

Authority: Humber York Community Council Report No. 3, Clause No. 5,  
as adopted by the City of Toronto Council on April 14, 15 and 16, 2003  
Enacted By Council: April 16, 2003

## **CITY OF TORONTO**

### **BY-LAW No. 297-2003**

#### **To amend former City of Toronto By-law No. 438-86 with respect to the Bloor-Lansdowne Avenue Study Area.**

WHEREAS the Council of the City of Toronto has proposed an amendment to the zoning by-law for the former City of Toronto pursuant to Section 34 of the *Planning Act*, R.S.O. 1990 c.P. 13, as amended, respecting the Bloor-Lansdowne Avenue Study Area; and

WHEREAS the Humber York Community Council of the City of Toronto conducted a public meeting on April 1, 2003 under Section 34 of the *Planning Act* regarding the Zoning Amendment; and

WHEREAS the Council of the City of Toronto, at its meeting held April 14, 15 and 16, 2003 determined to amend By-law No. 438-86, as amended, of the former City of Toronto;

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

1. Appendix 'A' of By-law No. 438-86 is amended by deleting District Maps 48H-322 and 48J 312 and replacing them with District Maps 48H-322 and 48J-312 appended to this By-law.
2. Appendix 'B' of By-law No. 438-86 is amended by deleting Height and Minimum Lot Frontage Maps 48H-322 and 48J-312 appended to this By-law.
3. Section 12(1) of By-law No. 438-86 is amended by adding the following exceptions:
  - “455. to prevent the use of the lands known municipally in 2001 as 221, 229 and 231 Sterling Road, and 1405 and 1411 Bloor Street West for any purpose that is existing on April 16, 2003;
  456. to prevent the use of the lands known municipally in 2001 as 1360 Bloor Street West, 55 Wade Avenue, 1439 Bloor Street West and 72 Perth Avenue for any purpose that is existing on April 16, 2003; and
  457. to prevent the erection or use of the buildings or structures permitted by By-law No. 695-92 with respect to the lands known as 1379, 1385, 1385R and 1395 Bloor Street West”.

and by deleting exception 351.

4. Section 12(2) of By-law No. 438-86 is amended by adding the following exception:

“335. No person shall erect or use a building or structure on the lands shown delineated by heavy lines as Areas A, B, C and D on the maps forming part of this exception that does not comply with the following:

(1) Maximum Height

No person shall erect or use a building or structure on the lands delineated by heavy lines as Areas A, B, C and D, having a greater *height* in metres than the maximum height limit specified by the numbers following the symbol H in the designation “H...(Max)” as shown on the aforesaid maps.

(2) Minimum Height

No person shall erect or use a building or structure on the lands delineated by heavy lines as Areas A, C and D, having a lesser *height* in metres over 60 per cent of the building than the minimum height limit specified by the numbers following the symbol “H” in the designation “H...(Min)” as shown on the aforesaid maps.

(3) Required Setbacks

(a) No person shall erect or use a building or structure above *grade* on the lands delineated by heavy lines as Areas A, C and D closer to a *lot* line than the distance in metres indicated by the corresponding number shown with each required setback area in Areas A, C and D;

(b) The provisions of paragraph (a) shall not apply to prevent the erection of the following structures:

(i) fences and safety railings not exceeding a height of 2 metres;

(ii) eaves or cornices;

(iii) chimney breasts of a length not exceeding 2 metres;

(iv) an open balcony;

(v) a canopy on the ground floor; and

(vi) a bay window not exceeding a width of 3 metres and a length of .5 metres calculated within the required setback area.

(4) Build-To Lines

No person shall erect or use a building or structure on the lands delineated by heavy lines as Areas A, C and D unless the building or structure is erected such that one or more of its walls:

- (a) is built to within 1.0 metre of the 'Build to Line', measured from the interior of the *lot* in Areas A, C and D; and
- (b) is built along at least 60 per cent of the length of such 'Build to Line'.

(5) Landscaped Open Space

A minimum of 750 square metres of publicly accessible *landscaped open space* will be provided on the lands in Area B that are shown hatched as Landscaped Open Space.

“336 No person shall use the lands delineated by heavy lines on the attached maps for the following uses, except where existing on April 16, 2003: *automobile service and repair shop, automobile service station, car washing establishment, commercial parking lot, motor vehicle repair shop class 'A', motor vehicle repair shop class 'B', private commercial garage, public garage and sales and hire garage*”.

