

Authority: Toronto and East York Community Council Item 35.7,
as adopted by City of Toronto Council on July 6, 7 and 8, 2010
Enacted by Council: August 27, 2010

CITY OF TORONTO

BY-LAW No. 1059-2010

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands municipally known as 345 and 349 Carlaw 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. This By-law shall apply to those lands outlined by a heavy black line on Map 1, attached hereto and identified as 345 and 349 Carlaw Avenue, respectively (the "Lands").
2. Notwithstanding the definition of "*parking space*" as well as Sections 4(2)(c)(ii) and 4(17) of By-law No. 438-86, of the former City of Toronto, 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, offices shall be permitted within buildings existing on Lands as at the date of this By-law and as shown on Map 1, provided that, with respect to the property indicated:
 - (a) not more than six (6) *parking spaces* located within the shaded area on 345 Carlaw Avenue and identified as "Parking Spaces - Reduced Size" on Schedule 1, shall be permitted to have a minimum length of 5.0 metres;
 - (b) that an unobstructed loading zone associated with the *loading space – type B* located on 345 Carlaw Avenue in the location shown in shading on Schedule 1 attached shall have a minimum length of 11 metres and minimum width of 4.57 metres; and
 - (c) that part of the driveway located on the south side of 349 Carlaw Avenue within the shaded areas on Schedule 1 between the existing building and the southerly property line is not less than 2.71 metres in width and that part between the southerly limit of the *loading space - type B* and the southerly property line is not less than 3.35 metres in width.

3. Notwithstanding any defined terms by this By-law each word or expression that is italicized in the By-law shall have the same meaning as each such word or expression as defined in former City of Toronto Zoning By-law No. 438-86, as amended.

ENACTED AND PASSED this 27th day of August, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



