

Authority: Toronto East York Community Council Report No. 8, Clause No. 6, adopted as amended, by City of Toronto Council on September 22, 23, 24 and 25, 2003  
Enacted by Council: September 25, 2003

## **CITY OF TORONTO**

### **BY-LAW No. 1000-2003**

#### **To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands known as 49-51 River 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 2 definition of “*lot*”, Section 4 (11) (b), Section 4 (11) (c), Section 8 (3) PART I 3(a), Section 8(3) PART II 1(a)(i), Section 8(3) PART II 1(A)I(A)(ii), and Section 9(1)(f), of By-law No. 438-86 as amended, being, “A By-law to regulate the use of land and the erection, use, bulk, height, spacing and massing 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”, shall apply to prevent the erection and the use of buildings containing only dwelling units on the lands municipally known in the year 2003 as 49-51 River Street, provided:
  - (a) the lands comprise the area shown delineated by heavy lines on Map 1 attached to and forming part of this by-law;
  - (b) the aggregate *residential gross floor area* erected or used on the lands shown on Map 1 does not exceed 4645 square metres;
  - (c) no part of the buildings is located otherwise than wholly within the heavy lines as shown on Map 2 attached to and forming part of this by-law, except balconies;
  - (d) the number of *dwelling units* in all buildings on the lands does not exceed 30;
  - (e) the height of the buildings or any portion thereof does not exceed the heights shown on Map 2 attached to and forming part of this by-law;
  - (f) the provisions of this By-law shall continue to apply to the lands shown on Map 1 attached hereto notwithstanding their division into one or more separate lots.
2. For the purposes of this By-law “height” shall mean the vertical difference between “grade” and the highest point of the roof and “grade” shall mean 83.0 metres Canadian Geodetic Datum.

3. For the purposes of this By-law, all other italicized words or expressions have the same meaning as defined in By-law No. 438-86.

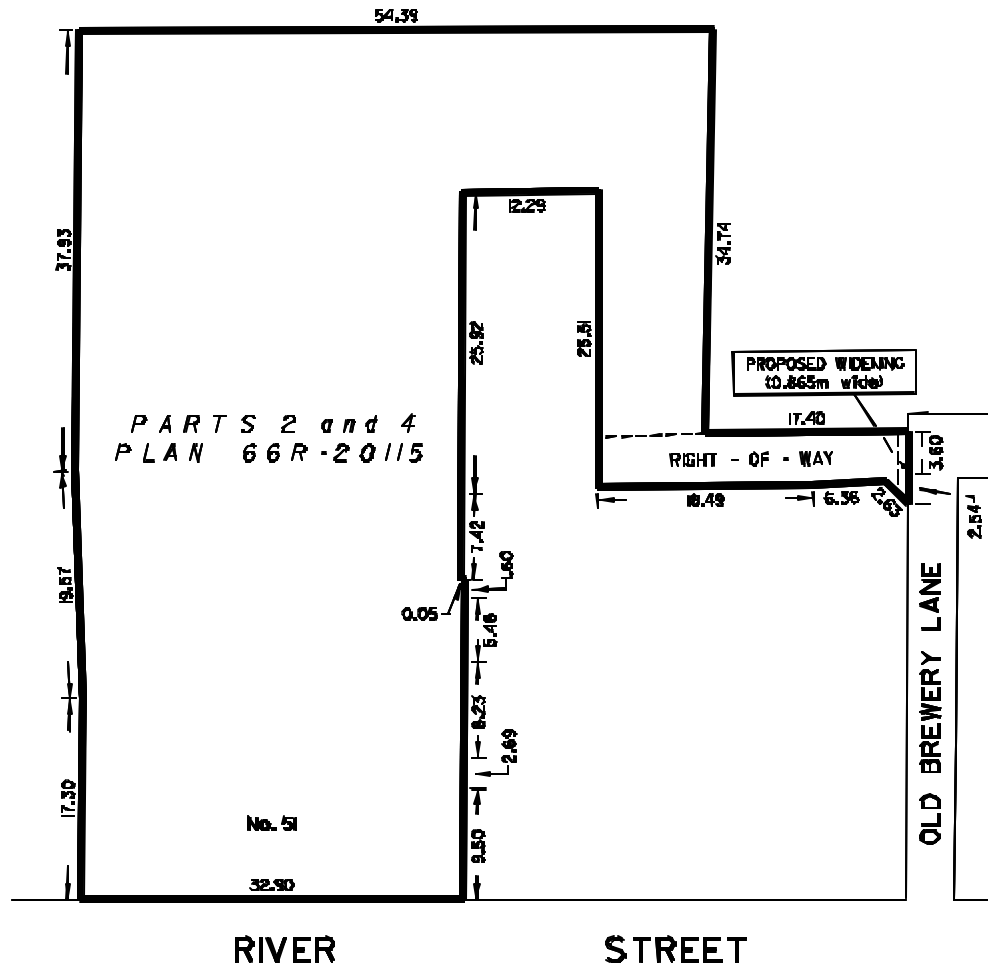
ENACTED AND PASSED this 25th day of September, A.D. 2003.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