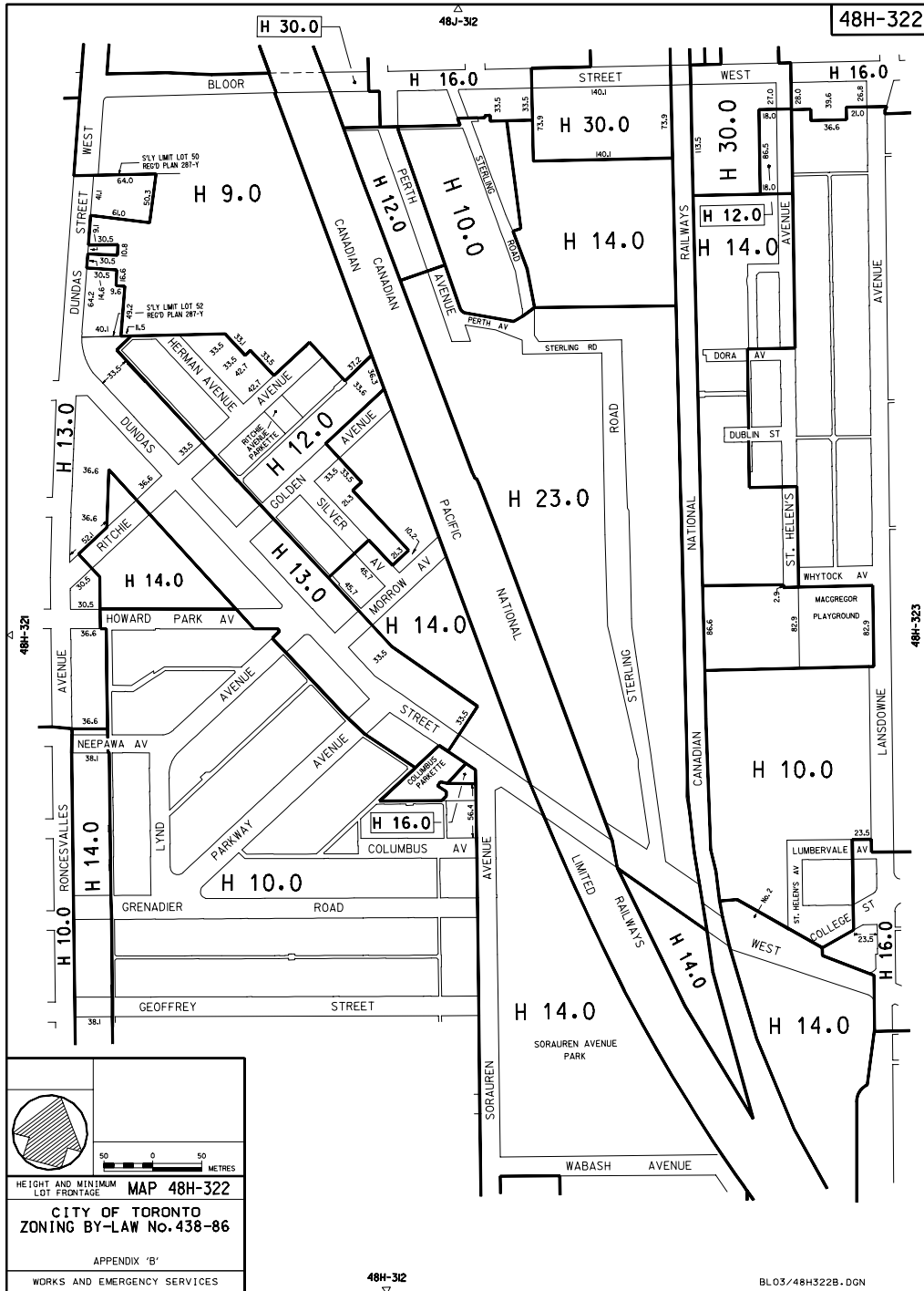
ENACTED AND PASSED this 16th day of April, A.D. 2003.

