

CITY OF TORONTO

BY-LAW No. 1188-2010(OMB)

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands municipally known as 53-67 Saulters Street.

WHEREAS the Ontario Municipal Board, pursuant to its decision dated August 25, 2010 with respect to Case No. PL060907 deems it advisable to amend the former City of Toronto Zoning By-law No. 438-86, as amended, with respect to lands municipally known as 53-67 Saulters Street;

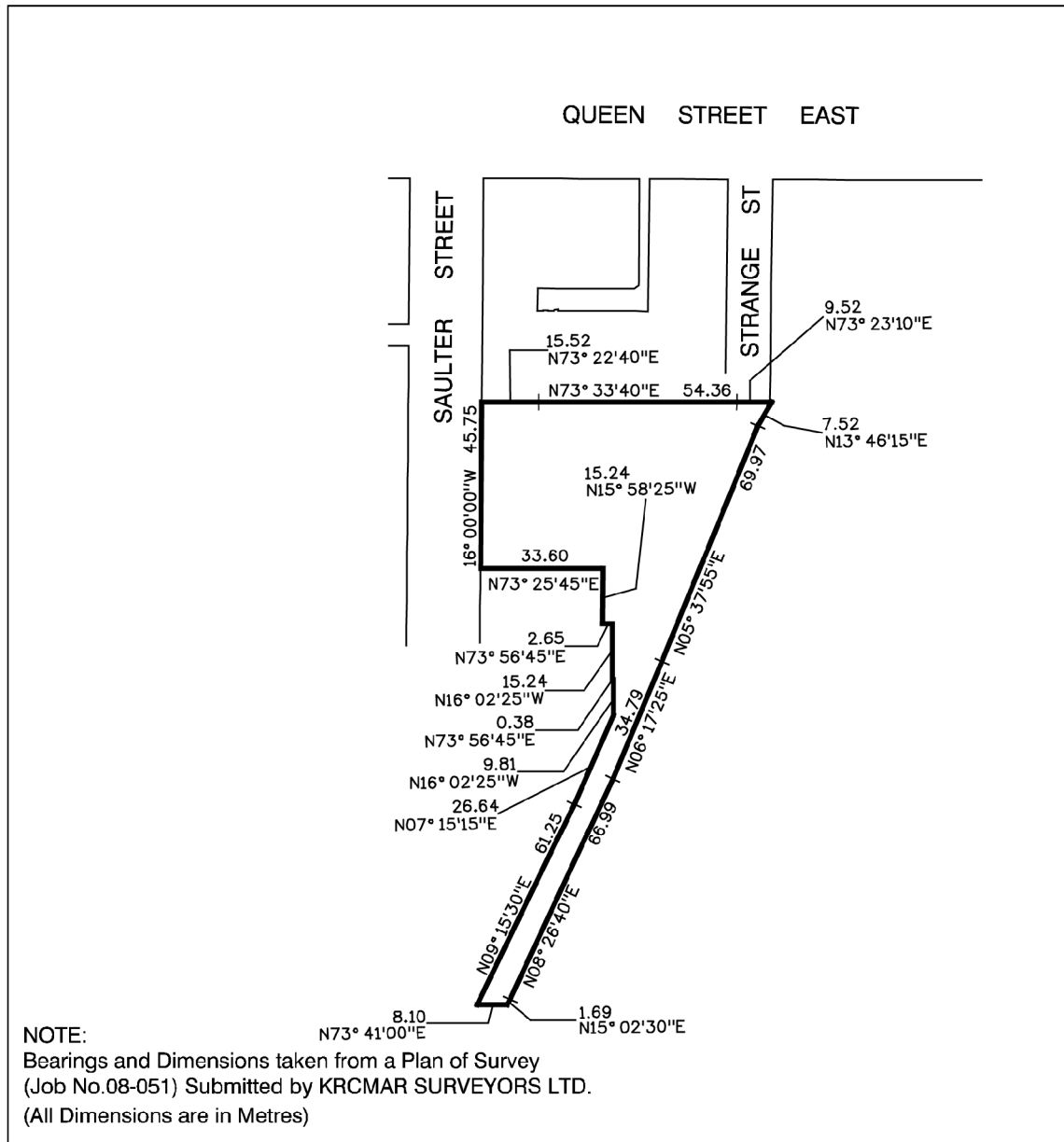
THEREFORE pursuant to its decision dated August 25, 2010 with respect to Case No. PL060907 and File No. Z060159, By-law No. 438-86, as amended, of the former City of Toronto, is amended as follows:

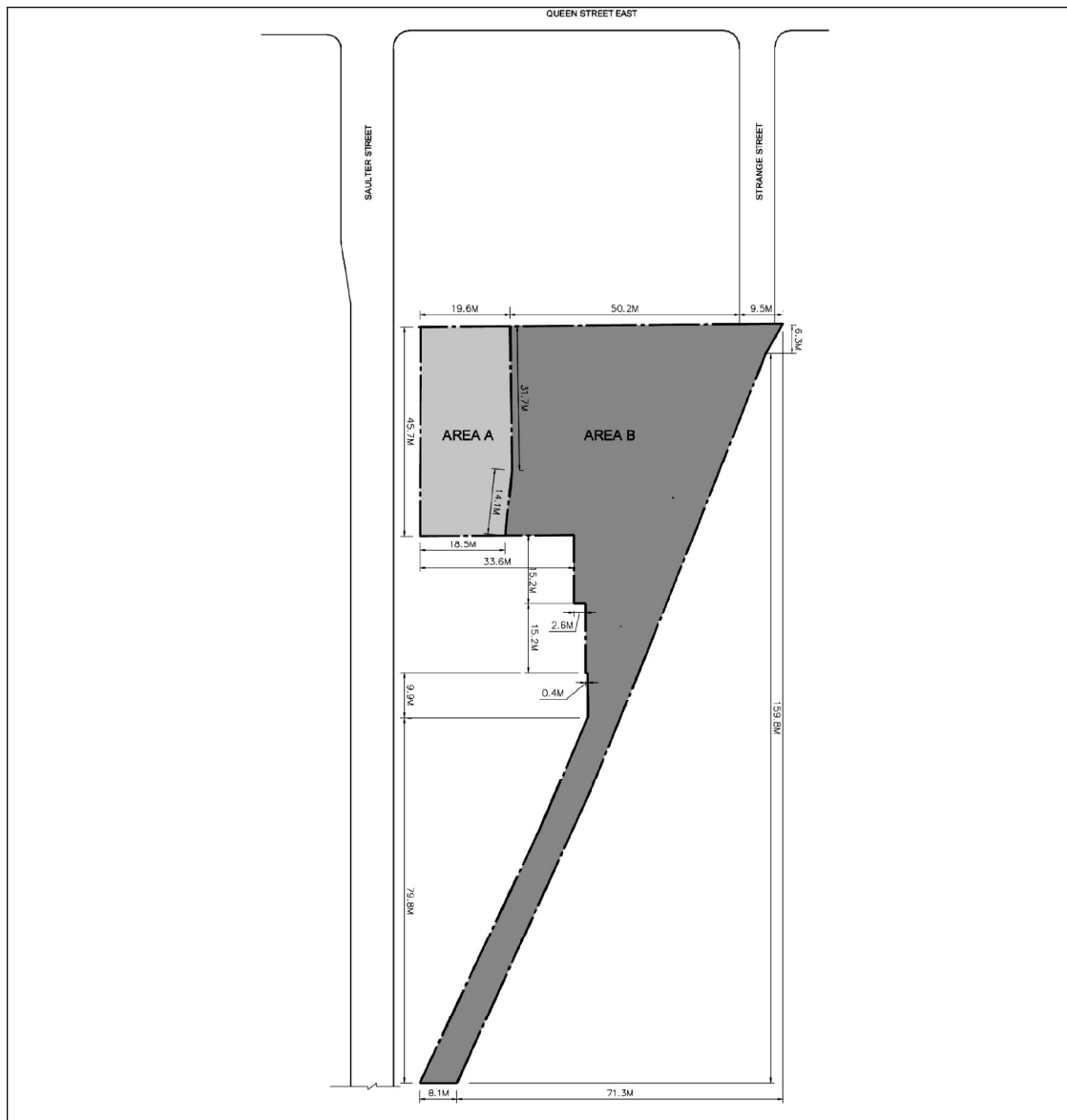
1. None of the provisions of Section 4(4)(b), 4(7) and 9(1) of Zoning By-law No. 438-86, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended, shall apply to prevent the erection and use on the lot of buildings containing industrial and *live-work units* and uses accessory thereto, provided that:
 - (1) the *lot* comprises those lands delineated by heavy lines on Map 1, attached to and forming part of this By-law, with the lands described on Map 2 divided into two areas: Area A and Area B;
 - (2) no *live-work unit* is located otherwise than wholly within the area delineated by heavy lines and identified as Area A;
 - (3) the aggregate of the *live-work gross floor area* of all buildings erected within Area A shall not exceed 1,650 square metres;
 - (4) each *live-work unit* erected within Area A shall have a minimum *lot frontage* of 6.0 metres;
 - (5) a minimum of 1 *parking space* per *live-work unit* shall be provided for within Area A;
 - (6) each *live-work unit* shall be permitted to have a front facing at-grade integral garage;
 - (7) notwithstanding any uses permitted within the I2 district, as identified in Section 9(1)(f) of Zoning By-law No. 438-86, as amended, no person shall erect or use a building or structure, within the area delineated by heavy lines, identified as Area B, for the following purposes:
 - (a) *artist live/work studio*;
 - (b) *automobile service and repair shop*;
 - (c) *automobile service station*;
 - (d) *builders supply yard*;
 - (e) *car washing establishment*;

