

Authority: Toronto Community Council Report No. 2, Clause No. 41,  
as adopted by City of Toronto Council on February 1, 2 and 3, 2000  
Enacted by Council: February 3, 2000

## CITY OF TORONTO

### BY-LAW No. 46-2000

#### To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands known as 275 Wallace Avenue.

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

1. District Map No. 48J-312 contained in Appendix “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, is further amended by redesignating to R2 Z1.0 the lands outlined by heavy lines on Map 1, attached to and forming a part of this by-law.

2. Height and Minimum Lot Frontage Map No. 48J-312 contained in Appendix “B” of By-law No. 438-86, as amended, is further amended by redesignating to H10.0 the lands shown outlined by heavy lines on Map 1.

3. None of the provisions contained in Section 6 (3) Part I 1 of By-law No. 438-86, as amended, shall apply to prevent the erection and use on the *site* of a building or structure and uses *accessory* thereto provided:

- (a) no person shall erect or use a *semi-detached house* on a *lot* within the *site* having a *residential gross floor area* in excess of 160.0 square metres; or
- (b) no person shall erect or use a *detached house* on a *lot* within the *site* having a *residential gross floor area* in excess of 164.0 square metres.

4. None of the provisions contained in Section 6(1) and the chart in paragraph (f) thereof of By-law No. 438-86, as amended, shall apply to prevent the erection and use on the *site* of the following uses for the purposes or selling the *residential buildings* permitted herein: a temporary sales showroom provided the floor area of the said temporary sales showroom shall not exceed 175 square metres; a model home, which may also include a temporary sales showroom, provided it complies with the provisions of this by-law.

5. No person shall, on a *lot* within the *site*, provide the parking required in any parking facility other than a fully enclosed *private garage* on the same *lot* with its floor level located at or above *grade*.

6. None of the provisions contained in Section 6(3) Part II 2 of By-law No. 438-86, as amended, pertaining to front yard setbacks, shall apply within the site, but no person shall, within the site, erect or use a building or structure located closer to the front lot line than 1.524 metres.

**7.** None of the provisions contained in Section 6(3) Part II 3 of By-law No. 438-86, as amended, pertaining to front yard setbacks shall apply within the site, but no person shall, within the site, erect or use a building or structure that does not comply with the following minimum side yard setbacks:

- (a) no person shall, on lot 1, erect or use a building or structure having any part thereof located closer to the south side lot line than 0.358 metres;
- (b) no person shall, on lots 36 and 64, erect or use a building or structure having any part thereof located closer to the north side lot line than 0.379 metres; and
- (c) no person shall, on lot 37, erect or use a building or structure having any part thereof located closer to the south side lot line than 0.329 metres.

**8.** None of the provisions contained in Section 6(3) Part II 3 of By-law No. 438-86, as amended, pertaining to setbacks from a flanking street shall apply within the site, but no person shall, within the site, erect or use a building or structure that does not comply with the following minimum setbacks:

- (a) no person shall, on lot 1, erect or use a building or structure having any part thereof located within 0.662 metres of Wallace Avenue;
- (b) no person shall, on lot 36, erect or use a building or structure having any part thereof located within 0.662 metres of Paton Road; and
- (c) no person shall, on lot 64, erect or use a building or structure having any part thereof located within 0.662 metres of Paton Road.

**9.** None of the provisions contained in Section 6(3) Part VII 1 of By-law No. 438-86, as amended, pertaining to minimum lot frontages shall apply within the site, but no person shall, within the site, erect or use a building or structure that does not comply with the following minimum lot frontages:

- (a) no person shall erect or use a building or structure on lot 1, having a lesser lot frontage than 5.997 metres;
- (b) no person shall erect or use a building or structure on lot 2, having a lesser lot frontage than 5.030 metres;
- (c) no person shall erect or use a building or structure on lots 3 to 34, having a lesser lot frontage than 4.877 metres;
- (d) no person shall erect or use a building or structure on lot 35, having a lesser lot frontage than 5.030 metres;
- (e) no person shall erect or use a building or structure on lot 36, having a lesser lot frontage than 6.018 metres;

- (f) no person shall erect or use a building or structure on lot 37, having a lesser lot frontage than 5.668 metres;
- (g) no person shall erect or use a building or structure on lot 38, having a lesser lot frontage than 5.181 metres;
- (h) no person shall erect or use a building or structure on lots 39 to 62, having a lesser lot frontage than 4.877 metres;
- (i) no person shall erect or use a building or structure on lot 63, having a lesser lot frontage than 5.181 metres; and
- (j) no person shall erect or use a building or structure on lot 64, having a lesser lot frontage than 5.867 metres.

