

Authority: Toronto Community Council Report No. 18, Clause No. 7,
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. 826-2000

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands known as 15 Trent Avenue.

WHEREAS Council, at its meeting of October 3, 2000 adopted Clause No. 7 of Toronto Community Council Report No. 18;

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

1. District Map No. 54H-324 contained in Appendix "A" annexed to and forming part 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 known municipally in the year 1999 as 15 Trent Avenue and the portion of the former lane to the south thereof, as delineated on Map 1 attached hereto.

2. None of the provisions of Sections 4(4)(c)(i), 4(11), 6(1)(a), 6(3) PART I 1, 6(3) PART II 2, 6(3) PART II 3, 6(3) PART II 4, 6(3) PART III 1(a), 6(3) PART IV 2 or 6(3) PART VII 1 of the aforementioned By-law No. 438-86 shall apply to prevent the erection and use of 8 *semi-detached houses* and 4 *detached houses* on the aforementioned lands delineated on Map 2 attached hereto, provided:

- (1) the lands comprise *Lots* 1 to 12, inclusive, together with the area delineated as "Common Driveway" as shown on Map 2 attached hereto;
- (2) the area delineated as "Common Driveway" on Map 2 is provided and maintained as a driveway providing each of *Lots* 1 to 12, inclusive, with access to Trent Avenue;
- (3) each of *Lots* 4 to 11, inclusive, contains no building other than one *semi-detached house*;
- (4) each of *Lots* 1, 2, 3 and 12 contains no building other than one *detached house*;
- (5) the *residential building* on each *Lot* contains not more than the maximum *residential gross floor area* set out in the following chart:

<i>LOT</i>	<i>Maximum Residential Gross Floor Area</i>
1	230 square metres
2	175 square metres
3	175 square metres

<i>LOT</i>	<i>Maximum Residential Gross Floor Area</i>
4	170 square metres
5	170 square metres
6	170 square metres
7	170 square metres
8	181 square metres
9	181 square metres
10	181 square metres
11	181 square metres
12	185 square metres

- (6) the main entrance to the *residential buildings* on *Lots 1 and 2* face Trent Avenue;
- (7) the main entrance to the *residential buildings* on *Lots 3 to 12*, inclusive, face the Common Driveway as shown on Map 2 attached hereto;
- (8) no portion of the *residential buildings* on any of *Lots 1 to 12*, inclusive, are located outside of the building envelopes delineated by heavy lines on Map 3 attached hereto except for any:
- (a) unenclosed porch which projects not more than 1.5 metres from the wall of the *residential building* to which it is attached and is not higher than 1.2 metres above the average finished level of the ground adjoining the wall of the *residential building* to which it is attached, and which is attached only to the north or south facing walls of the *residential buildings* on *Lots 3 to 12*, inclusive, the west or north facing walls of the *residential building* on *Lot 1* or the west or south facing walls of the *residential building* on *Lot 2*;
 - (b) roof above any porch as provided for under clause 2(8)(a) of this by-law which does not project beyond the horizontal limits of the porch which it is above;
 - (c) unenclosed stairway;
 - (d) fence or safety railing not exceeding 2.0 metres in height;
 - (e) uncovered platform that is attached to the north facing wall of a *residential building* on *Lots 1 and 8 to 12*, inclusive, or the south facing wall of a *residential building* on *Lots 2 to 7*, inclusive, and which does not project beyond the east or west facing wall of the building and which is no higher than the floor level of the second *storey* of the building;

-
- (f) balcony attached to the north or south facing wall of a *residential building* and which projects not more than 1.5 metres from the wall to which it is attached and does not project beyond the east or west wall of the building; or
 - (g) bay window which projects not more than 0.61 metres from the north facing wall of a *residential building* on *Lots 3 to 7, inclusive*, or from the south facing wall of a *residential building* on *Lots 8 to 12, inclusive*;
- (9) at least 50% of the portion of the area of each *lot* between the Common Driveway as shown on Map 2 attached hereto and the line of the closest wall of the *residential building* on the *lot* as produced to the east and west *lot* lines, is provided and maintained as *soft landscaping*;
 - (10) for each of *Lots 1 and 2* at least 50% of the area of the portion of the *lot* between the *front lot line* and the line of the west facing wall of the *detached house* as produced to the *side lots lines*, is provided and maintained as *soft landscaping*;
 - (11) access from the Common Driveway as shown on Map 2 attached hereto to a *private garage* within the *residential building* on each *lot* shall be provided by means of a driveway that is at least 2.4 metres in width;
 - (12) no portion of any floor of a *residential building*, including any basement or cellar, measured from its top surface shall have an elevation lower than 0.3 metres below the average finished level of the ground along the edge of the portion of the “Common Driveway” adjacent to the *Lot*;
 - (13) for the purposes of Section 4(2)(a) of the aforementioned By-law No. 438-86 as it applies to the aforementioned lands delineated on Map 2 attached hereto, notwithstanding the definition of “*height*” in Section 2(1) in that by-law the “*height*” of a *residential building* shall mean the vertical distance between the average elevation of the natural or finished level of the ground, whichever is lower, along the east and west facing lot lines opposite the building and the highest point of the roof of the *residential building*.

