CITY OF TORONTO

BY-LAW No. 681-1998

To amend the former City of Toronto Zoning By-law No. 438-86 with respect to the lands known as 535 Queen Street East.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. None of the provisions of Sections 4(13)(c) and (d) and Section 9(1)(a) 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 use on the site of the building which existed on the site in 1997, for dwelling units and/or live-work units, together with accessory parking spaces, provided:

   (a) the lot on which the building is located comprises at least the site;

   (b) no part of the building, above grade, is located otherwise than wholly within the area delineated by the heavy lines on Map 2 attached hereto;

   (c) the total combined number of dwelling units and live-work units contained within the building does not exceed eleven;

   (d) the residential gross floor area of the building does not exceed 1800 square metres and the building is used only for the purpose of dwelling units and/or live-work units; and

   (e) a minimum of 8 parking spaces, including one visitor's parking space, accessory to the dwelling units and live-work units are provided on the site.

2. For the purpose of this by-law:

   (a) “site” means those lands delineated by heavy lines on Map 1 attached to and forming part of this by-law;

   (b) visitor's parking space means a parking space reserved at all times for visitors to the building, individually designated by means of a clearly visible sign as being for the exclusive use of visitors to the building and having the way thereto designated by means of clearly visible signs on all driveways or passageways leading thereto from the street; and
(c) each other word or expression which is italicized in this by-law shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended.

ENACTED AND PASSED this 2nd day of October, A.D. 1998.

CASE OOTES, NOVINA WONG,
Deputy Mayor City Clerk

(Corporate Seal)