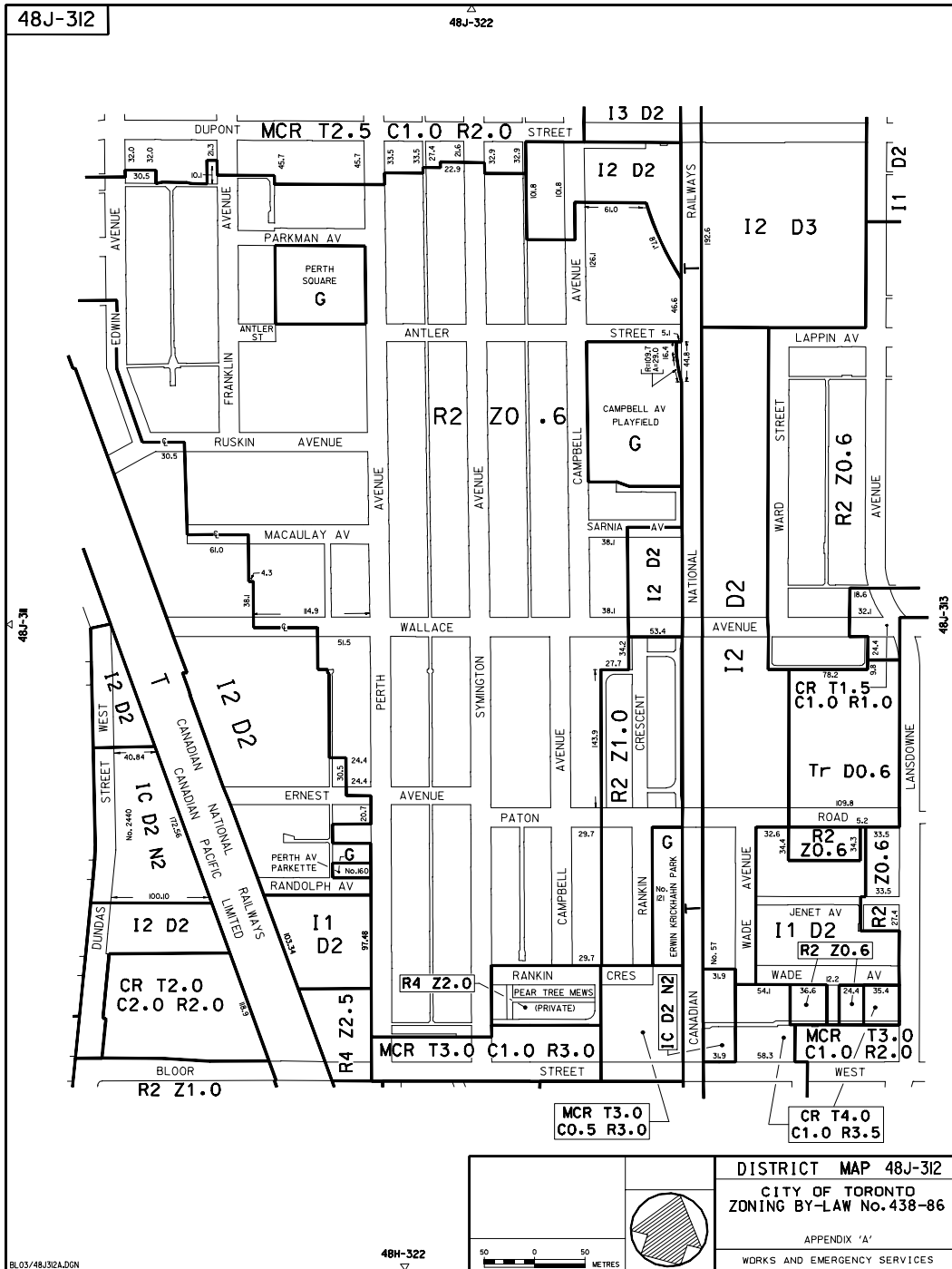
CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)



