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;

		1	,
STRUCTURE	LOCATION OF	MAXIMUM	OTHER
	PROJECTION	PERMITTED	APPLICABLE
		PROJECTION	QUALIFICATIONS
eaves or cornices	required setback	0.45 metres	none
	area from any lot		
	line		
balconies	required setback	1.5 metres	Attached to the
	area from any lot		north elevation
	line		
fences and safety railings	required setback	no restriction	height of fence or
	area from any lot		safety railing not to
	line		exceed 2.0 metres
exterior insulation and	required setback	0.16 metres	None
facing material, including	area from any lot		
any supporting foundation	line		
repair, replacement or	required setback	no closer to the lot	height of existing
vertical extension of the	area from any lot	lines than the	foundation may be
existing foundation of a	line	existing foundation	increased by up to
residential building		-	0.3 metres

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

- (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*.

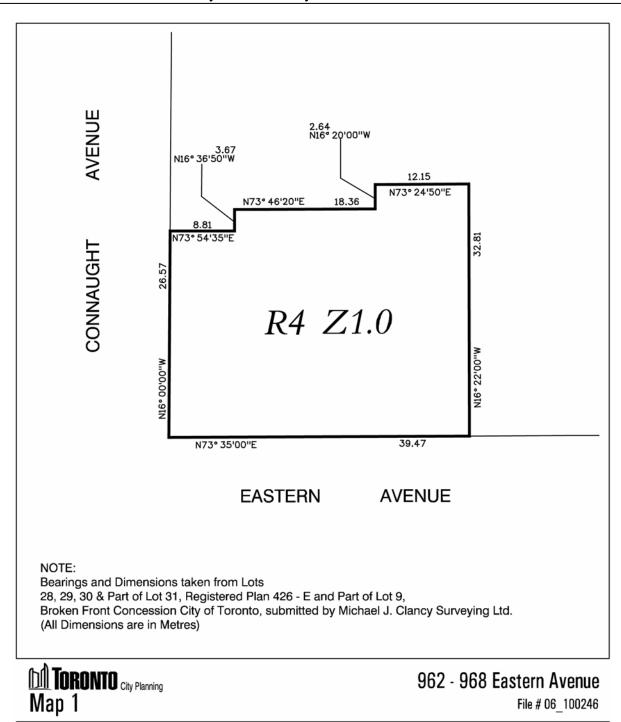
- 2. For the purposes of this By-law, the terms set forth in italics shall have the same meaning as such terms have for the purposes of former City of Toronto Zoning By-law No. 438-86; and
- **3.** Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any 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)

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Zoning By-law 438-86 as amended 06/04/07 - DR

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