

Authority: Toronto and East York Community Council Item 27.17,
as adopted by City of Toronto Council on September 30 and October 1, 2009
Enacted by Council: October 1, 2009

CITY OF TORONTO

BY-LAW No. 943-2009

To amend the General Zoning By-law No. 438-86, of the former City of Toronto with respect to the *Regent Park Area*.

WHEREAS Council at its meeting of February 16, 2005 enacted By-law No. 141-2005; and

WHEREAS this By-law is passed in implementation of the City of Toronto Secondary Plan for the *Regent Park Area*; and

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. Section 2(1) of By-law No. 438-86, being “A By-law to regulate the use of land in the erection, use, bulk, height, spacing of/and other matters relating to buildings and structures in various areas of the City of Toronto”, as amended, is further amended by:
 1. Height and Minimum Lot Frontage Map 51H-313 contained in Appendix “B” of By-law No. 438-86, as amended, is hereby further amended by redesignating the lands delineated by heavy lines as shown on Map 1 attached hereto.
 2. Section 12(1) 465 of By-law No. 438-86 is amended by:
 - (a) deleting Section (c)(ii) in its entirety and replacing it with the following Section (c)(ii):

“a *residential building*; an *artist live/work studio*; *senior citizens’ housing*; *live-work unit* located at *grade* which is a dwelling unit that is also used for work purposes where the resident or residents of such accommodation and up to a maximum of 2 employees, at any one given time, of the residents work in the *dwelling unit*, provided the work component is restricted to the following uses or classifications: office, studio, *custom workshop*, *personal grooming establishment* or *tailoring shop*; a non-profit agency that provides community services such as but not limited to employment, immigration, counselling, welfare, or legal services; one *retail store* located on the ground floor or basement of an *apartment building*; *parking stacker*, and *accessory* uses thereto.”;

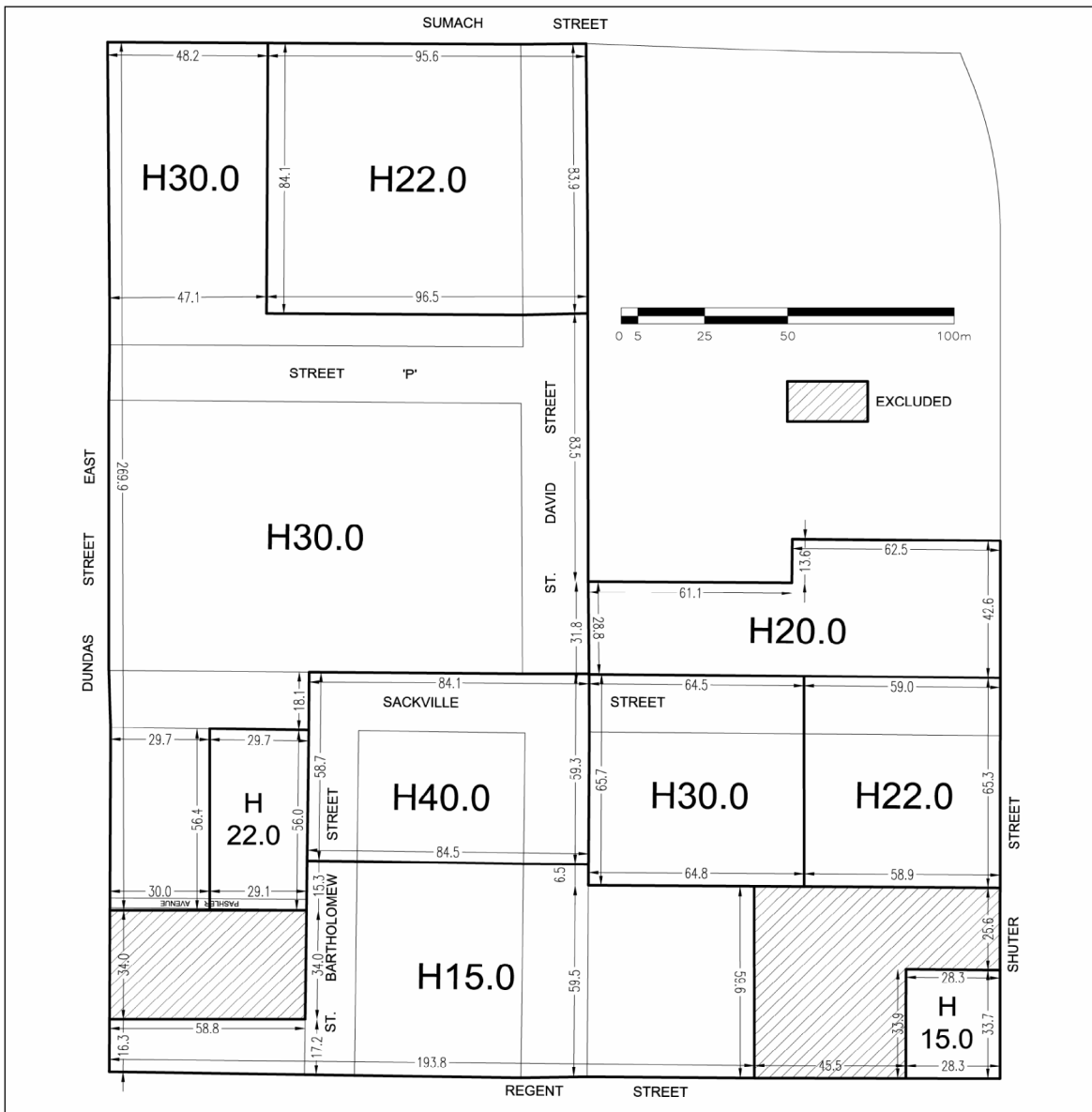
- (b) deleting Section (d)(ii) in its entirety and replacing it with the following Section (d)(ii):
- “a *residential building*; a *parking stacker*; a *live-work unit* which is a *dwelling unit* that is also used for work purposes where the resident or residents of such accommodation and any number of employees of the residents work in the *dwelling unit*, provided the work component is restricted to the following uses or classifications: office, studio, *custom workshop*, *personal grooming establishment* or *tailoring shop*; *designer’s studio*; *recycling depot*, and *accessory* uses thereto.”;
- (c) Section (k)(ii) is amended by deleting the number “75” in the third line thereof, and replacing it with the number “77”;
- (d) Sections (k)(iii) and (k)(iv) are deleted in their entirety;
- (e) Map 1 of 2 is amended to incorporate the changes shown on Map 2 attached hereto; and
- (f) For the purposes of this By-law, insert after 4 (vii) the following:
- (viii) *custom workshop* means a building where there is carried on individual custom production of drapes and slip covers, venetian blinds, handmade leather goods, millinery, weaving, gold and silver engraving or an upholsterer’s shop and other *non-offensive* custom production of articles or things but does not include factory production or a shop or factory otherwise classified or defined in this by-law.

ENACTED AND PASSED this 1st day of October, A.D. 2009.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)



Map 1
Amendment to Map 4 of Bylaw 141-2005

Regent Park
(591 Dundas Street East)
File # 09_117788



05/12/2009

