

Authority: Toronto and East York Community Council Item 12.15,  
as adopted by City of Toronto Council on February 6 and 7, 2012  
Enacted by Council: February 7, 2012

**CITY OF TORONTO**

**BY-LAW No. 138-2012**

**To amend the General Zoning By-law No. 438-86, as amended, of the former City of  
Toronto with respect to the lands municipally known as  
2223 and 2225 Gerrard Street East.**

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 Sections 4(2)(a), 4(4)(b), 4(10)(a), 4(12), 4(17), 8(2)q14, 8(3)(Part I) and 8(3)(Part II)(A) and 8(3) Part XI #2(ii) 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, shall apply to prevent the erection or use of a *mixed-use building* on the *lot* for:
  - (a) not more than 24 dwelling units of which 2 may be a *live/work unit* provided that they are located on the ground floor;
  - (b) any uses permitted in a CR district under Zoning By-law No. 438-86, as amended.

provided that:

- (1) the *lot* on which the proposed building is to be located comprises at least those lands delineated by heavy lines on Map 1, attached to and forming part of this By-law;
- (2) no portion of any building or structure is located otherwise than wholly within the areas delineated by heavy lines shown on Map 2, attached to and forming part of this By-law, except for the type of structure listed in the column entitled "STRUCTURE" in the following chart, provided that the restrictions set out opposite the structure in the columns entitled "MAXIMUM PERMITTED PROJECTION" are complied with:

STRUCTURE	LOCATION OF PROJECTION	MAXIMUM PERMITTED PROJECTION	OTHER APPLICABLE QUALIFICATIONS
eaves or cornices	Required setback area from any lot line	0.45 metres	none
fences and safety railings	Required setback area from any lot line	no restriction	height of fence or safety railing not to exceed 2.0 metres

- (3) the *height* of any building or structure, as measured from the average grade along the Gerrard Street East frontage of the subject property or portion thereof, does not exceed the height in metres specified by the numbers following the symbol H on Map 2 attached to and forming part of this By-law;
- (4) the *residential gross floor area* of the building erected on the *lot* does not exceed 1995 square metres;
- (5) *non-residential gross floor area* of the building erected on the *lot* does not exceed 58 square metres;
- (6) a minimum of 48 square metres of *residential amenity space – indoor* and 48 square metres of *residential amenity space – outdoor* is provided and maintained on the *lot*; and
- (7) the minimum size of a parking space is no less than 2.6 metres in width, 5.6 metres in length and 2.0 metres in height and the platform associated with a parking stacker must have a minimum dimension of 2.5 metres in width, 5.4 metres in length and 2.0 metres in height.
2. For the purposes of 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 By-law No. 438-86, as amended.
3. 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 7th day of February, A.D. 2012.

FRANCES NUNZIATA,  
Speaker  
(Corporate Seal)

ULLI S. WATKISS,  
City Clerk