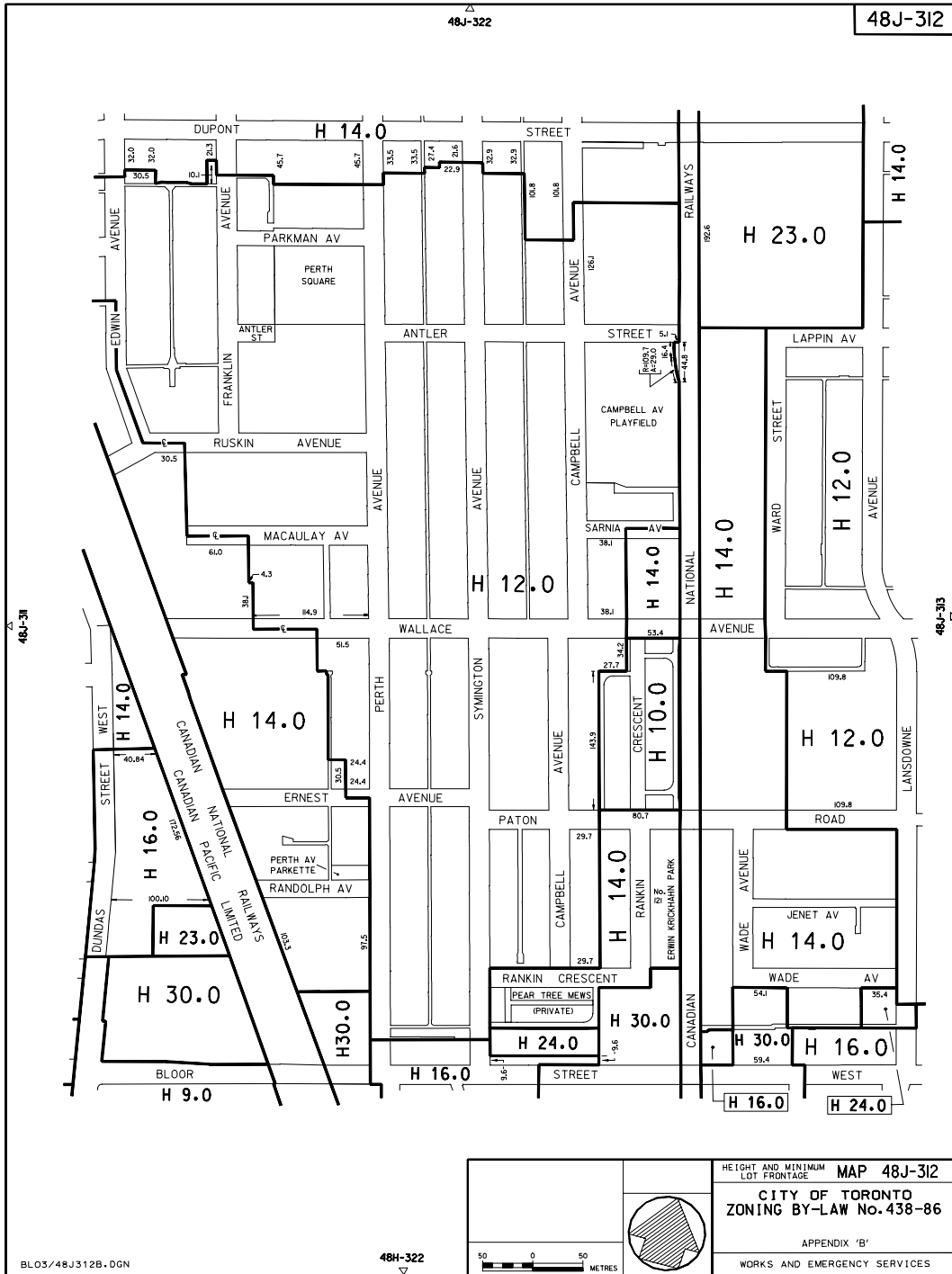




	<b>DISTRICT MAP 48J-312</b>	
	<b>CITY OF TORONTO</b>	
	<b>ZONING BY-LAW No. 438-86</b>	
	APPENDIX 'A'	
WORKS AND EMERGENCY SERVICES		

