CITY OF TORONTO

BY-LAW No. 423-2003

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands known municipally in the year 2002 as 168 Annette Street.

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 HEREBY ENACTS as follows:

1. None of the provisions of Section 6(1) (b) (iv) (q19) with respect to permitted uses of By-law No. 438-86, as amended, shall apply to prevent on the lot the erection and use of a mixed-use building containing at least 1 dwelling unit, medical and professional office space and a minimum of two surface parking spaces provided that:

   (1) the lot consists of those lands delineated by heavy lines on Plan 1;

   (2) no portion of the building erected and used above grade is located otherwise than wholly within the building envelope as identified on Plan 2;

   (3) the aggregate of the residential gross floor area and the non-residential gross floor area erected or used on the lot does not exceed 365.5 square metres.

   (4) the height of the building does not exceed 10.05 metres above grade, exclusive of elements referred to in Section 4(2)(a)(i) and (ii) of By-law No. 438-86, provided such elements comply with the restrictions set out in the Section; and

   (5) not less than 2 parking spaces are provided and maintained on the lot.

2. For the purposes of this by-law, the following expressions shall have the following meaning:

   (a) each word or expression that is italicized in this By-law shall have the same meaning as that word or expression as defined in By-law No. 438-86, as amended.

ENACTED AND PASSED this 23rd day of May, A.D. 2003.

MEL LASTMAN, 
Mayor

ULLI S. WATKISSL
City Clerk

(Corporate Seal)
PLAN 2

DRAFT

AVENUE

PACIFIC

ANNETTE STREET

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