

Authority: Southwest Community Council Report No. 4, Clause No. 12, adopted as amended, by City of Toronto Council on April 23, 24, 25, 26, 27, 30 and May 1 and 2, 2001

Enacted by Council: April 27, 2001

CITY OF TORONTO

BY-LAW No. 310-2001

To amend Zoning By-law No. 46-2000 of the 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. By-law No. 46-2000 being “A By-law 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” is amended by:
 - (a) replacing the number “164.0” in paragraph 3(b) with the number “168.37”;
 - (b) replacing the words “model home, which may also include a temporary sales showroom, provided it complies with the provisions of this by-law” in paragraph 4 with the words “*model home*, which may also include a temporary sales showroom”;
 - (c) deleting paragraph 7 and inserting the following paragraph 7:
 - “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 *lots* 1, 3, 4, 29 and 31 erect or use a building or structure having any part thereof located closer to the south *side lot line* than 0.305 metres;
 - (b) no person shall, on *lots* 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57 and 59 erect or use a building or structure having any part thereof located closer to the south *side lot line* than 0.457 metres;
 - (c) no person shall, on *lot* 30 erect or use a building or structure having any part thereof located closer to the south *side lot line* than 0.452 metres;
 - (d) no person shall, on *lots* 33 and 61 erect or use a building or structure having any part thereof located closer to the south *side lot line* than 0.610 metres;

- (e) no person shall, on *lots* 34 and 62 erect or use a building or structure having any part thereof located closer to the south *side lot line* than 0.662 metres;
 - (f) no person shall, on *lot* 35 erect or use a building or structure having any part thereof located closer to the south *side lot line* than 0.329 metres;
 - (g) no person shall, on *lots* 4, 30, 32 and 34 erect or use a building or structure having any part thereof located closer to the north *side lot line* than 0.305 metres;
 - (h) no person shall, on *lots* 7, 9, 11, 15, 17, 19, 21, 23, 25, 27, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58 and 60 erect or use a building or structure having any part thereof located closer to the north *side lot line* than 0.457 metres;
 - (i) no person shall, on *lots* 29 and 31, erect or use a building or structure having any part thereof located closer to the north *side lot line* than 0.452 metres;
 - (j) no person shall, on *lots* 35 and 36, erect or use a building or structure having any part thereof located closer to the north *side lot line* than 0.762 metres; and
 - (k) no person shall, on *lot* 62, erect or use a building or structure having any part thereof located closer to the north *side lot line* than 0.379 metres;
- (d) replacing the number “36” in paragraph 8(b) with the number “34”;
 - (e) replacing the number “64” in paragraph 8(c) with the number “62”;
 - (f) deleting paragraph 9 and inserting the following paragraph 9:
 - “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 *lots* 1 and 34, having a *lot frontage* less than 5.994 metres;
 - (b) no person shall erect or use a building or structure on *lot* 2, 5, 33 and 61 having a *lot frontage* less than 5.030 metres;

- (c) no person shall erect or use a building or structure on *lots 3 and 32*, having a *lot frontage* less than 4.725 metres;
 - (d) no person shall erect or use a building or structure on *lots 4 and 36*, having a *lot frontage* less than 5.181 metres;
 - (e) no person shall erect or use a building or structure on *lots 6 to 10, 13 to 20, 23 to 28 and 37 to 60*, having a *lot frontage* less than 4.877 metres;
 - (f) no person shall erect or use a building or structure on *lots 11, 12, 21 and 22*, having a *lot frontage* less than 4.470 metres;
 - (g) no person shall erect or use a building or structure on *lots 29 to 31*, having a *lot frontage* less than 5.329 metres;
 - (h) no person shall erect or use a building or structure on *lot 35*, having a *lot frontage* less than 5.668 metres; and
 - (i) no person shall erect or use a building or structure on *lot 62*, having a *lot frontage* less than 6.018 metres; and”
- (g) Deleting paragraph 10 and inserting the following paragraph 10:
- “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 62 inclusive, on Map 2, attached to and forming a part of this by-law;
 - (c) “*model home*” means a *detached house* on *lot 62* which shall not be used for residential purposes unless it is in compliance with By-laws 438-86 and 46-2000, as amended; and
 - (d) 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 said By-law No. 438-86, as amended; and”

- (h) deleting Maps 1 and 2 and replacing them with Maps 1 and 2 attached to and forming a part of this by-law.