BL03/48J32A.DGN

48H-322



48J-312

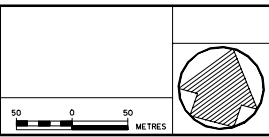
48J-322

48J-311

48J-313

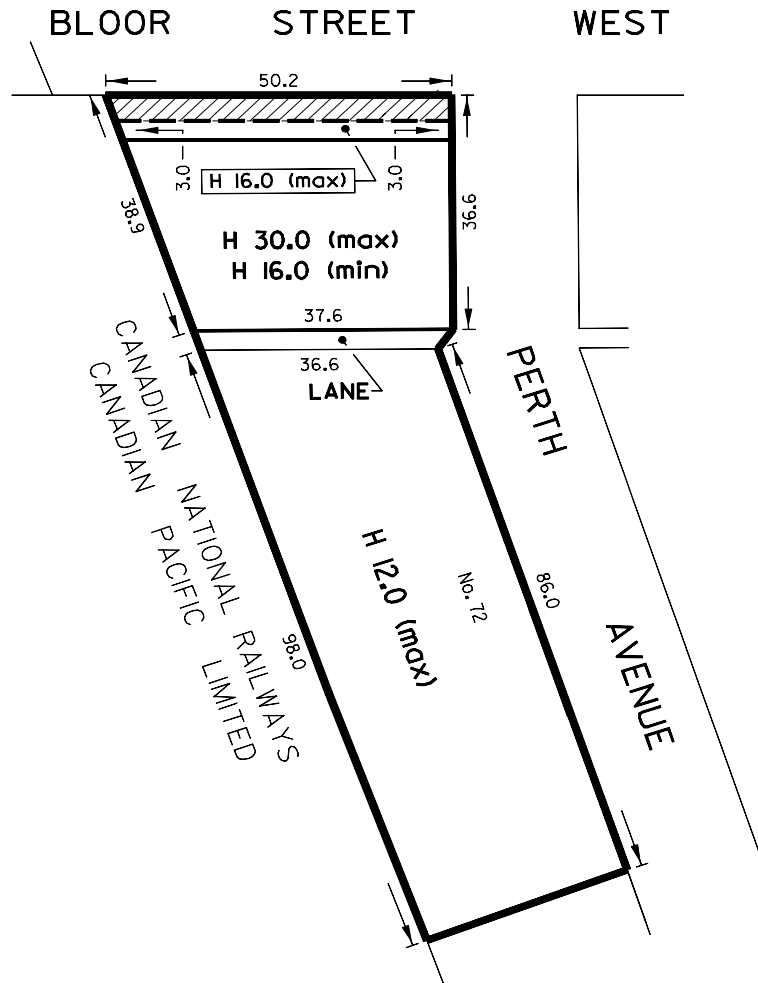
BLO3/48J312B.DGN




48H-322



HEIGHT AND MINIMUM LOT FRONTAGE MAP 48J-312  
 CITY OF TORONTO ZONING BY-LAW No. 438-86  
 APPENDIX 'B'  
 WORKS AND EMERGENCY SERVICES

MAP 1 of 4



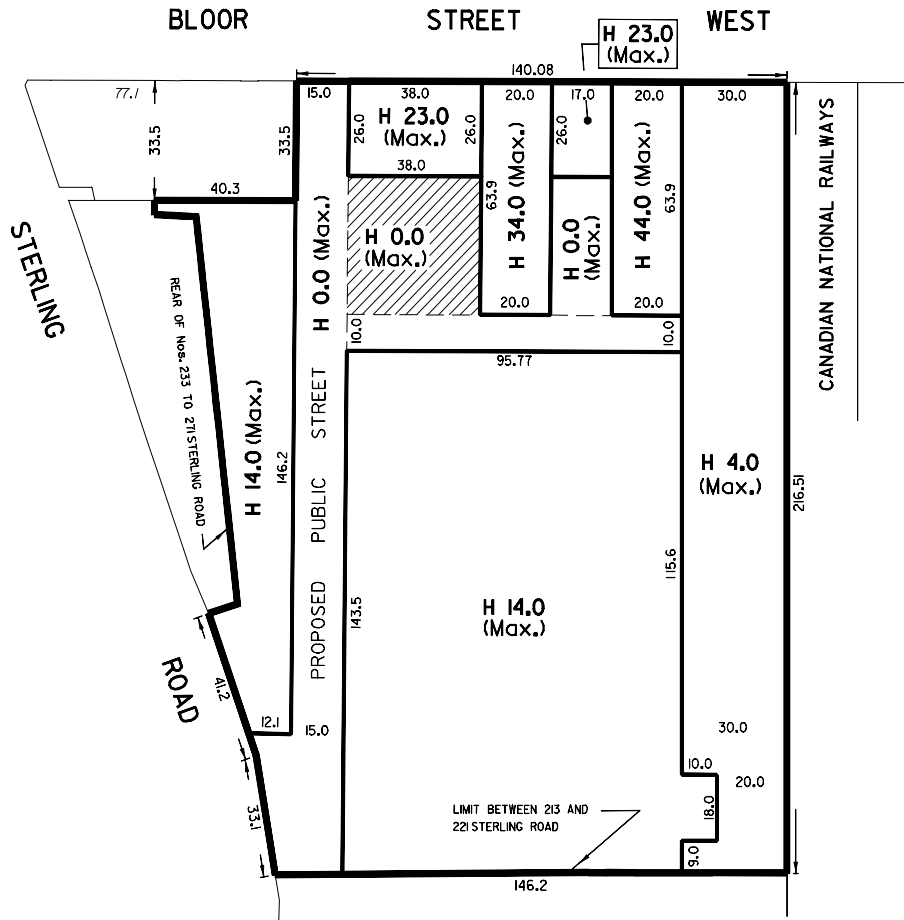
-  LANDS REFERRED TO IN SECTION 12(2)335 - AREA A
-  4.0 METRE REQUIRED SETBACK AREA
-  BUILD TO LINE
- H: DENOTES HEIGHT IN METRES ABOVE GRADE



WORKS AND EMERGENCY SERVICES  
 SURVEY AND MAPPING SERVICES  
 TORONTO APRIL, 2003  
 SEC03/S122335A.DGN  
 FILES: 2402.85, 2402.53-3  
 MAP No. 48H-322 DRAWN: D.R



