

Authority: Toronto and East York Community Council Item 7.6,
as adopted by City of Toronto on July 16, 17, 18 and 19, 2007
Enacted by Council: July 19, 2007

CITY OF TORONTO

BY-LAW No. 858-2007

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands municipally known as 962, 966 and 968 Eastern 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. None of the provisions of Section 4 (2), Section 4(6)(b), Section 4(17) as it pertains to *parking space* size and dimension, Section 6(3) Part I 1, Section 6(3) Part II, Section 6(3) Part III and Section 6(3) Part IV 2 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 apply to prevent the erection and five storey mixed-use building on the lands known municipally in the year 2007 as 960 to 968 Eastern Avenue, provided:
 - (1) the lands comprise the area shown on Map 1 attached hereto;
 - (2) the aggregate *residential gross floor area* erected or used on the lands shown on Map 1 does not exceed 1840 square metres;
 - (3) the *mixed use building* contains not more than 29 *dwelling units*;
 - (4) the aggregate *non-residential gross floor area* erected or used on the lands shown on Map 1 does not exceed 1600 square metres and shall be used for the purposes of office or the *branch of a bank or financial institution*;
 - (5) no portion of any of the buildings shall extend beyond the lines delineating the building footprints on Map 2 attached hereto;

- (6) notwithstanding (5), the following projections are permitted:

STRUCTURE	LOCATION OF PROJECTION	MAXIMUM PERMITTED PROJECTION	OTHER APPLICABLE QUALIFICATIONS
eaves or cornices	required setback area from any lot line	0.45 metres	none
balconies	required setback area from any lot line	1.5 metres	Attached to the north elevation
fences and safety railings	required setback area from any lot line	no restriction	height of fence or safety railing not to exceed 2.0 metres
exterior insulation and facing material, including any supporting foundation	required setback area from any lot line	0.16 metres	None
repair, replacement or vertical extension of the existing foundation of a residential building	required setback area from any lot line	no closer to the lot lines than the existing foundation	height of existing foundation may be increased by up to 0.3 metres

- (7) no person shall erect or use a building or structure on the *lot* having a greater *height* in metres than the *height* limits specified by the numbers following the symbol H on the attached Map 2;
- (8) notwithstanding Section 1(6) of this By-law, the maximum *height* for parapets, terrace and balcony guards and dividers, planters, railings, decorative screens, window washing equipment, and ornamental architectural features shall be the sum of 1.7 metres and the applicable height limit shown on Map 2;
- (9) *residential amenity space* shall be provided in accordance with the following:
- (a) a minimum of 74 square metres of *residential amenity space - indoor*; and
 - (b) a minimum of 74 square metres of *residential amenity space - outdoor*.
- (10) *parking spaces* shall have a minimum width of 2.6 metres and a minimum length of 5.3 metres;
- (11) driveways shall have a minimum width of 6.0 metres;
- (12) an on-site loading space with dimensions of at least 3.5 metres in width and 5.3 metres in length is provided; and
- (13) the development shall be built and maintained a *social housing*.

2. For the purposes of this By-law, the terms set forth in italics shall have the same meaning as such terms have for the purposes of former City of Toronto Zoning By-law No. 438-86; and
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 all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this 19th day of July, A.D. 2007.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)



