

Authority: Humber York Community Council Report No. 4, Clause No. 1,
as adopted by City of Toronto Council on May 21, 22 and 23, 2003
Enacted by Council: May 23, 2003

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. WATKISS
City Clerk

(Corporate Seal)

PLAN I

DRAFT

AVENUE

PACIFIC

10.67

45.72

45.72

No. 168

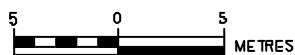
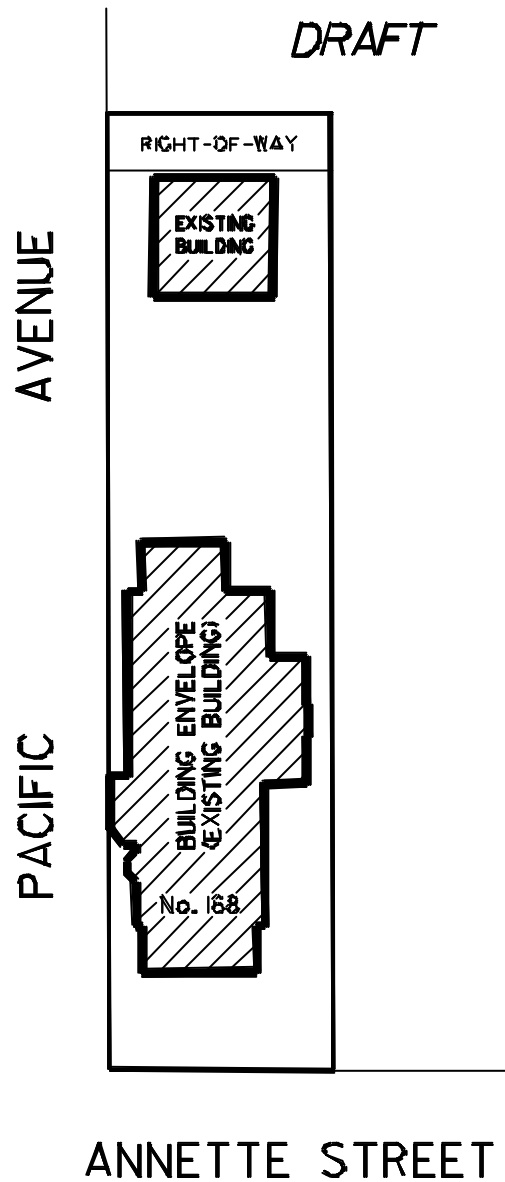
10.67

ANNETTE STREET



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO
BL03/168ANN1.DGN
FILE: A9-Z3
MAP No. 47J-23
APRIL, 2003
DRAWN: WS

PLAN 2



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO APRIL 2003
 BLOS/168ANN2.DGN
 FILE: A9-Z5
 MAP No. 4TJ-2J DRAWN: WS