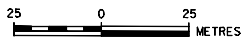
MAP 2 of 4



 LANDS REFERRED TO IN SECTION 12(2)335 - AREA B

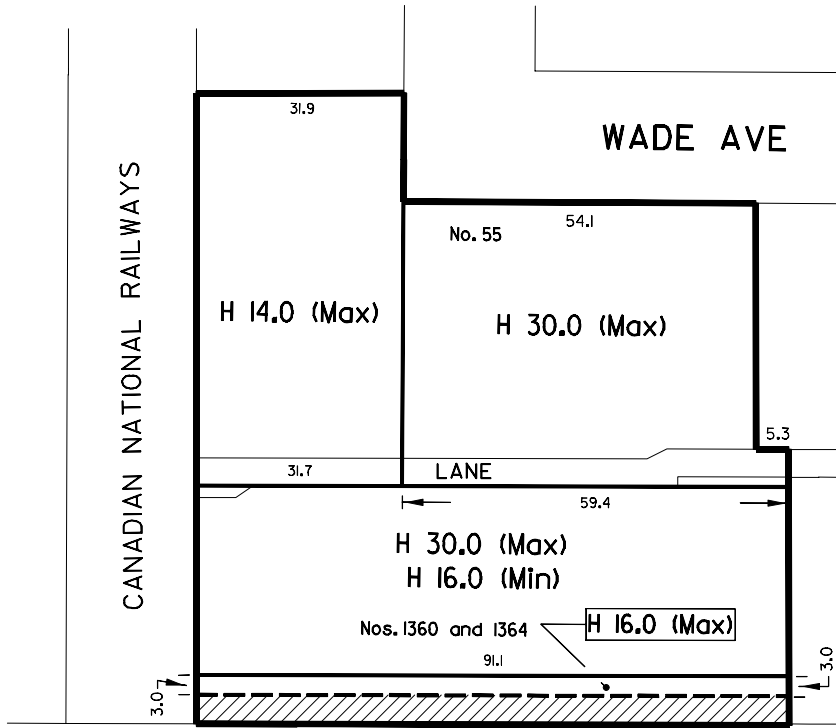
 LANDSCAPED OPEN SPACE

H: DENOTES HEIGHT IN METRES ABOVE GRADE






WORKS AND EMERGENCY SERVICES  
 SURVEY AND MAPPING SERVICES  
 TORONTO APRIL, 2003  
 SEC03/S122335B.DGN  
 FILE: B22-Z81, 2402.50  
 MAP No. 48H-322 DRAWN: D.R.

MAP 3 of 4



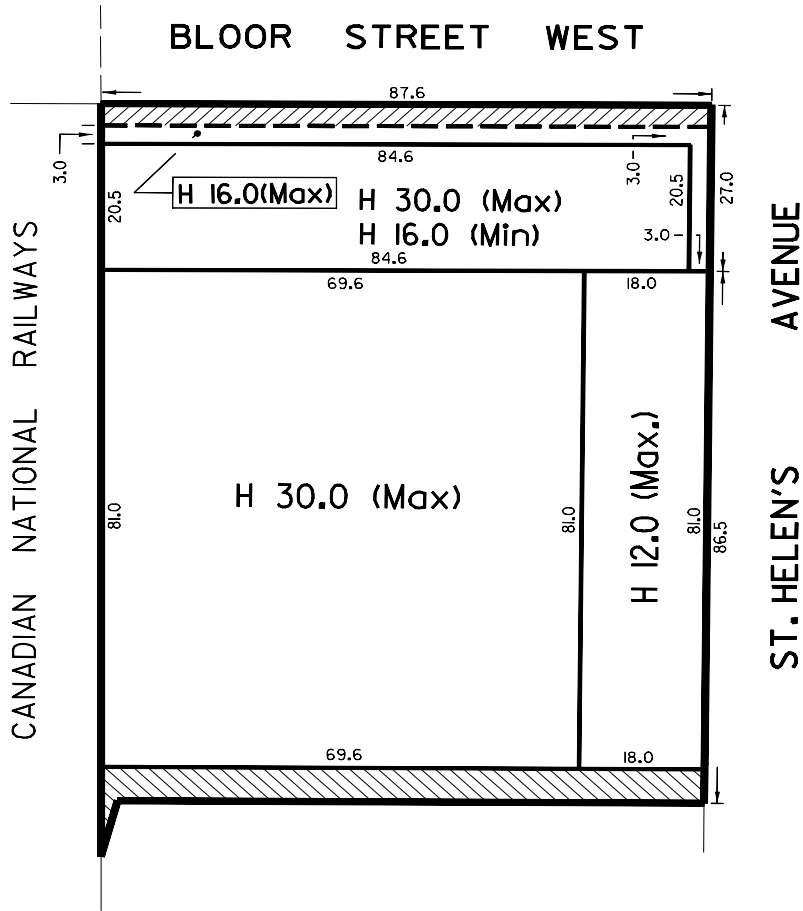
BLOOR STREET WEST





-  LANDS REFERRED TO IN SECTION 12(2)335 - AREA C
-  4.5 METRE REQUIRED SETBACK AREA
-  BUILD TO LINE
- H: DENOTES HEIGHT IN METRES ABOVE GRADE

