

Authority: Toronto and East York Community Council Report No. 5, Clause No. 7,
adopted as amended, by City of Toronto Council on June 14, 15 and 16, 2005
Enacted by Council: June 16, 2005

CITY OF TORONTO

BY-LAW No. 520-2005

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands known municipally as 5 Hanna Avenue being a portion of the Garrison Common North Area.

WHEREAS the Council of the City of Toronto has been requested to amend its zoning by-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, respecting the lands municipally known municipally as 5 Hanna Avenue; and

WHEREAS the authority to pass this By-law is given to the Council of the City of Toronto by Section 34 of the *Planning Act*; and

WHEREAS the Council of the City of Toronto conducted a public meeting under section 34 of the *Planning Act* regarding this proposed zoning by-law amendment; and

WHEREAS the Council of the City of Toronto, at its meeting held June 14, 15 and 16, 2005, determined to further amend Zoning By-law No. 438-86, as amended; and

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

1. None of the provisions of Section 2(1) pertaining to the definition of the words “live-work unit” and “storey” and of Sections 4(2)(a), 4(4)(b), 4(4)(c)(ii), 4(16), 9(1)(f), 9(3) PART 2 and 12(2)298 of Zoning By-law No. 438-86, 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”, as amended, shall apply to prevent the erection and use of a *mixed-use building* containing *live-work units* and other permitted IC uses, provided:
 - (1) the *lot* comprises at least those lands delineated by heavy lines on Map 1 attached to and forming part of this by-law notwithstanding the conveyance of any portion of the lands;
 - (2) no portion of any building or structure erected and used above *grade* is located otherwise than wholly within the area delineated by heavy lines on Map 2 attached to and forming part of this by-law;
 - (3) the total amount of *residential gross floor area, non-residential gross floor area* or any combination thereof in the building shall not exceed 15,135 square metres;
 - (4) the maximum *height* of the building shall not exceed 30 metres and shall comprise not more than 6 *storeys*; and

- (5) the owner provides and maintains on the *lot parking spaces* in accordance with the following table:

USE	REQUIRED PARKING
Apartment building contain “live-work units”	1 <i>parking space</i> per 102 sq.m of <i>non-residential gross floor area</i> ;
Retail store	4.3 <i>parking spaces</i> per 100 sq.m of <i>non-residential gross floor area</i> ;
Residential visitor parking	0.25 <i>parking spaces</i> per unit;

2. For the purpose of this By-law, each word or expression which is italicized has the same meaning as each word or expression contained in By-law No. 438-86, as amended, with the exception of the following:

“live-work unit” means a *dwelling unit* that is also used for work purposes provided the resident or residents of such accommodation work in the *dwelling unit*, and the *dwelling unit* may also be used for work purposes by any number of other persons.

“storey” means the portion of a building that is measured from the top of the finished lower floor to the underside of the finished ceiling of the upper floor above it, and if there is no floor above it, the portion between the top of the floor and the ceiling above it. For the purposes of this by-law, a mezzanine does not constitute a storey provided it does not exceed 45% of the floor area immediately below.