**10.** For the purposes of this by-law:

- (a) “site” means those lands delineated by heavy lines on Map 1, attached to and forming a part of this by-law;
- (b) “lot” means any of Lots 1 to 64 inclusive, on Map 2, attached to and forming a part of this by-law; and
- (c) each other word or expression which is italicised in this by-law shall have the same meaning as each such word or expression as defined in said By-law No. 438-86, as amended.

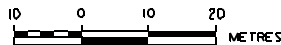
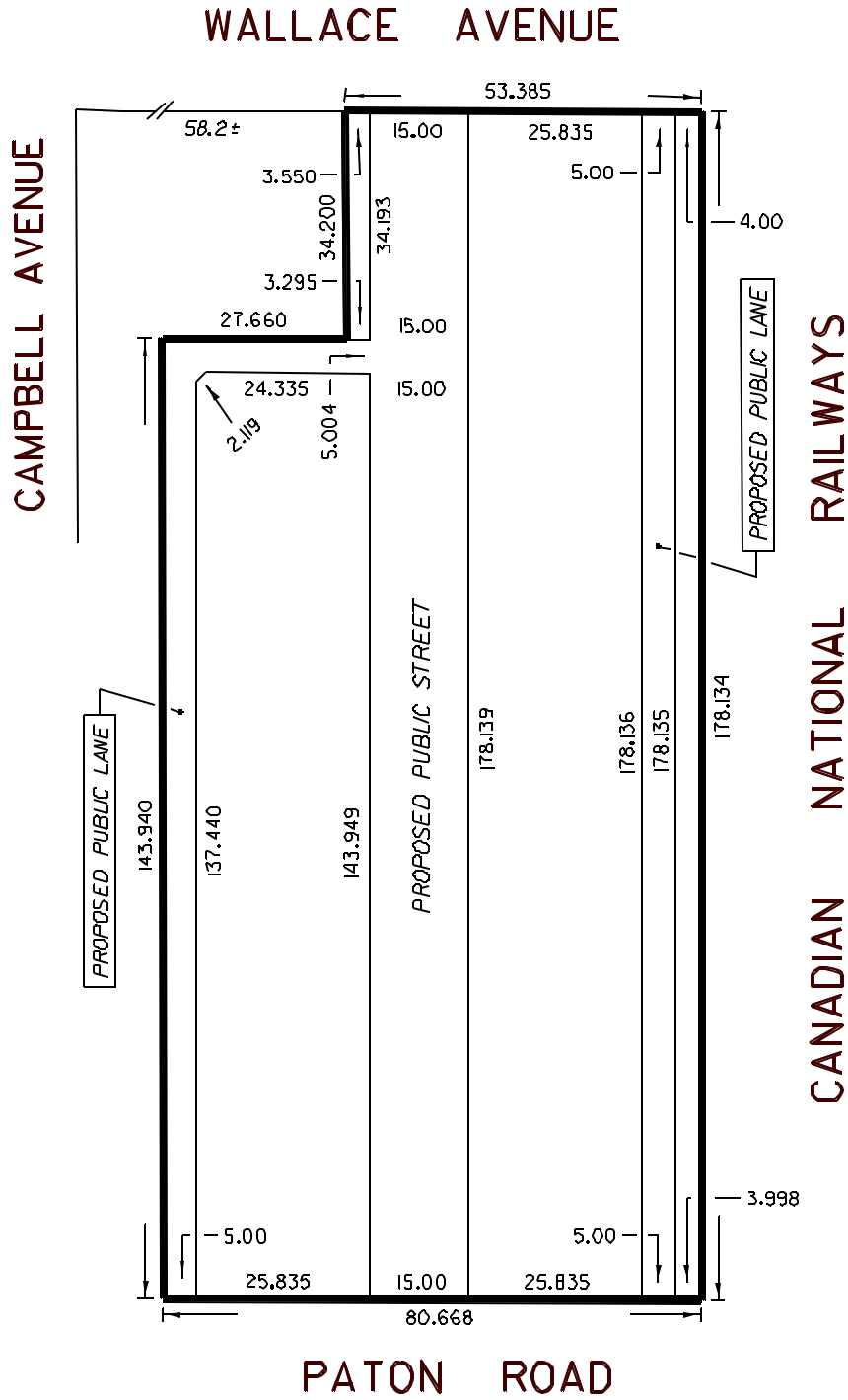
ENACTED AND PASSED this 3rd day of February, A.D. 2000.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