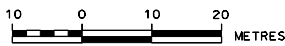


WORKS AND EMERGENCY SERVICES  
 SURVEY AND MAPPING SERVICES  
 TORONTO APRIL, 2003  
 SEC03/S122335C.DGN  
 FILES: 2402.85, 2402.53-3  
 MAP No. 48J-312 DRAWN: D.R

MAP 4 of 4

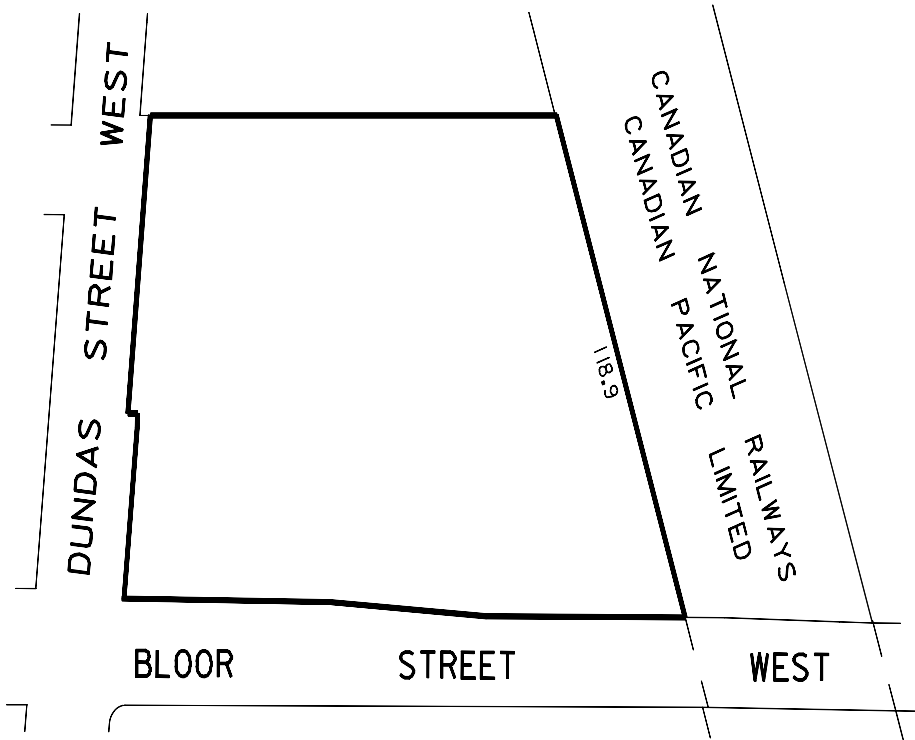


-  LANDS REFERRED TO IN SECTION I2(2)335 - AREA D  
(No. 1319 BLOOR ST. W)
-  3.5 METRE REQUIRED SETBACK AREA
-  5.5 METRE REQUIRED SETBACK AREA
-  BUILD TO LINE
- H: DENOTES HEIGHT IN METRES ABOVE GRADE



WORKS AND EMERGENCY SERVICES  
 SURVEY AND MAPPING SERVICES  
 TORONTO APRIL, 2003  
 SEC03/S122335D.DGN  
 FILES: 2402.85, 2402.53-3  
 MAP No. 48H-322 DRAWN: D.R

