

Authority: Toronto and East York Community Council Report 9, Clause 8,
as adopted by City of Toronto Council on December 5, 6 and 7, 2005
Enacted by Council: April 24, 2007

CITY OF TORONTO

BY-LAW No. 351-2007

To amend By-law No. 438-86 of the former City of Toronto, as amended, with respect to lands municipally known as 508 Eastern Avenue.

WHEREAS the Council for 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 in the year 2006 as 508 Eastern Avenue; and

WHEREAS the Toronto and East York Community Council conducted a public meeting under Section 34 of the *Planning Act* regarding this Zoning Amendment; and

WHEREAS the Council of the City of Toronto, at its meeting held on December 5, 6 and 7, 2005 determined to amend Zoning By-law No. 438-86, as amended, for the former City of Toronto;

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

1. Except as otherwise provided herein, the provision of By-law No. 438-86, as amended, being “A By-law to regulate the use of lands and the erection, use, bulk, spacing 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 *site*.
2. District Map No. 52G-323 contained in Appendix ‘A’ of By-law No. 438-86, as amended, is further amended by redesignating to R2 Z1.0 the lands outlined by heavy lines on Map 1 attached hereto and forming part of this By-law as shown thereon as R2 Z1.0.
3. Notwithstanding the provisions of Section 6(3) of Part I of By-law No. 438-86, as amended, the maximum *residential gross floor area* of all buildings or structures erected within the *site* shall not exceed 1586.97 square metres.
4. Notwithstanding Section 4(2)(a) of By-law No. 438-86, as amended, no person shall erect after the passage of this By-law, a building or structure within the site having a height greater than those *heights*, in metres above *grade*, shown following the symbol “H” on Map 3 attached hereto.
5. Notwithstanding the provisions of Section 6(1)(f) of By-law No. 438-86, as amended, no person shall use a *lot* or erect or use a building or structure on the *site*:
 - (a) for any purpose except for the following residential uses, *apartment building, detached house, duplex, row house, rowplex, semi-detached house, semi-detached duplex, semi-detached triplex, triplex*; and

- (b) the following uses *accessory* thereto, *parking area*, *parking garage*, *parking station*, *private garage*.
6. Notwithstanding the provisions of Subsections 2, 3, 4, 5, 7 and 8 of Section 6(3) Part II of By-law No. 438-86, as amended, no part of any building or structure erected or used within the *site* shall be located, above grade, other than within a *Building Envelope*.
7. The preceding Section hereof, does not apply to the type of structure listed in the column entitled "STRUCTURE" in the following chart, provided that the restrictions set out opposite the structure in the columns entitled "MAXIMUM PERMITTED PROJECTION" are complied with:

Structure	Maximum Permitted Projection
Eaves, cornices or ornament	Maximum of 1.0 metre projection
Fences and safety railings	No restriction on the extent of the projection provided the height of the structure does not exceed 2.0 metres
Canopies	Maximum of 3.0 metre projection
Balconies, bay windows	Maximum 1.5 metre projection
Patios, decks, retaining walls	No restriction

8. For the purposes of this By-law, the following expressions shall have the following meaning:
- (a) "*Building Envelope*" means a Building Envelope as delineated on Map 3 attached hereto;
- (b) "*site*" means those lands delineated as the Site on Map 2 attached hereto; and
- (c) each other word or expression, which is italicized in this by-law, shall have the same meaning as each such word or expression as defined in the said By-law No. 438-86, as amended.

