

Authority: Toronto Community Council Report No. 6, Clause No. 3,
as adopted by City of Toronto Council on April 11, 12 and 13, 2000
Enacted by Council: May 11, 2000

CITY OF TORONTO

BY-LAW No. 311-2000

To amend By-law No. 438-86 of the former City of Toronto with respect to lands known municipally in the year 2000 as 46 Lakeview Avenue.

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

1. None of the following provisions 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: the definition of *lot* in Section 2(1), Sections 4(11)(a), 4(11)(b), 6(2)21(iv), 6(3) PART I 1, 6(3) PART II 3 F(I) 1), 6(3) PART II 3 F(1) 2), Section 6(3) PART II 4, 6(3) PART II 5(ii), shall apply to the erection and use on the *Site* of the *Main House* and the *Converted Garage* as *residential buildings*, together with *accessory parking spaces*, provided that:

- (1) the *lot* on which such buildings are erected or used comprises at least the *Site*;
- (2) no portion of any building or structure erected and used above *grade* is located otherwise than wholly within the *Main House* and the *Converted Garage*;
- (3) the aggregate *residential gross floor area* of all buildings and structures erected or used on the *Site* does not exceed 606.0 square metres allocated as follows,
 - (a) the *residential gross floor area* of the *Main House* does not exceed 389.0 square metres, and
 - (b) the *residential gross floor area* of the *Converted Garage* does not exceed 217.0 square metres;
- (4) the aggregate number of all *dwelling units* located within the *Main House* and the *Converted Garage*, combined, does not exceed five;
- (5) the *height* of the *Converted Garage* does not exceed 6.2 metres;
- (6) a minimum of four *parking spaces accessory* to the *Main House* and the *Converted Garage* are provided and maintained within the rear yard of the *Site*;
- (7) not less than 34% of the area of the *Site* is provided and maintained as *landscaped open space*;

- (8) opaque fences, having a minimum height of 1.8 metres, are erected and maintained on the north and south *side lot lines* of the *Site* as shown by a broken line on Map 2 attached to and forming part of this by-law; and
- (9) any opening within the north, south and west walls of the *Converted Garage* is constructed of glass block of sufficient thickness to distort visual images.

2. For the purposes of this by-law:

- (1) “*Site*” means those lands delineated by heavy lines on Map 1 attached to and forming part of this by-law;
- (2) “*Main House*” means the building located within that part of the *Site* delineated by heavy lines and identified as the “Main House” on Map 2 attached to and forming part of this by-law;
- (3) “*Converted Garage*” means the building located within that part of the *Site* delineated by heavy lines and identified as the “Converted Garage” on Map 2 attached to and forming part of this by-law; and
- (4) each other word or expression which is italicized in this by-law shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended.

ENACTED AND PASSED this 11th day of May, A.D. 2000.

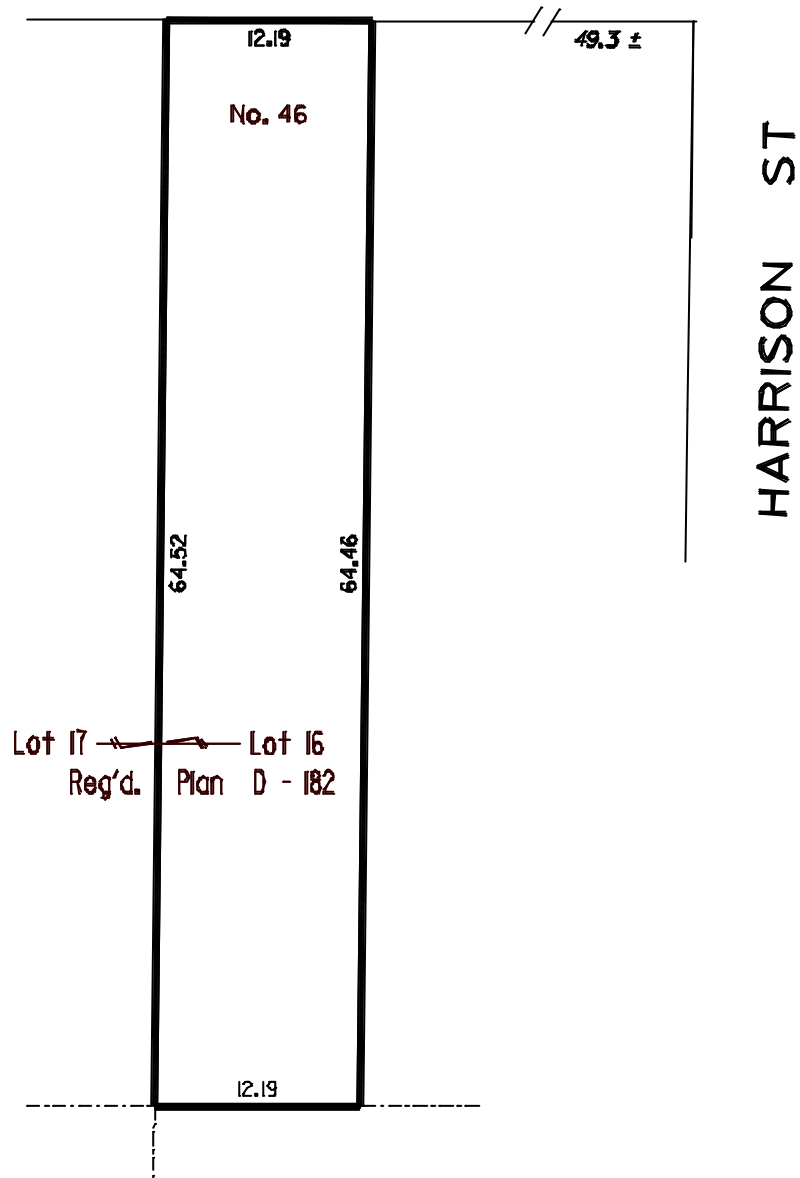
CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

