

Authority: Toronto East York Community Council Report No. 11, Clause No. 8,
as adopted by City of Toronto Council on October 29, 30 and 31, 2002
Enacted by Council: February 7, 2003

CITY OF TORONTO

BY-LAW No. 6-2003

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands known as 201 Carlaw Avenue.

WHEREAS the Council of the City of Toronto has been requested to amend its zoning by-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, respecting the lands municipally known in the year 2002 as 201 Carlaw Avenue; and

WHEREAS the authority to pass this By-law is given to the Council of the City of Toronto by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended; and

WHEREAS the 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. District Map No. 52H-312 contained in Appendix “A” 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, is further amended by redesignating the lands shown outlined with heavy lines on the Map attached to and forming part of this By-law from I2 D3 to I1 D3.
2. None of the provisions of Sections 4(4)(b), 4(12), 4(13)(a) and (c) and 9 (1)(f) of By-law No. 438-86, as amended, shall apply to prevent the conversion and use of the *existing building* on the *lot* for 136 *live-work units* and light industrial uses permitted in an I1 district, provided;
 - (1) the *lot* is comprised of at least those lands shown outlined by heavy lines on the Map attached to and forming part of this By-law;
 - (2) the *existing building* contains:
 - (i) not more than 136 *live-work units*;
 - (ii) a combined total of not more than 16,335 square metres above *grade residential gross floor area* and *non-residential gross floor area*;
 - (iii) a total of not more than 1,400 square metres below *grade residential gross floor area*; and

- (iv) *residential amenity space* comprised of not less than 1,395 square metres of indoor landscaped courtyard and an adjacent enclosed multi-purpose room of not less than 56 square metres that includes a self contained kitchen and bathroom;
 - (3) not less than 81 *parking spaces* are provided and maintained in the *existing building*, of which at least 16 *parking spaces* are for the exclusive use of visitors and 65 *parking spaces* are for the use of the residents of the *existing building*; and
 - (4) not less than 103 *bicycle parking spaces* are provided and maintained on the *lot* and of which 21 are *bicycle parking spaces - visitor* and 82 are *bicycle parking spaces - occupant*.
3. For the purposes of this By-law:
- (1) “*existing building*” means the building located on the *lot* at the date of passage of this By-law and identified as “Existing Building” with hatching on the Map attached to and forming part of this By-law; and
 - (2) each other word or expression that is italicized shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended and *live-work unit* shall have the same meaning as in the RA district.

ENACTED AND PASSED this 7th day of February, A.D. 2003.

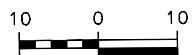
CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



REDESIGNATED TO I1 D3



METRES



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO, OCTOBER, 2002
BL02/ 201CARL1.DGN
FILE: C36-Z13
MAP No. 52H-312 DRAWN: D.R.