CITY OF TORONTO

BY-LAW No. 743-1998

To amend the General Zoning By-law No. 438-86
with respect to lands known as No. 1117 Dundas Street West.

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

1. None of the provisions of Sections 4(2)(a), 4(5)(i)(ii), 4(6)(b), 6(1)(a), 6(3) PART I 1, 6(3) PART II 2(ii), 6(3) PART II 3G., 6(3) PART II 4, 6(3) PART II 5, 6(3) PART III 1(b) of 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 a mixed-use building containing not more than 36 dwelling units, provided:

   (1) the lot consists of at least the lands shown outlined by the heavy lines on the attached Map 1;
   
   (2) the residential gross floor area of the mixed-use building does not exceed 2966 square metres;
   
   (3) the non-residential gross floor area of the mixed-use building does not exceed 673 square metres;
   
   (4) the combined residential gross floor area and non-residential gross floor area of the mixed-use building does not exceed 3639 square metres;
   
   (5) no portion of the mixed-use building above grade is located otherwise than wholly within the area delineated by heavy lines as shown on the attached Map 2;
   
   (6) the height of the mixed-use building does not exceed 13.0 metres;
   
   (7) not less than 19 dwelling units having two or more bedrooms are provided within the mixed-use building;
   
   (8) not less than 49 parking spaces are provided and maintained by the owner on the lot of which not less than 29 parking spaces are reserved for the exclusive use of residents of the lot and of which not less than 10 parking spaces are reserved for visitors to all uses on the lot; and
(9) ingress and egress to and from the required parking facilities shall be provided by an unobstructed driveway having a minimum width of 4.0 metres for two-way operation.

2. For the purpose of this By-law, each word or expression which is italicized herein shall have the same meaning as such word or expression as defined in the aforesaid By-law No. 438-86.

ENACTED AND PASSED this 30th day of October, A.D. 1998.

CASE OOTES, 
Deputy Mayor

NOVINA WONG, 
City Clerk

(Corporate Seal)