# MAP 1



MIRKS AND EMERGENCY SERVICES  
 SURVEY AND MAPPING SERVICES  
 TORONTO JANUARY, 2000  
 BL2/275WALL1.DGN  
 FILE# W13-22  
 MAP No. 48J-312 DRAWN: PG

MAP 2

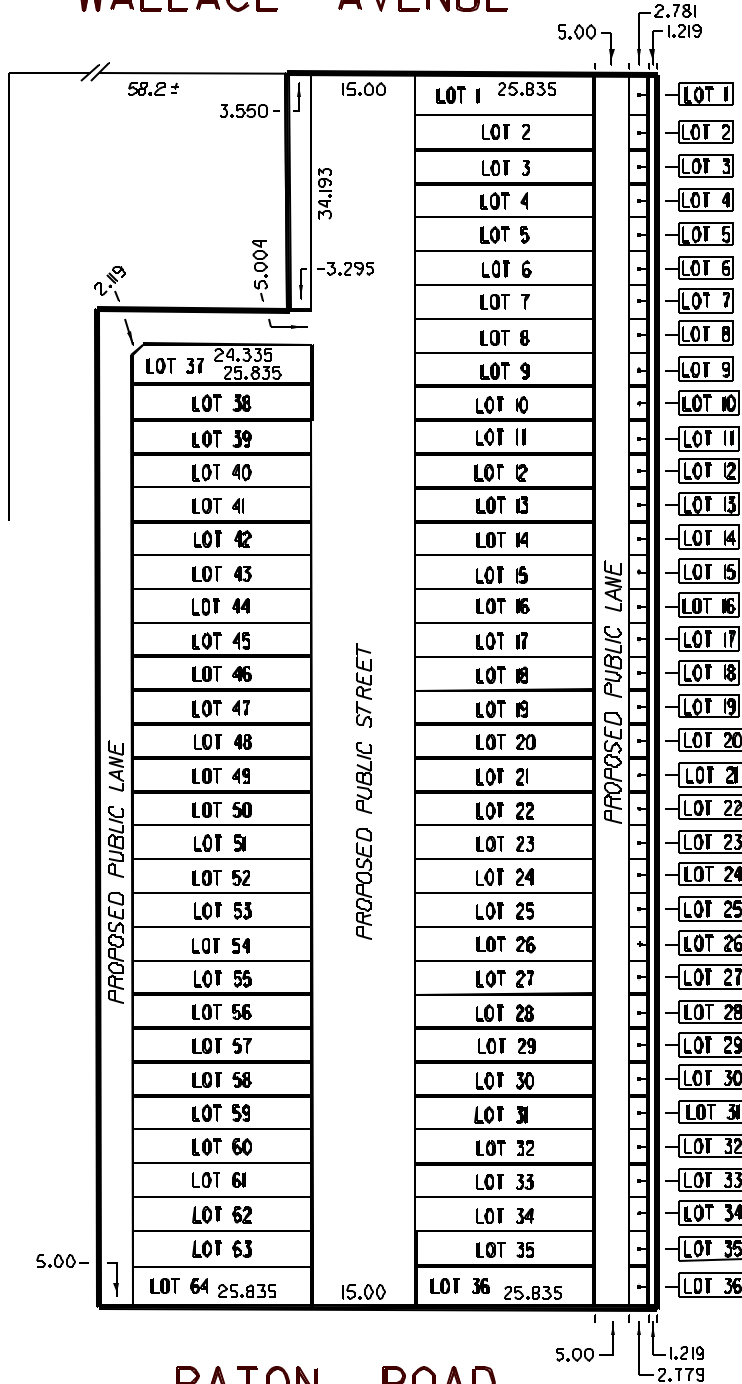
WALLACE AVENUE

CAMPBELL AVENUE

CANADIAN NATIONAL RAILWAYS

PATON ROAD

LOT	FRONTAGE
1	5.997
2	5.030
3 - 34	4.877
35	5.030
36	6.018
37	5.668
38	5.181
39 - 62	4.877
63	5.181
64	5.867



WORKS AND EMERGENCY SERVICES  
 SURVEY AND MAPPING SERVICES  
 TORONTO JANUARY, 2000  
 BL2/275WALL2.DGN  
 FILE: W13-22  
 MAP NO. 48J-312 DRAWN: PG