3. For the purposes of this By-law, except as provided for herein all words or terms expressed in italics shall bear the same meaning as such words or terms have for the purposes of the aforementioned By-law No. 438-86, as amended.

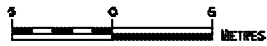
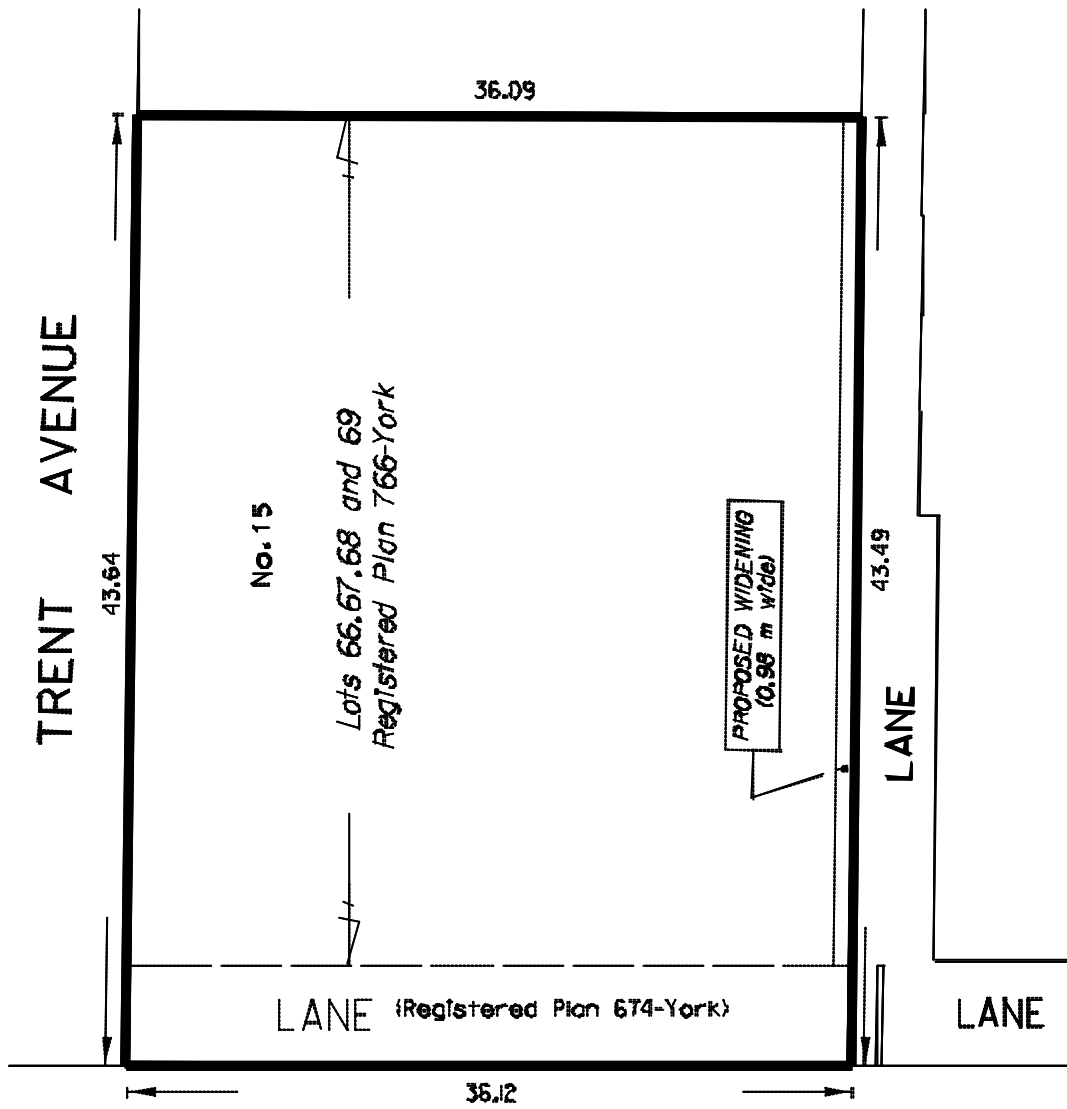
ENACTED AND PASSED this 5th day of October, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