MAP 1

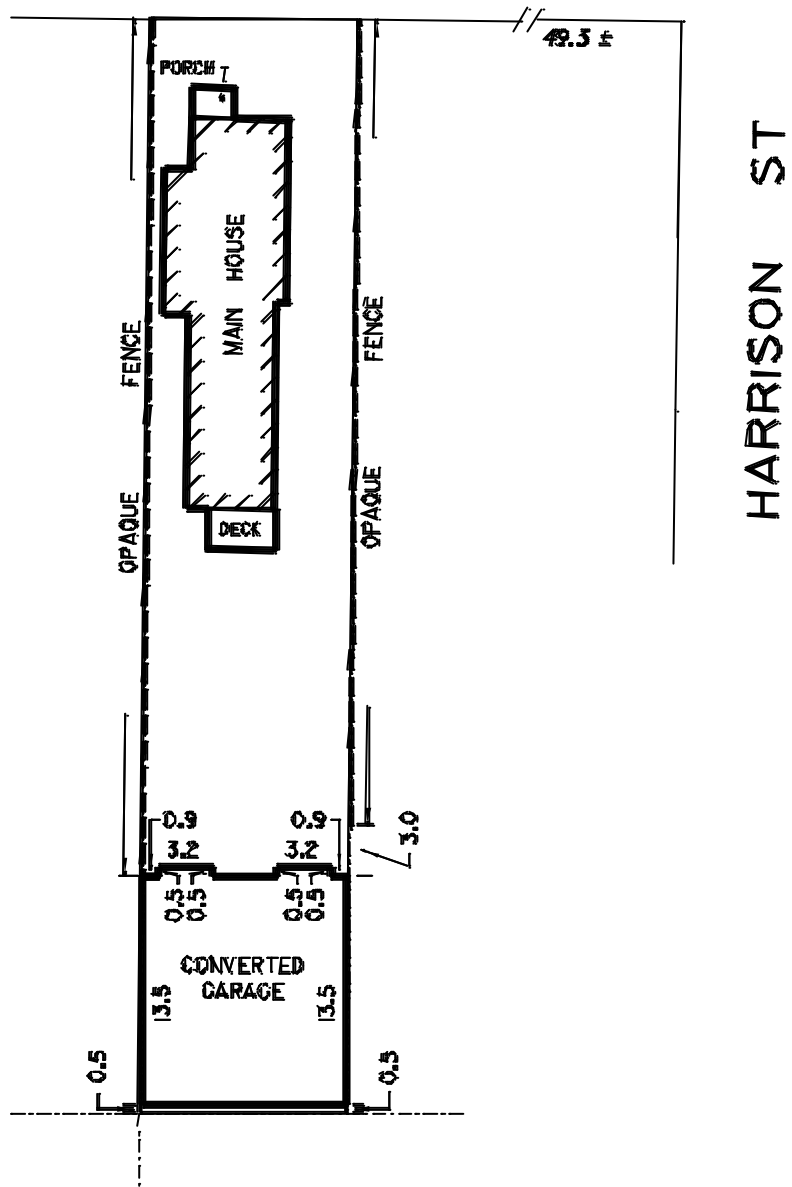
LAKEVIEW AV



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO MAY. 2000
BL2/ 48LAKEV1.DGN
FILE: L56-Z1
MAP No. 49H-311 DRAWN: D.R.

MAP 2

LAKEVIEW AV



WORKS AND EMERGENCY SERVICES
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 BL2/ 48LAKEV2.DGN
 FILE: L56-21
 MAP No. 49H-311 DRAWN: D.R.