

Authority: Toronto and East York Community Council Report No. 4, Clause No. 6,
as adopted by City of Toronto Council on May 17, 18 and 19, 2005
Enacted by Council: May 19, 2005

CITY OF TORONTO

BY-LAW No. 419-2005

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands known municipally as 76 Wychwood Avenue.

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. Except as otherwise provided herein, the provisions 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 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”, shall continue to apply to the lands outlined by heavy lines on Map 1.
2. District Map 49J-323 contained in Appendix “A” annexed to and forming part of By-law No. 438-86, as amended, is further amended by redesignating the lands outlined by heavy lines on Map 2, attached to and forming part of this By-law, from “Tr D0.6” to “G”, as shown on Map 2 of this By-law, provided that in addition to the provisions of Section 5(1)(f), heating and cooling equipment located below the finished ground level and servicing the *Green/Arts Barns Project* on the adjacent lands zoned Tr, is permitted on the lands outlined by heavy lines on Map 2.
3. None of the provisions of Section 2(1) with respect to the definitions of “*artist’s or photographer’s studio*”, “*lot*”, or “*market gardening*”, Section 4(4)(b), Section 4(12), Section 4(13)(c), Section 9(3) Part I(2), and Section 9(1)(f) of By-law No. 438-86, as amended, shall apply to prevent the retention, renovation and use of the former TTC Car Barns for the purposes of a “*Green/Arts Barns Project*” on the lands outlined by heavy lines on Map 3 of this By-law, provided:
 - (1) the total of the *non-residential gross floor area* and the *residential gross floor area* erected and used for the *Green/Arts Barn Project* does not exceed 5775 square metres.

- (2) the *Green/Arts Barns Project* permits the following uses within the areas identified as such on Map 3,
- (a) Permitted Uses within Area A: *artist live/work units, artist's or photographer's studios, multipurpose rooms;*
 - (b) Permitted Uses within Area B: *pedestrian walkway and circulation area, and multipurpose area;*
 - (c) Permitted Uses within Area C: *artist's or photographer's studios, performing arts studios, gallery space, and multipurpose rooms;*
 - (d) Permitted Uses within Area D: *market gardening, meeting, classroom and administration spaces, and uses to support parks and recreation programs; and*
 - (e) Permitted Uses within Area E: *loading and servicing area for the Green/Arts Barns Project and adjacent public park; and*
- (3) the *Green/Arts Barns Project* contains not more than 26 *artist live/work units*.

4. For the purposes of this By-law:

- (1) (a) “*artist live/work unit*” shall mean a *dwelling unit* that is also used for work purposes, provided only the resident or residents of such accommodation work in the *dwelling unit*, and provided the work component is restricted to a studio or workshop used for the production and display of art and photography, or a *designer's studio*;
- (b) “*artist's or photographer's studio*” shall mean a studio or workshop used for the production and display of art and photography, or a *designer's studio*;
- (c) “*Green/Arts Barns Project*” shall mean a building or buildings encompassing a range of uses focussed on the arts and environment, including uses *accessory* thereto;
- (d) “*lot*” shall mean the area delineated by heavy lines on Map 1;
- (e) “*market gardening*” shall mean the production and display of fruit and vegetable crops, a horticultural nursery, greenhouse, and community bake oven; and
- (f) “*multi-purpose rooms*” or “*multi-purpose area*” shall mean rooms or areas used for the display and exhibition of art, cultural and community events, and meeting, classroom and administration spaces, and uses to support parks and

- recreation programs.
- (2) each word or expression which is italicized herein shall have the same meaning as such word or expression as defined in the aforesaid By-law No. 438-86, as amended, unless otherwise defined in this By-law.

