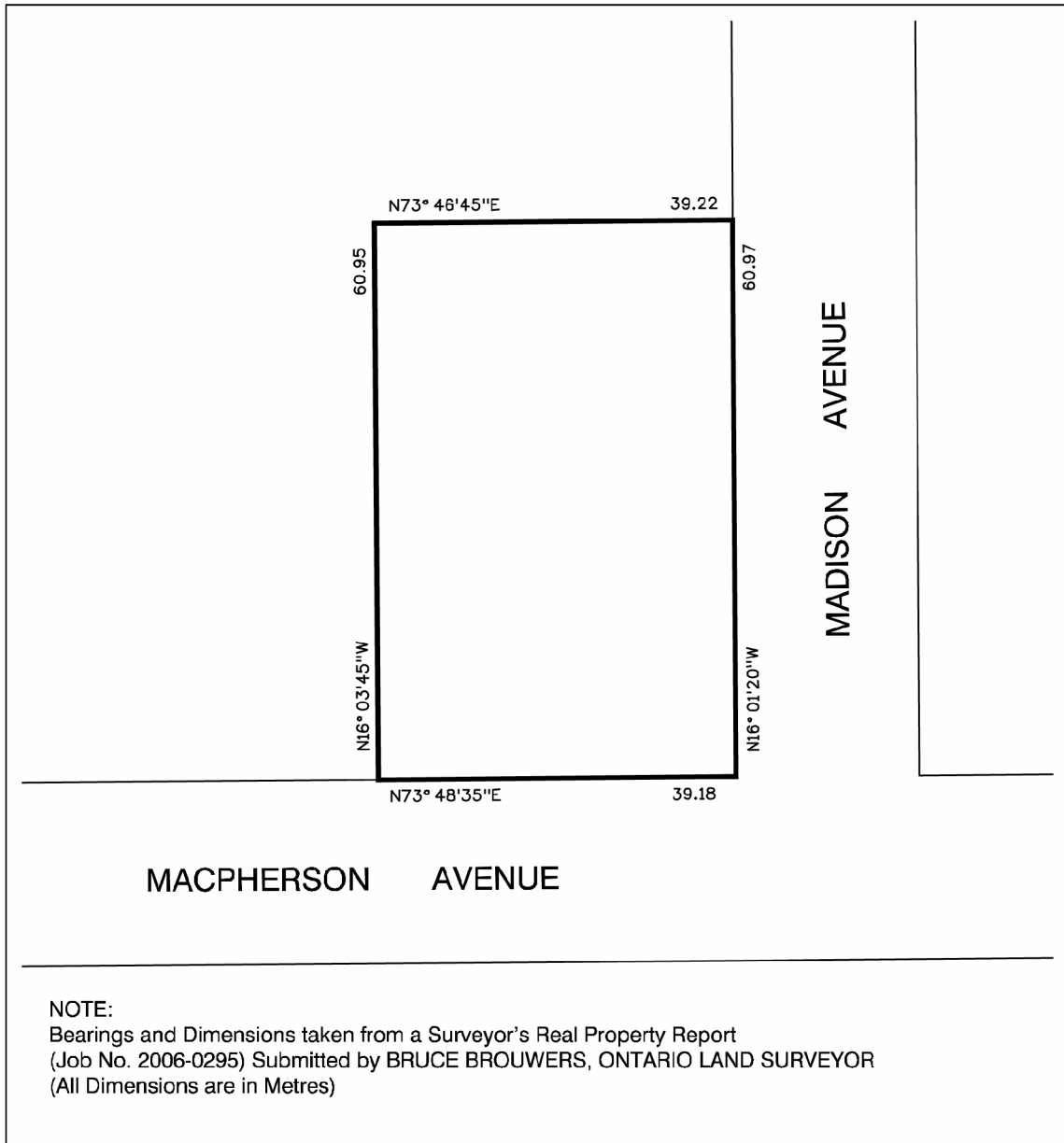
- (e) the *height* of any building or structure erected on the lot shall not exceed the *height* shown in metres on Map 2, except for the following:
- (i) a mechanical penthouse, elevator shaft and associated equipment or other heating, cooling or ventilating equipment may exceed the maximum height limits as shown on Map 2 by no more than 5 metre(s);
  - (ii) landscaped open structures and parapets may exceed the maximum height limits as shown on Map 2 by no more than 2 metre(s);
- (f) the building contain not more than 82 dwelling units.
3. For the purpose of this By-law:
- (a) *grade* means 124.19 Canadian Geodetic Datum;
  - (b) *height* means the vertical distance between *grade* and the highest point of the roof;
  - (c) unless otherwise defined in this By-law, each other word or expression which is italicized has the same meaning as such word or expression as defined in By-law No. 438-86, as amended.
4. Section 13 of By-law No. 438-86 is amended by adding the following:  
“By-law No. 1148-2008 respecting 200 Madison Avenue”.

ENACTED AND PASSED this 30th day of October, A.D. 2008.

GLORIA LINDSAY LUBY,  
Deputy Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)



NOTE:  
Bearings and Dimensions taken from a Surveyor's Real Property Report  
(Job No. 2006-0295) Submitted by BRUCE BROUWERS, ONTARIO LAND SURVEYOR  
(All Dimensions are in Metres)