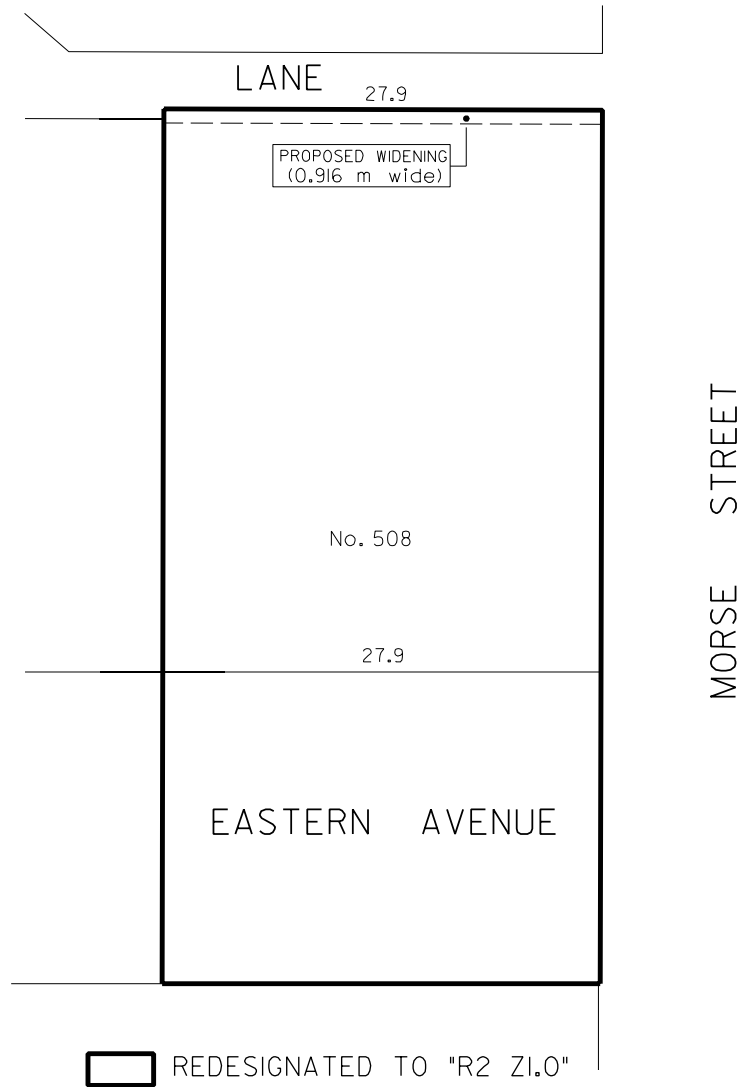
ENACTED AND PASSED this 24th day of April, A.D. 2007.

GLORIA LINDSAY LUBY,
Deputy Speaker

ULLI S. WATKISS
City Clerk

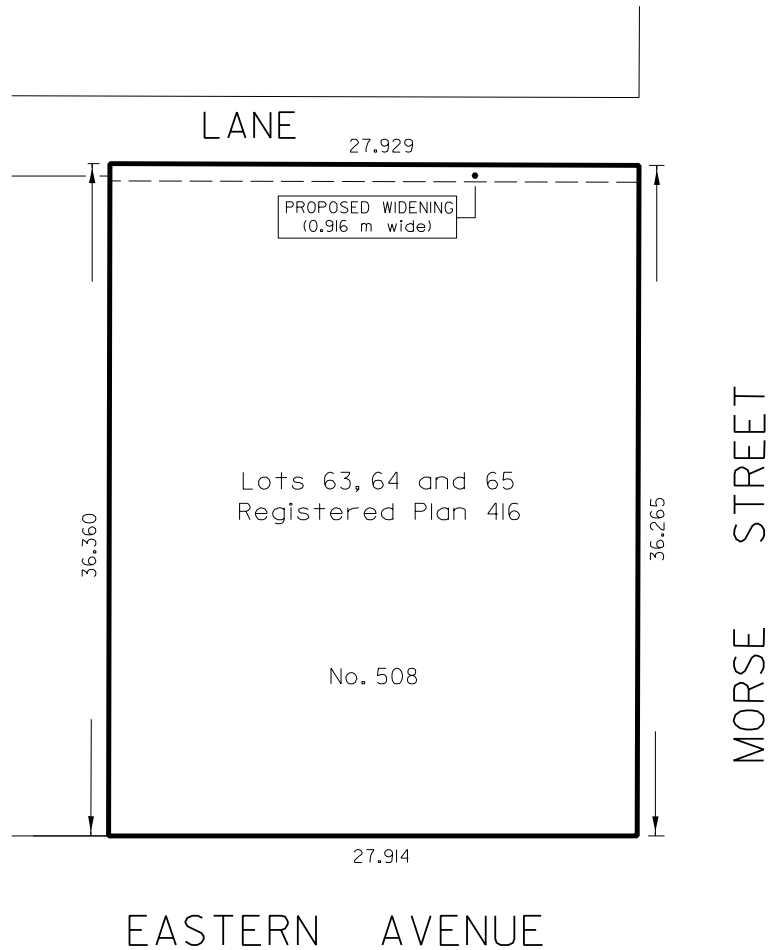
(Corporate Seal)