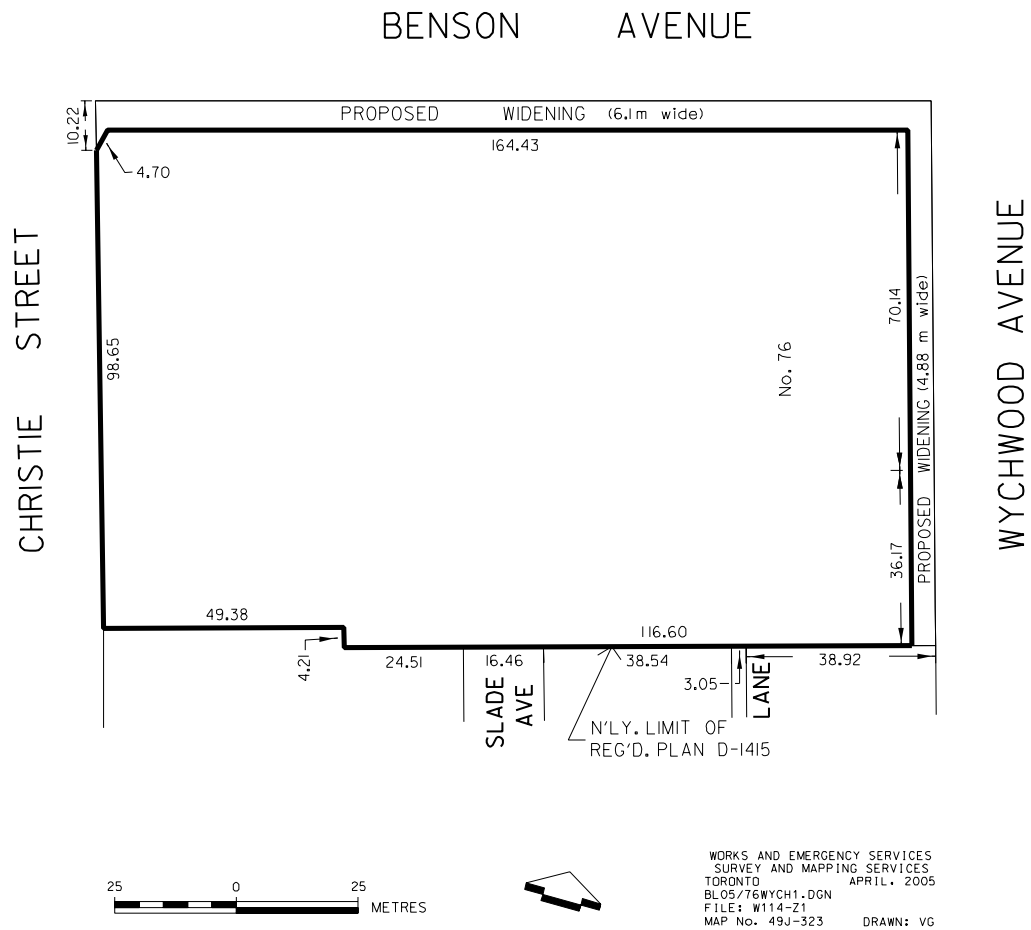
ENACTED AND PASSED this 19th day of May, A.D. 2005.

DAVID R. MILLER,
Mayor

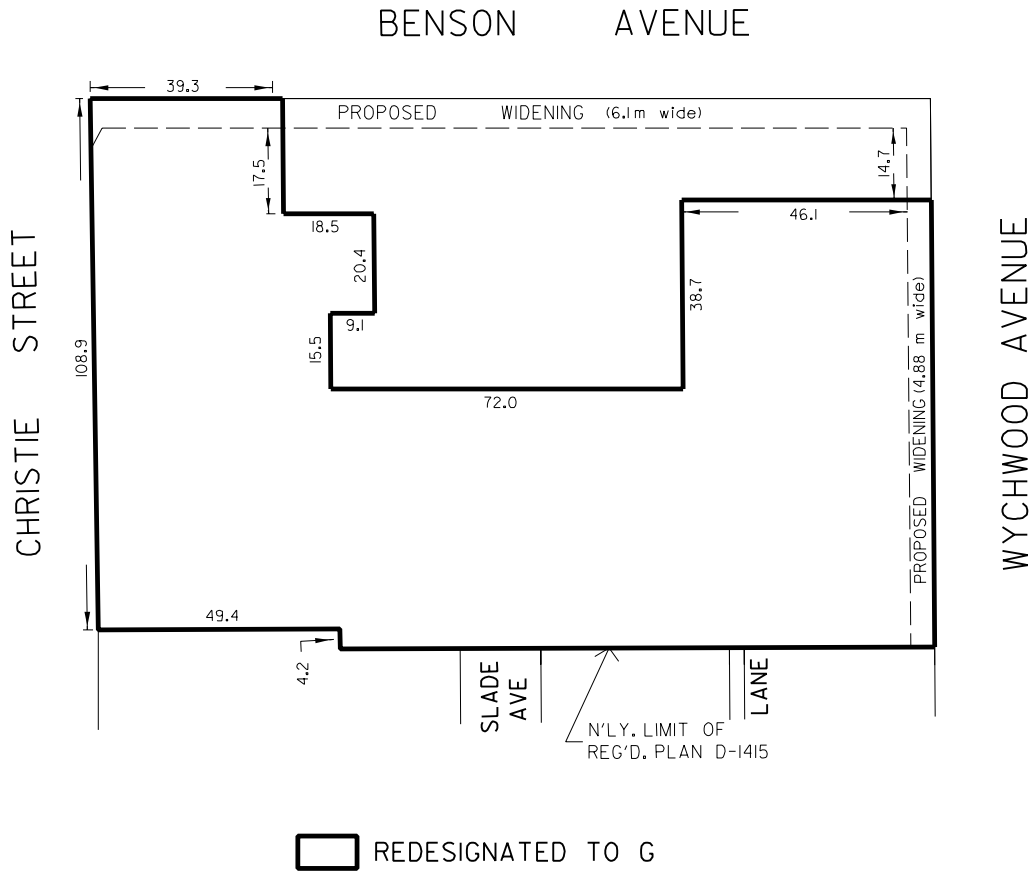
ULLI S. WATKISS
City Clerk

(Corporate Seal)

MAP 1



MAP 2



MAP 3