- (f) *city yard, class A;*
 - (g) *cleaning plant;*
 - (h) *commercial parking lot;*
 - (i) *contractor's shop, class B;*
 - (j) *day nursery;*
 - (k) *dry-cleaner's distributing station;*
 - (l) *motor vehicle repair shop, class A;*
 - (m) *newspaper plant;*
 - (n) *open storage yard;*
 - (o) *plastic products factory;*
 - (p) *plastic products factory – secondary;*
 - (q) *private commercial garage;*
 - (r) *public commercial scales;*
 - (s) *pumping station;*
 - (t) *recycling shop; and*
 - (u) *sales or hire garage.*
- (8) the aggregate *non-residential gross floor area* of all buildings erected within Area B shall not exceed 3,100 square metres;
- (9) a minimum of 10 *parking spaces*, 2 of which shall be *car-sharing parking spaces*, shall be provided for and maintained within Area B; and
- (10) a minimum of 1 *loading space – type B* shall be provided for and maintained within Area B.
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.
3. Each word italicized in the By-law herein shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended, unless otherwise defined herein.
4. For the purposes of this By-law, the term *car sharing* shall mean the practice of a number of people sharing the use of one or more cars that are owned by a profit or non-profit car sharing organization. Cars are reserved in advance and fees for use are normally based on time and/or kilometers driven. A dedicated parking space for car sharing purposes shall meet the By-law No. 438-86 definition for a *parking space*.

5. Notwithstanding any severance, partition or division of the *lot*, the provisions of this By-law shall apply to the whole of the *lot* as if no severance, partition or division had occurred.

PURSUANT TO DECISION/ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON AUGUST 25, 2010 IN BOARD CASE NO. PL060907.





Toronto City Planning
Map 2

53 - 67 Saulter Street

OMB # PL060907



Not to Scale
08/25/08