

Authority: Toronto and East York Community Council Item 27.19, adopted as amended,
by City of Toronto Council on September 30 and October 1, 2009

Enacted by Council: October 1, 2009

CITY OF TORONTO

BY-LAW No. 983-2009

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands municipally known as 1864 to 1876 Queen Street East.

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(6)(b), 4(12), 8(3)(Part 1) and 8(3)(Part 2)(4a) and (4c) 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 a *mixed-use building* on the *lot* for:
 - (a) not more than 28 residential units;
 - (b) any uses permitted in an MCR district under Zoning By-law No. 438-86, as amended.

Provided that:

- (1) the *lot* on which the proposed building is to be located comprises at least those lands delineated 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	LOCATION OF PROJECTION	MAXIMUM PERMITTED PROJECTION	OTHER APPLICABLE QUALIFICATIONS
eaves or cornices	Required setback area from any lot line	0.45 metres	none
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

- (3) the *height* of any building or structure, as measured from the average grade along the Queen Street East frontage of the subject property or portion thereof, 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 *residential gross floor area* of the building erected on the *lot* does not exceed 5,055 square metres;
 - (5) *non-residential gross floor area* of the building erected on the *lot* does not exceed 925 square metres;
 - (6) a *loading space – type C* be provided;
 - (7) a minimum of 30 square metres of *residential amenity space – indoor* is provided and maintained on the *lot*;
 - (8) no individual commercial space shall exceed an area of 325 square metres; and
 - (9) the terraces shall have a minimum depth of 4.3 meters at the 2nd floor height, 3.6 metres at the 3rd floor height, 2.5 metres at the 4th floor height and 3.6 metres at the 6th storey height. For the purposes of this provision, depth of terrace means the length measured from the main wall of the building to the outer edge of the terrace.
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

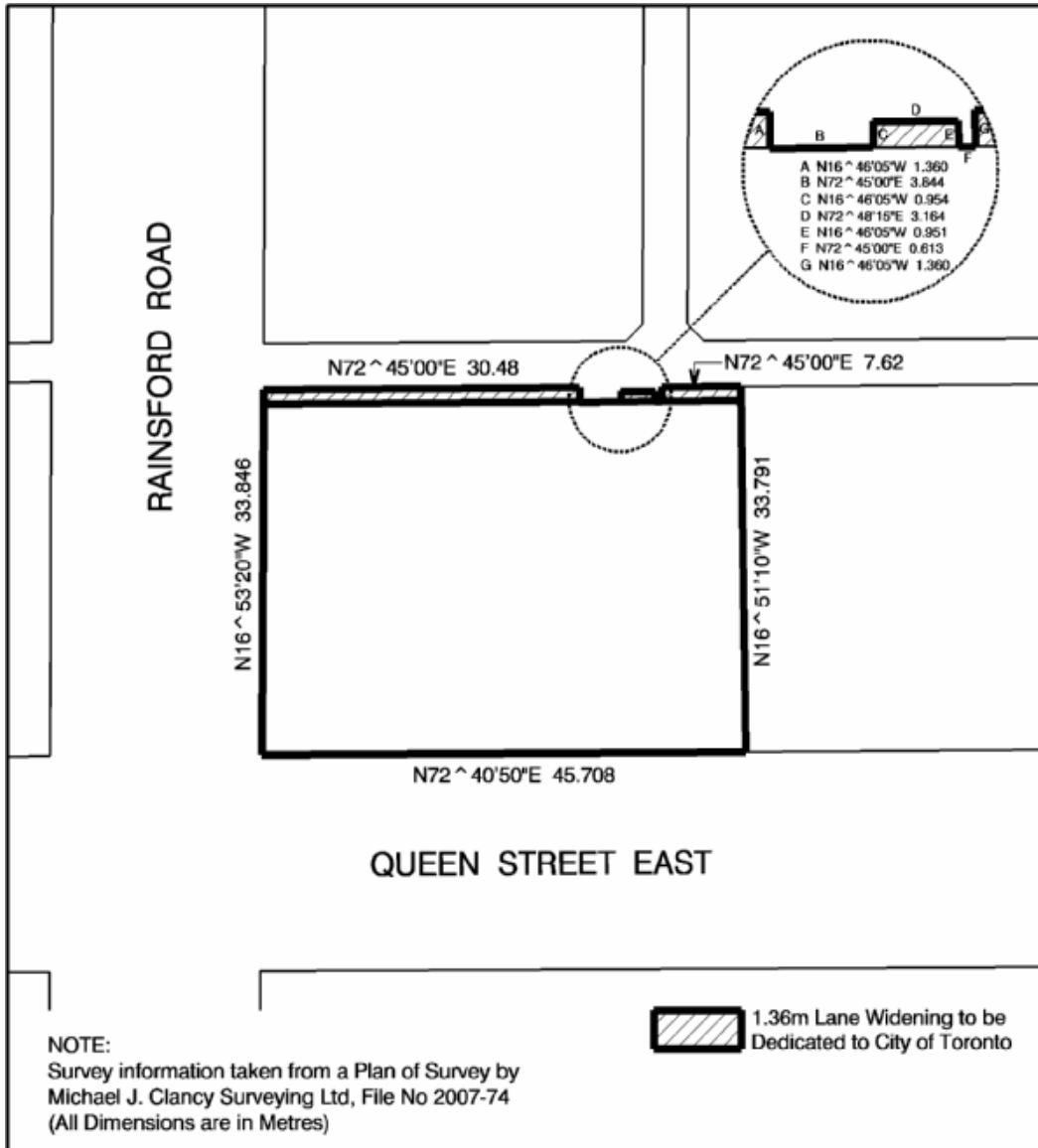
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

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

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)



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Not to Scale
09/18/2009

