

Authority: Toronto and East York Community Council Item 33.7,
as adopted by City of Toronto Council on July 8, 9, 10 and 11, 2014

CITY OF TORONTO

BY-LAW No. 714-2014

To amend former City of Toronto By-law No. 438-86, as amended, with respect to the lands generally bounded by Queen Street West to the south and Dupont Street to the north, municipally known in 2014 as 194 to 1100, 179 to 1095 Bathurst Street, 449 to 451 Dupont Street, 1A Vermont Avenue, 1A and 2A Olive Avenue, 2, 2A, 2B and 3 Follis Avenue, 10 to 18 and 15 to 33 Barton Avenue, 2 to 10 and 1 to 9 London Street, 520 to 566 and 559 to 605 Bloor Street West, 25 and 28 Lennox Street, 203 to 215 Harbord Street, 89 and 104 Ulster Street, 440 to 460 and 429 to 455 College Street, 750 to 752 and 707 to 757 Dundas Street West, 2 Robinson Street, 107 and 109 Wolesey Street, 576 to 592 and 649 to 657 Queen Street West as detailed on Maps 1, 2 and 3.

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 enacts:

1. Section 12(2)270 of By-law No. 438-86 is amended by adding a new Section 12(2)270(d) which shall read "Reserved."
2. Section 12(2)270(a) of By-law No. 438-86 is amended by adding to the introductory paragraph the phrase "other than those lands identified in (c) below," so that it reads:
 270. (a) No person shall, other than those lands identified in (c) below, on any *lot* in any CR, MCR, RA, I or IC district, erect or use any building or construct an addition to an existing building, for any purpose permitted in sections 8(1)(f)(b)(iv) or 9(1)(f)(b)(iv) and (xi), where the total *non-residential gross floor area* used for such purpose is: (1994-0532) (1994-0540) (1996-0238)
3. Section 12(2)270(c) of By-law No. 438-86 is amended by removing the word "Reserved." and adding:
 - (c) With the exception of those lands known municipally as 410-446 Bathurst Street in the year 2014, no person shall, on any *lot* in any CR, MCR, RA, I or IC district within the area outlined by the heavy lines on Maps 1, 2 and 3 at the end of section 12(2)270(c) erect or use any building or construct an addition to an existing building, for any purpose permitted in sections 8(1)(f)(b)(iv) and 9(1)(f)(b)(iv) and (xi), where the total *non-residential gross floor area* used for such purpose is:
 - i. greater than the amount which existed on the lot on July 11, 2014, plus an additional 1,800 square metres:

- a. provided the total *non-residential gross floor area* in (i) is not greater than the amount permitted on the *lot* by sections 8(3) PART I 2 and 9(3) PART I 2 and 3;
- b. provided no single retail or service use exceed a *non-residential gross floor area* of 3,500 square metres; and
- c. provided no single retail or service use on the ground floor exceed a width of 12 metres of the *lot* line on Bathurst Street.

Enacted and passed on July 11, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)