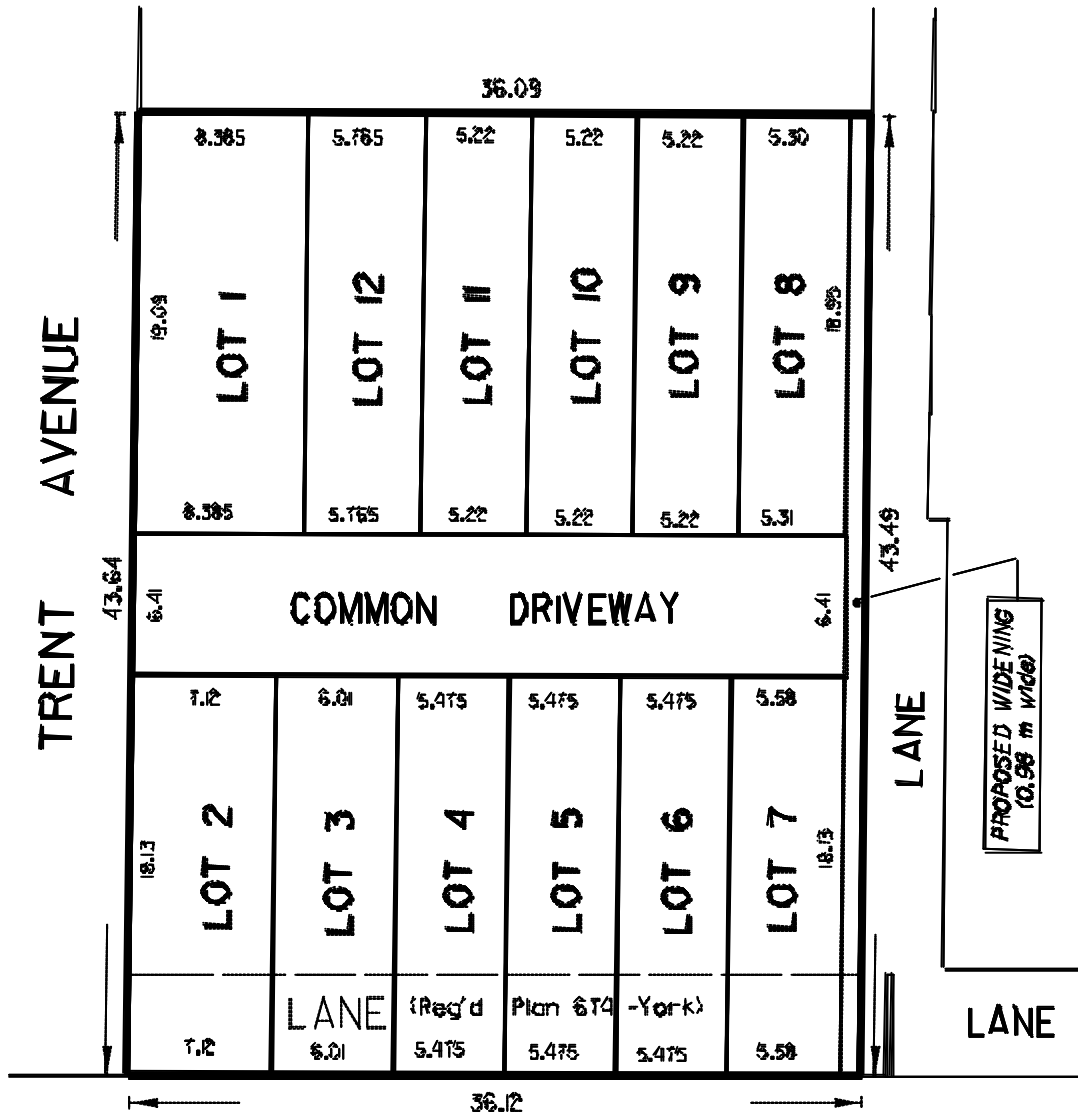
(Corporate Seal)

