

Authority: Toronto and East York Community Council Item TE20.5, adopted as amended, by the City of Toronto Council on December 13, 14 and 15, 2016

CITY OF TORONTO

BY-LAW No. 1283-2016

To amend former City of Toronto Zoning By-law No. 438-86, as amended, with respect to the lands municipally known in 2016 as 585 to 597 Bloor Street West on the south side, 568 to 580 Bloor Street West on the north side, 581 to 603 Markham Street and 633 to 635 on the east side, 586 to 612 Markham Street on the west side and 29 Lennox Street on the north side.

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 enacts:

1. Section 12(2)270(a) of By-law 438-86 is amended by adding to the introductory paragraph the phrase "other than those lands identified in (c) below," so that it reads:
 - (a) No person shall, other than those lands identified in (c) below, on any *lot* in any CR, MCR, RA, I or IC district, erect or use any building or construct an addition to an existing building, for any purpose permitted in sections 8(1)(f)(b)(iv) or 9(1)(f)(b)(iv) and (xi), where the total *non-residential gross floor area* used for such purpose is:

2. Section 12(2)270(c) is amended by removing the word "Reserved" and adding:
 - (c) No person shall, within the area outlined by the heavy lines on Map 1 at the end of this exception, on any lot in any CR, MCR, RA, I or IC district erect or use any building or construct an addition to an existing building, for any purpose permitted in sections 8(1)(f)(b)(iv) and 9(1)(f)(b)(iv) and (xi), where the total *non-residential gross floor area* used for such purpose is:
 - (i) greater than the amount which existed on the lot on December 15, 2016, plus an additional 1,800 square metres; and
 - (ii) provided the total non-residential gross floor area in (i) is not greater than the amount permitted on the lot by sections 8(3) PART I 2 and 9 (3) PART I 2 and 3; and
 - (iii) provided no single retail or service use exceed a *non-residential gross floor area* of 3,500 square metres; and

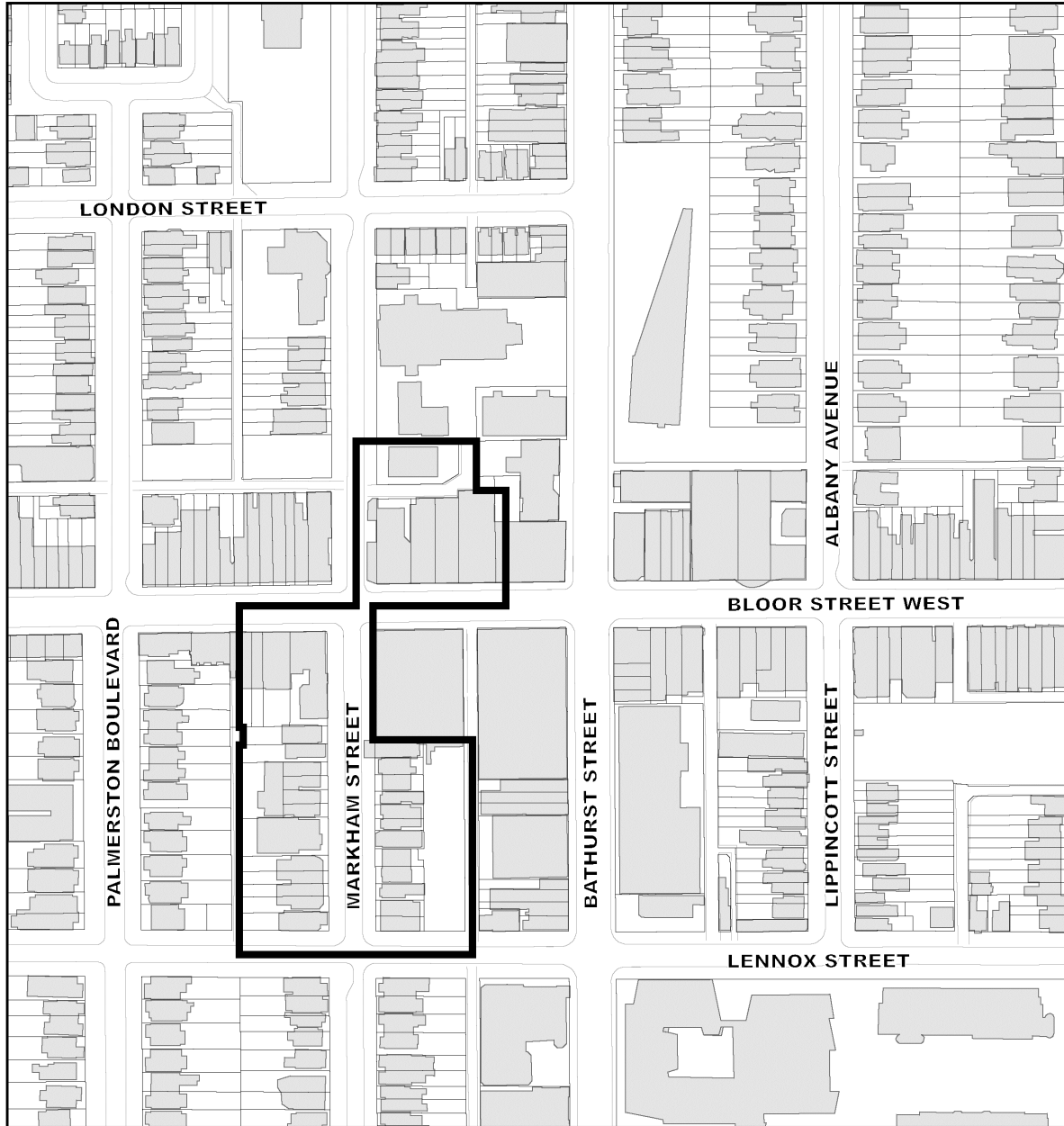
- (iv) provided no single retail or service use on the ground floor exceed a width of 12 metres of the lot line on Bathurst Street, Markham Street, Bloor Street West and Lennox Street.

Enacted and passed on December 15, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



Map 1

Bloor Street West, Markham Street, & Lennox Street

File # 14 254231 STE 20 0Z



Bathurst-Bloor Character Area Zoning By-law Amendment



Not to Scale
09/27/2016