

Authority: Toronto Community Council Report No. 16, Clause No. 5,
as adopted by City of Toronto Council on October 3, 4 and 5, 2000
Enacted by Council: October 5, 2000

CITY OF TORONTO

BY-LAW No. 697-2000

**To amend Zoning By-law No. 438-86 of the former
City of Toronto in respect of lands known as 74 Melbourne Avenue.**

WHEREAS City Council at its meeting of February 1, 2 and 3, 2000 established the Parkdale Pilot Project for the purpose, among others, of regularising the numerous bachelorette buildings in the Parkdale area; and

WHEREAS the owner of the lands known municipally as 74 Melbourne Avenue has applied for consideration in accordance with the Project process; and

WHEREAS the application meets the criteria and thus it is appropriate to amend the Official Plan and General Zoning By-law to permit the proposed use; and

WHEREAS the Council of the City of Toronto has had referred to it a proposed Official Plan Amendment and a proposed Zoning By-law respecting the site; and

WHEREAS the Council of the City of Toronto conducted a public meeting under Sections 17 and 34 of the *Planning Act*, R.S.O. 1990, c. P13 regarding the proposed Official Plan Amendment and proposed Zoning By-law; and

WHEREAS the Council of the City of Toronto, at its meeting held on October 3, 4 and 5, 2000, determined to amend the Official Plan and Zoning By-law for the former City of Toronto;

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

EXEMPT PROVISIONS

- (1) Subject to the requirements of this by-law, 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, shall apply to prevent the erection or use of a *converted house* on those lands outlined by heavy lines on Map 1:

BUILDING ENVELOPE

- (a) Section 6(3) Part II 4
- (b) Section 6(3) Part II 5(i)

PARKING

- (c) Section 4(4)(b)

MINIMUM UNIT SIZE

- (d) Section 6(2) 1 (iv)
- (e) Section 12(2) 70 (ii)

DENSITY

- (f) Section 6(3) Part I 1

LANDSCAPED OPEN SPACE

- (g) Section 6(3) Part III 1(a)

SUBSTITUTE PROVISIONS

- (2) No person shall erect or use a *converted house* on those lands outlined by heavy lines on Map 1 unless:

BUILDING ENVELOPE

- (a) no portion of the *converted house* is located otherwise than wholly within the *building envelope*, exclusive of those building elements set out in Section 6(3) Part II 8 of By-law No. 438-86 of the former City of Toronto, as amended;

PARKING

- (b) not less than 2 *parking spaces* are provided and maintained on the *lot*;

NUMBER OF UNITS

- (c) no more than 8 *dwelling units*, 1 of which may be a *bachelor dwelling unit*, and 7 of which may be *dwelling units* containing 2 *habitable rooms* each, are provided within the *converted house*;

MINIMUM UNIT SIZE

- (d) the average of the *floor areas* of the *dwelling units* is not less than 39.2 square metres.
- (e) the *floor area* of any individual *dwelling unit* is not less than 26.0 square metres;

DENSITY

- (f) the *residential gross floor area* of the *converted house* does not exceed 484 square metres; and

LANDSCAPED OPEN SPACE

- (g) a minimum of 75.0 square metres of the *lot* is provided and maintained as *landscaped open space*.

DEFINITIONS

- (3) For the purposes of this by-law:
- (i) *building envelope* means the area shaded by diagonal lines on Map 1; and
 - (ii) *parking space* means an unobstructed area, at least 5.6 metres in length and at least 2.6 metres in width.

GENERAL

- (4) With the exception of 6(2) 1 (iii) A and 6(2) 1 (iii) E, and any defined terms to the extent modified by this by-law, all other provisions of By-law No. 438-86 of the former City of Toronto, as amended, continue to apply.

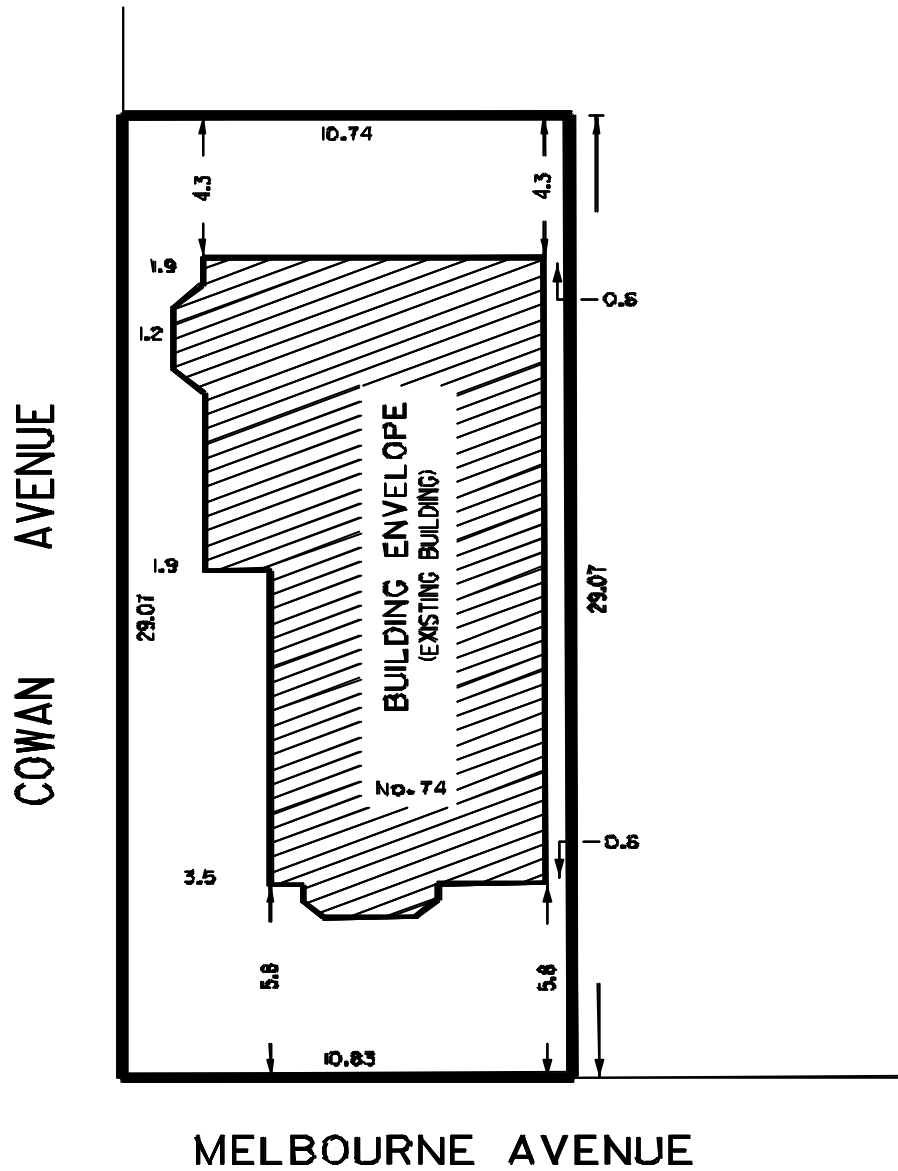
ENACTED AND PASSED this 5th day of October, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

MAP 1



PARTS 2 AND 3, PLAN 63R-1724



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO SEPTEMBER, 2000
 BLOO/T4MEL1.DGN
 FILE: MB6-Z2
 MAP No. 480-323 DRAWN: PG