MAP 1



SURVEY AND MAPPING SERVICES
TORONTO JUNE 2005
BL05/508EAST2.DGN
FILE: E6-Z22
MAP No. 52G-323 DRAWN: VG

MAP 2

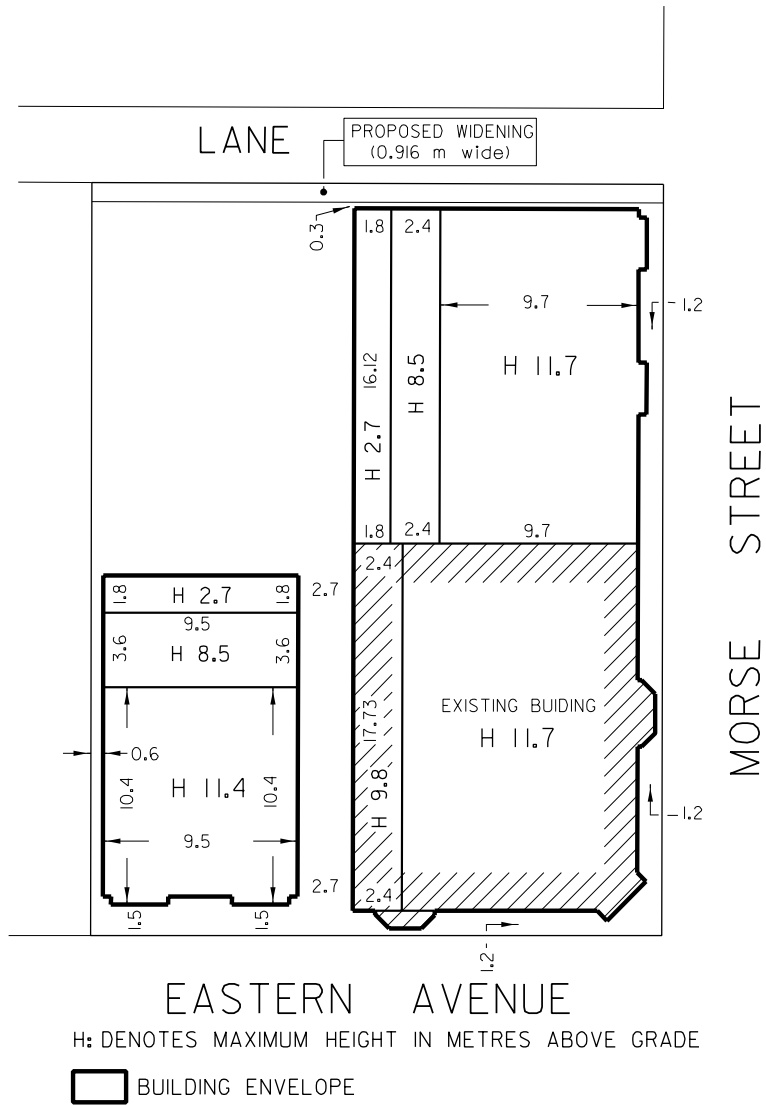


 LANDS REFERRED TO AS THE SITE



SURVEY AND MAPPING SERVICES
TORONTO FEBRUARY 2007
BL07/508EAST2.DGN
FILE: E6-Z22
MAP No. 526-323 DRAWN: VG

MAP 3



SURVEY AND MAPPING SERVICES
TORONTO
BL05/508EAST3.DGN
FILE: E6-Z22
MAP No. 52G-323
JUNE 2005
DRAWN: VG