MAP 1



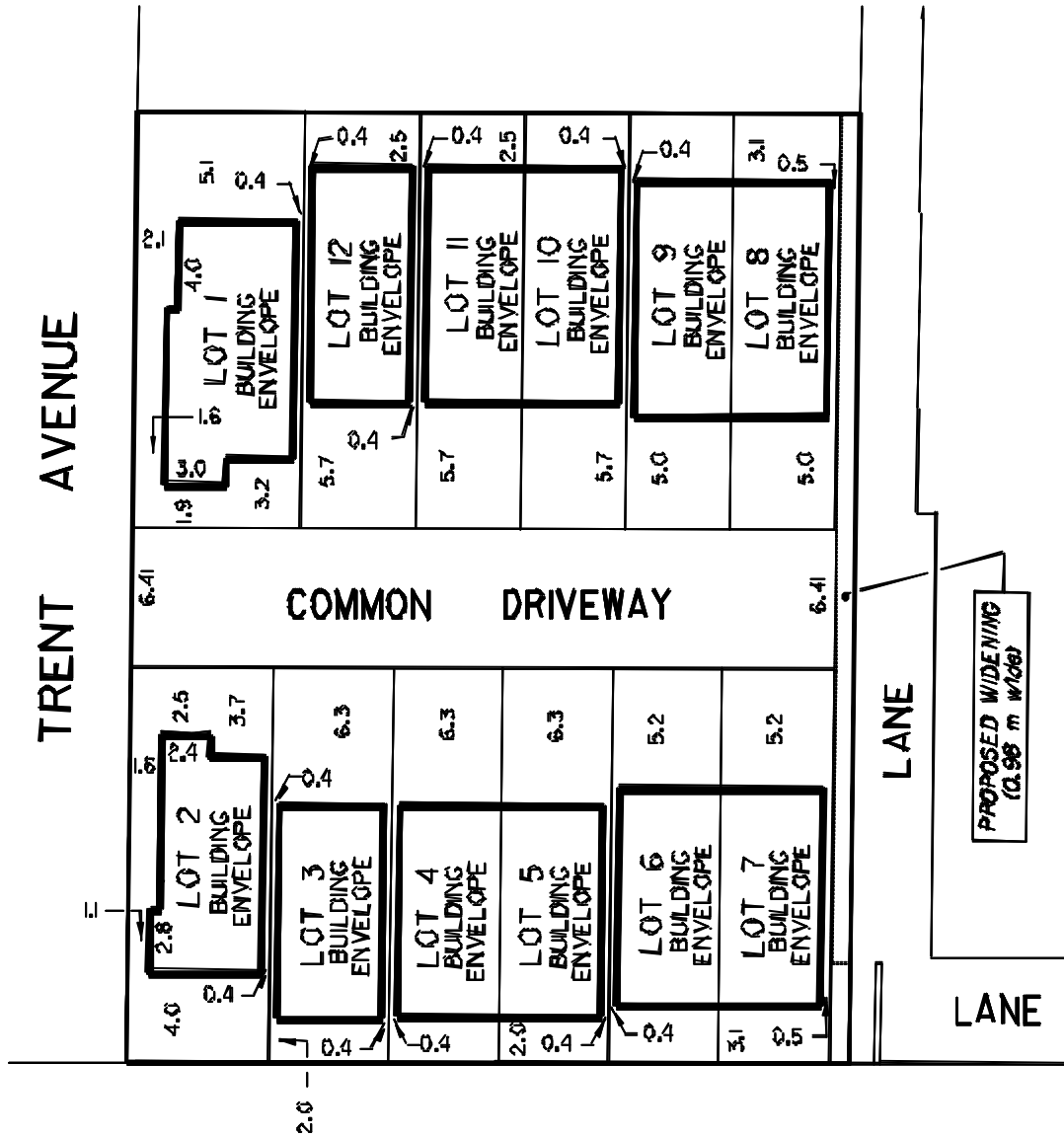
WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO SEPTEMBER, 2000
BL00/15 TRENT1.DWG
FILES 15-22, 2402, 53-3
MAP No- 0411-324 DRAWN: ML

MAP 2



WORKS AND EMERGENCY SEW (DES
 SURVEY AND WRAPPING SERVICES
 TORONTO SEPTEMBER, 2000
 BLOOM/1518180-DON
 FILE# T3-22-8700-53-0
 WAP No. 591-334

MAP 3



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO SEPTEMBER, 2000
 FILED 73-25, 2402-63-3
 MAP No. 541-324 DRAWN BY