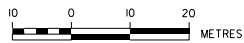
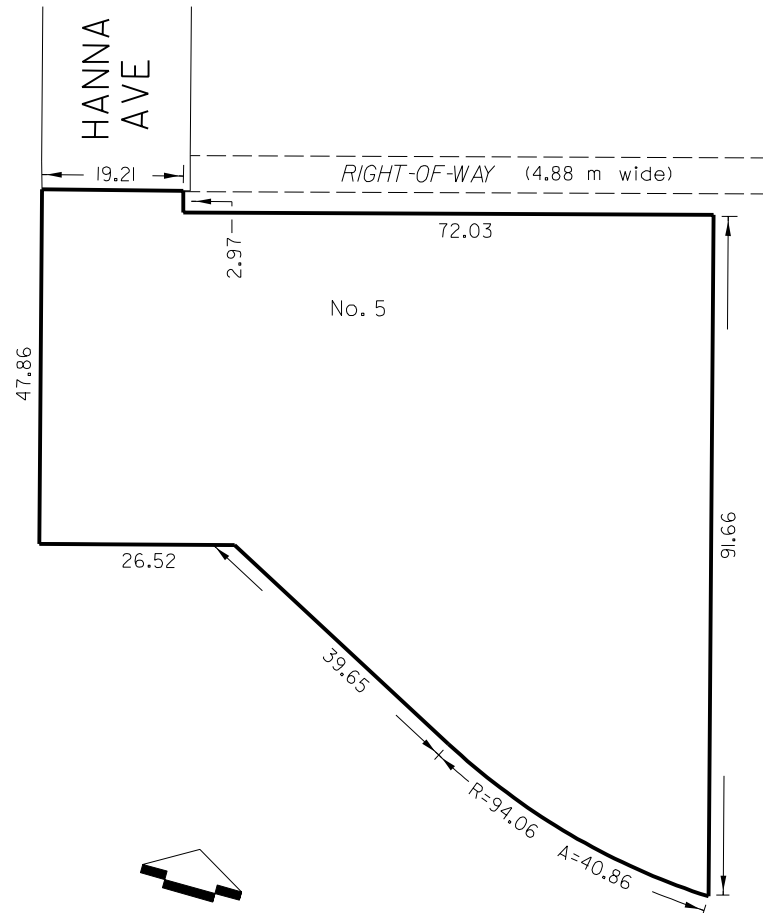
ENACTED AND PASSED this 16th day of June, A.D. 2005.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

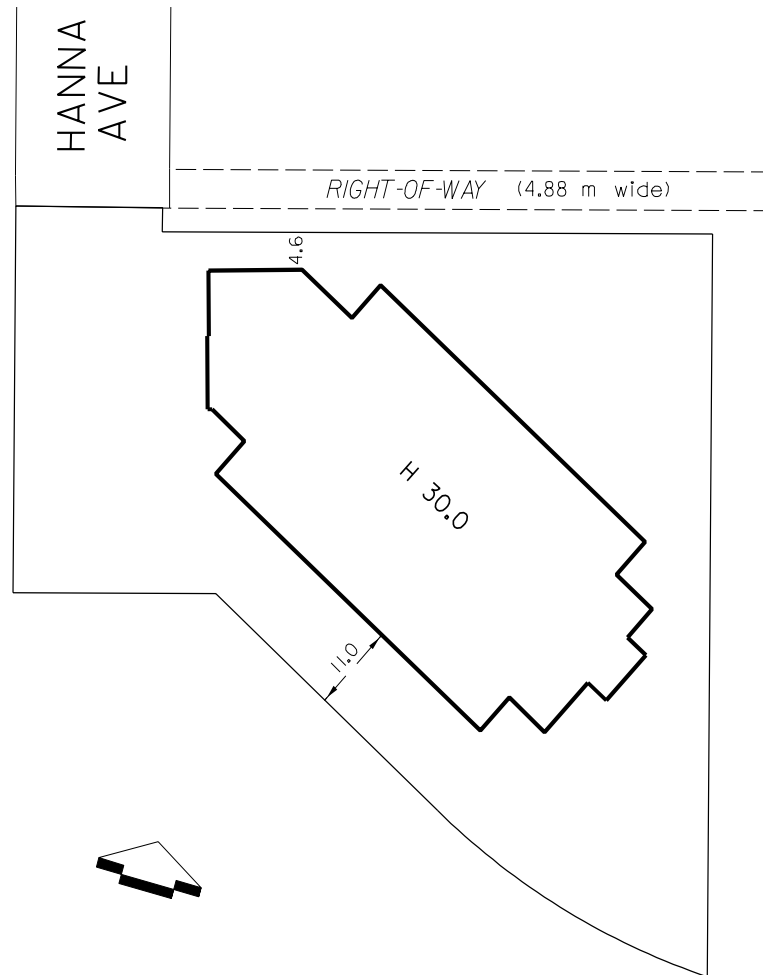
(Corporate Seal)

MAP I

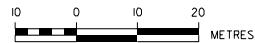


SURVEY AND MAPPING SERVICES
TORONTO JUNE 2005
BL05/5HANNAIA.DGN
FILE: H2-Z3
MAP No. 49G-322 DRAWN: VG

MAP 2



H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



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