

Authority: Toronto Community Council Report No. 12, Clause No. 31,
as adopted by City of Toronto Council on October 28, 29 and 30, 1998
Enacted by Council: October 27, 1999

CITY OF TORONTO

BY-LAW No. 679-1999

**To amend Zoning By-law No. 438-86 of the former City of Toronto
respecting lands known as No. 1 Silver Avenue.**

The Council of the City of Toronto HEREBY ENACTS as follows:

1. None of the provisions of Section 9(1)(f)(a) of By-law No. 438-86, 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 and use of a *detached house* on the *lot* provided:

- (1) the *lot* consists of at least the lands shown within the heavy lines on Plan 1 attached;
- (2) no part of the *detached house*, above *grade*, is located otherwise than wholly within the area outlined by heavy lines on the attached Plan 2, except for a steel shade structure on the roof of said *detached house* provided it does not project more than 0.3 metres beyond the said heavy lines, as shown on Plan 2;
- (3) notwithstanding section 4(2) of By-law No. 438-86, the height of the *detached house*, including all rooftop structures and elements, does not exceed the heights shown on Plan 2;
- (4) the *residential gross floor area* of the *detached house* does not exceed 297 square metres;
- (5) vehicular parking is provided and maintained in a basement garage within the building and consists of not less than 1 and not more than 5 *parking spaces*; and
- (6) the slope of the vehicular ramp does not exceed 7.5 per cent within 6.0 metres of the public lane, as widened, and 15 per cent along the remaining portions.

2. For the purpose of this by-law,

- (1) the word “*grade*” means the lowest point of the natural or finished elevation of the ground adjoining the *front* wall of the *detached house*; and

- (2) each other word or expression which is italicized herein shall have the same meaning as such word or expression as defined in By-law No. 438-86, as amended.

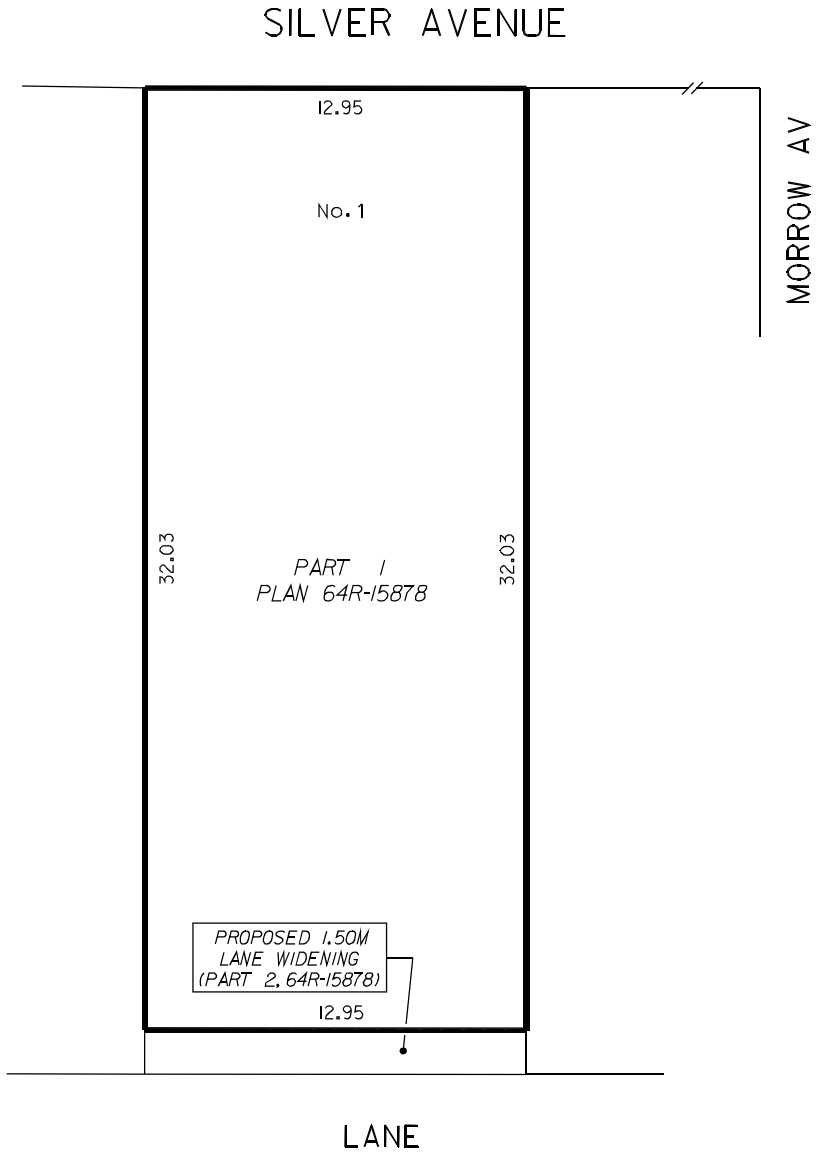
ENACTED AND PASSED this 27th day of October, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

PLAN 1



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO SEPTEMBER, 1999
BL2/SILVER1.DGN
FILE: S146-Z2
MAP No. 48H-322 DRAWN: WL