## MAP 1

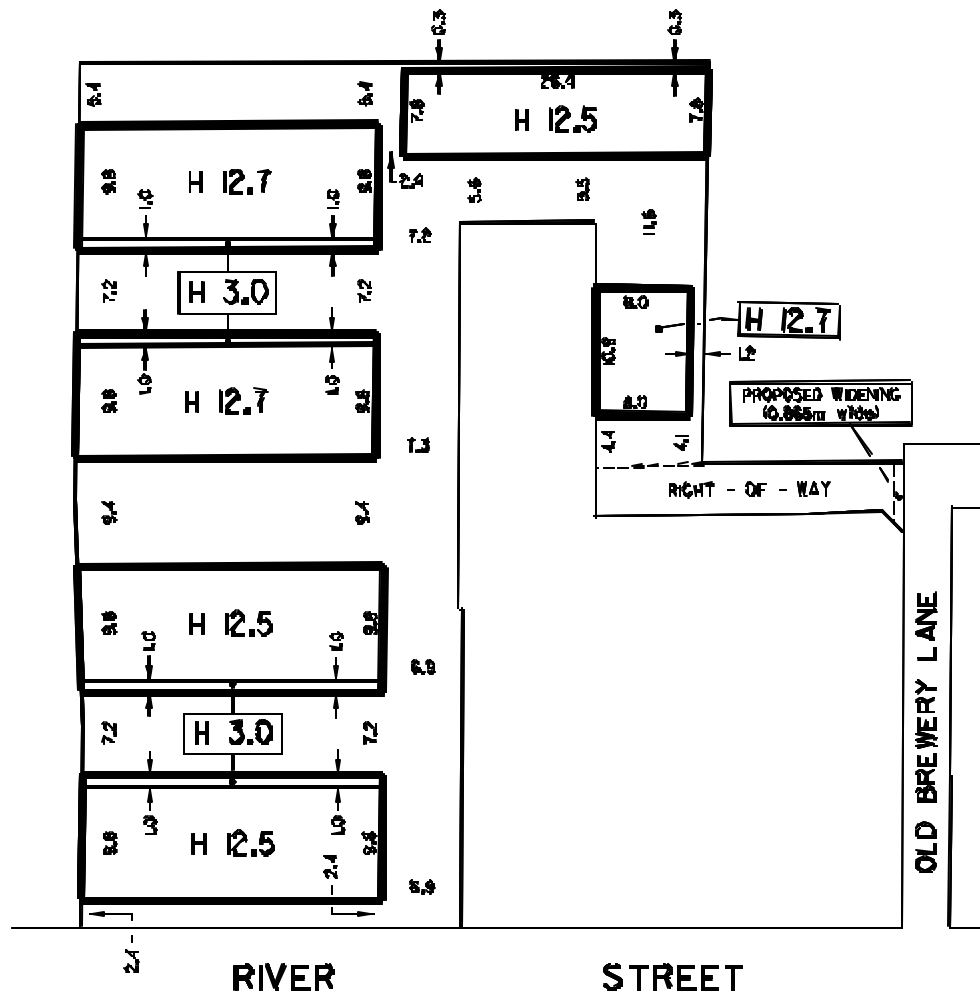


5 0 5 10 METRES



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO SEPTEMBER, 2003  
BLOS/51RIV1.DGN  
FILE: R30-23  
MAP No. 51H-313 DRAWN: D-R

## MAP 2



**H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE**



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO SEPTEMBER, 2003  
BLOS/61R1V2.DGN  
FILES R30-26  
WAP No. 61H-313 DRAWN: D.R