MAP 1 of 3



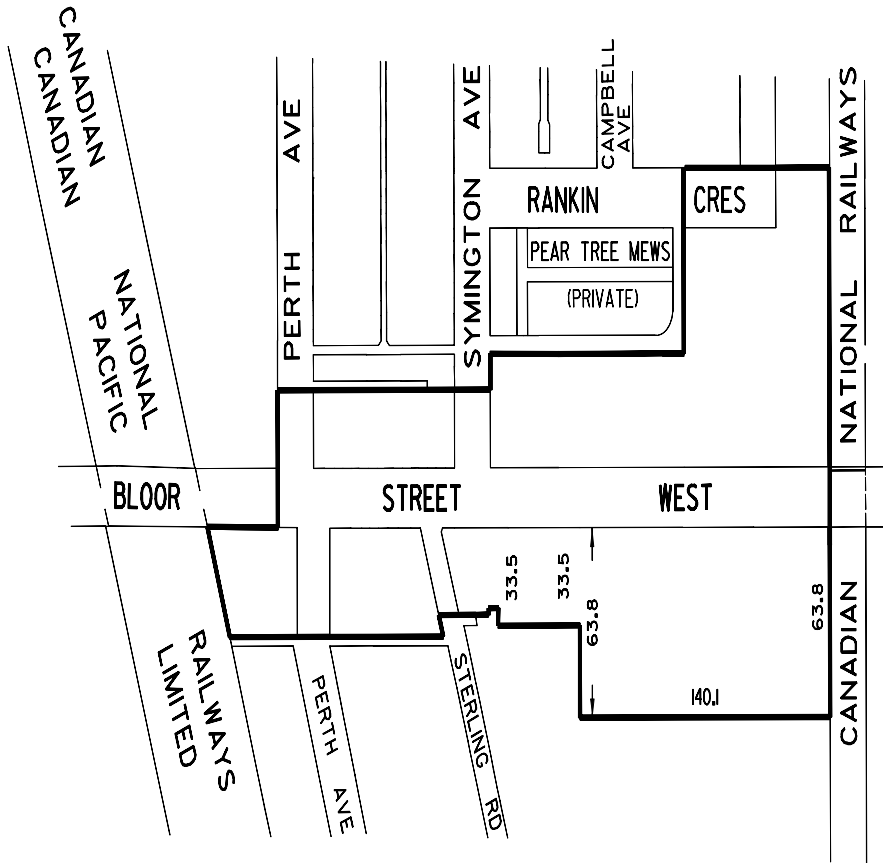
 LANDS REFERRED TO IN SECTION 12(2)336

25 0 25  
METRES



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO APRIL, 2003  
SEC03/S122336A.DGN  
FILES: 2402.85, 2402.53-3  
MAP No. 48J-312 DRAWN: D.R

MAP 2 of 3

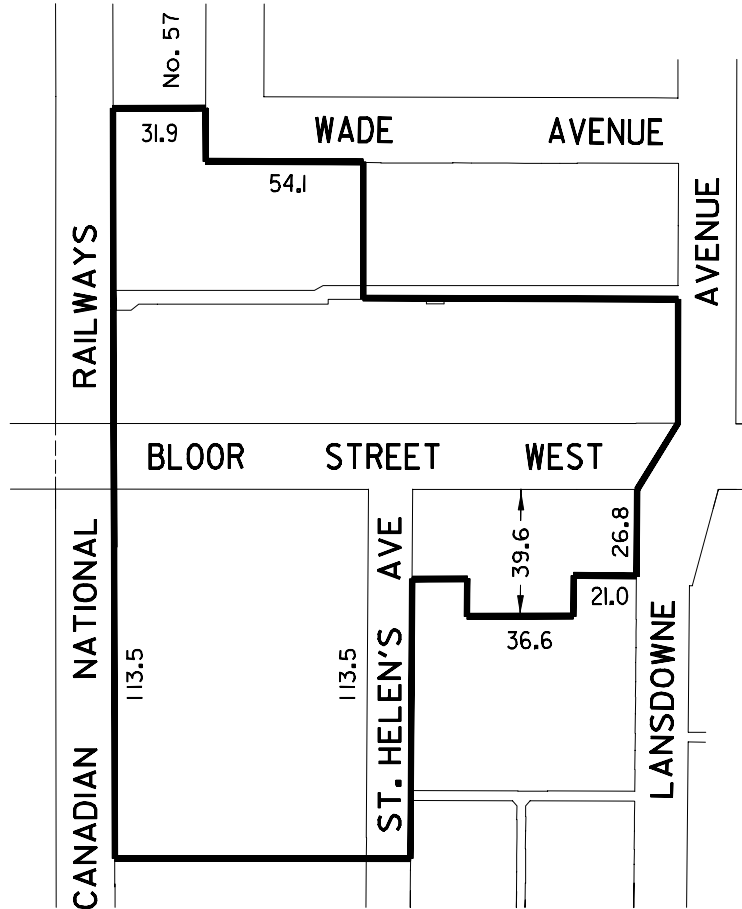



 LANDS REFERRED TO IN SECTION 12(2)336



WORKS AND EMERGENCY SERVICES  
 SURVEY AND MAPPING SERVICES  
 TORONTO APRIL, 2003  
 SEC03/S122336B.DGN  
 FILES: 2402.85, 2402.53-3  
 MAP Nos. 48H-322 DRAWN: D.R  
 48J-312

MAP 3 of 3



 LANDS REFERRED TO IN SECTION 12(2)336



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO APRIL, 2003  
SEC03/S122336C.DGN  
FILES: 2402.85, 2402.53-3  
MAP Nos. 48H-322 DRAWN: D.R  
48J-312