

Authority: Toronto Community Council Report No. 16, Clause No. 6,
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. 700-2000

**To amend Zoning By-law No. 438-86 of the former
City of Toronto in respect of lands known as 15 Temple 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 15 Temple Avenue has applied for consideration in accordance with the Project process; and

WHEREAS the application meets the regularisation criteria and thus it is appropriate to amend the Official Plan and General Zoning By-law to permit the existing 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:

PARKING

- (a) Section 4(4)(b)

MINIMUM UNIT SIZE

- (b) Section 6(2) 1 (iv)
- (c) Section 12(2) 70 (ii)

DENSITY

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

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 4 *parking spaces* are provided and maintained on the *lot*;

NUMBER OF UNITS

- (c) no more than 12 *dwelling units*, 3 of which may be *bachelor dwelling units*, and 9 of which may be *dwelling units* containing two *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 48.4 square metres;
- (e) the floor area of any individual *dwelling unit* is not less than 30.0 square metres; and

DENSITY

- (f) the *residential gross floor area* of the *converted house* does not exceed 700 square metres.

DEFINITIONS

- (3) For the purposes of this by-law:
- (i) *building envelope* means the area shaded by diagonal lines on Map 1.

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.

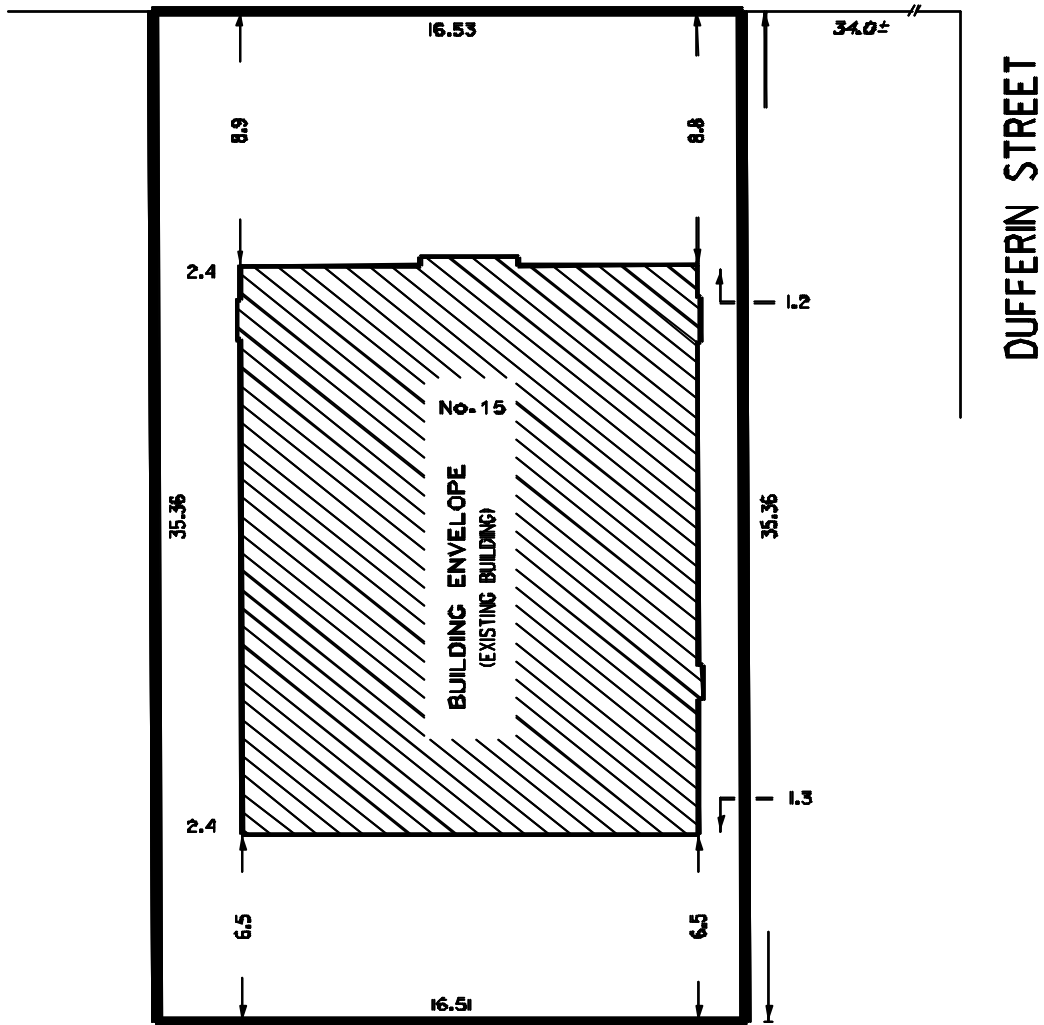
CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

MAP 1

TEMPLE AVENUE



PARTS 3, 4 AND 5, PLAN 63R-3904



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO SEPTEMBER, 2000
M00/18TEMP1-DDN
FILE: T13-22
MAP No. 400-323 DRAWN: PG