

Authority: Toronto and East York Community Council Item 4.2,
as adopted by City of Toronto Council on April 23 and 24, 2007
Enacted by Council: May 25, 2007

CITY OF TORONTO

BY-LAW No. 589-2007

To amend the General Zoning By-law No. 438-86, as amended, with respect to the lands municipally known as 19 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 Sections 4(2)(a), 4(5)(B), 4(5)(i)(ii), 4(10)(D), and 4(12), and 4(13), and 9(1)(F), and the definition of *parking space* in Section 2(1) of By-law No. 438-86 of the former City of Toronto, 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 or use of an *apartment building* on the *lot*, provided that:
 - (1) the *lot* on which the proposed building is to be located comprises not less than the lands outlined by heavy lines on Map 1, attached to and forming part of this By-law;
 - (2) no portion of any building or structure is located otherwise than wholly within the areas delineated by heavy lines shown on Map 2, attached to and forming part of this By-law, except for 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
Front entrance steps	No restriction.
Parapets	Maximum 1.0 metre projection, provided the height of such “STRUCTURE” is not greater than 1.0 metre above the height limits established in Section 1(3) of this By-law

STRUCTURE	MAXIMUM PERMITTED PROJECTION
Decorative sills, cornices, eaves	Maximum 1.0 metre projection, provided the height of the “STRUCTURE” is not higher than that portion of the building to which it is attached;
Light fixtures	Maximum 1.0 metre projection, provided the height of the “STRUCTURE” is not higher than that portion of the building to which it is attached
Railings and guardrails	No restriction on the extent of the projection provided the height of such “STRUCTURE” does not exceed 2.0 metres
Eavestroughs, vent pipes, exhaust ducts	Maximum 0.5 metre projection, provided the height of such “STRUCTURE” does not exceed 1.0 metres
Balconies	Maximum 2.1 metres projection, provided the balcony is not higher than that portion of the building to which it is attached

- (3) the height of any building or structure, or portion thereof, including those elements referred to in Section 4(2)(a)(i) of Zoning By-law No. 438-86, as amended, does not exceed the height in metres specified by the numbers following the symbol H on Map 2 attached to and forming part of this By-law;
- (4) the *apartment building* contains a maximum of 36 *dwelling units*, which units may be used as *live-work units*;
- (5) the *residential gross floor area* of the building erected on the *lot* does not exceed 3,180 square metres;
- (6) no *residential gross floor area* or *non-residential gross floor area* shall be erected or used above a height of 20.75 metres;
- (7) a minimum of 18 *parking spaces* is provided and maintained on the *lot*;
- (8) the *parking spaces* required by this by-law are located below-grade and are a minimum of 5.6 metres in length;
- (9) a minimum of 15 square metres of *residential amenity space* – indoor is provided and maintained on the *lot*;

- (10) a minimum of 24 *bicycle parking spaces* are provided and maintained on the *lot*, of which a minimum 18 are *bicycle parking spaces – occupant*.
2. For the purposes of this By-law, each word or expression that is italicized in the By-law shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended.
3. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this 25th day of May, A.D. 2007.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)