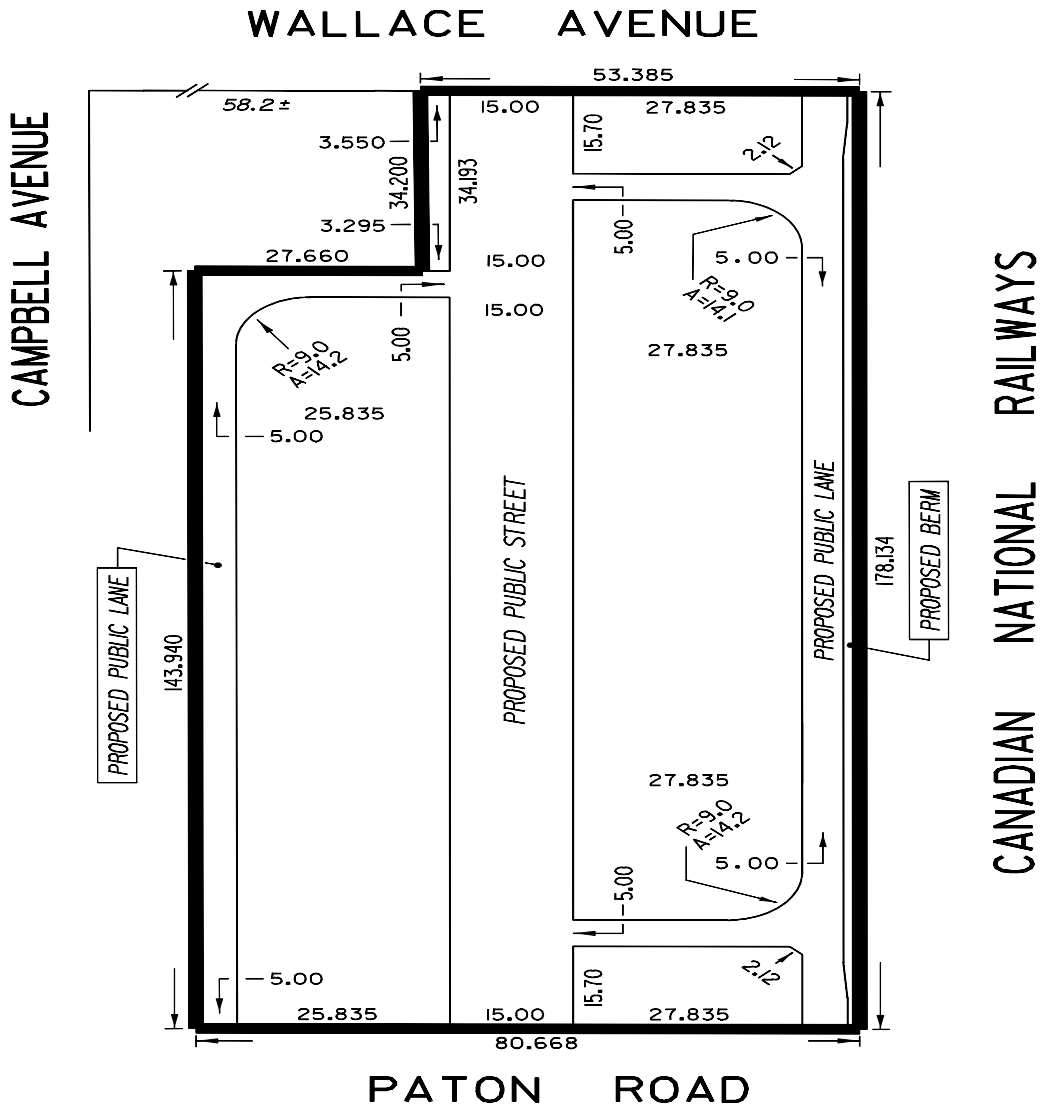
ENACTED AND PASSED this 27th day of April, A.D. 2001.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

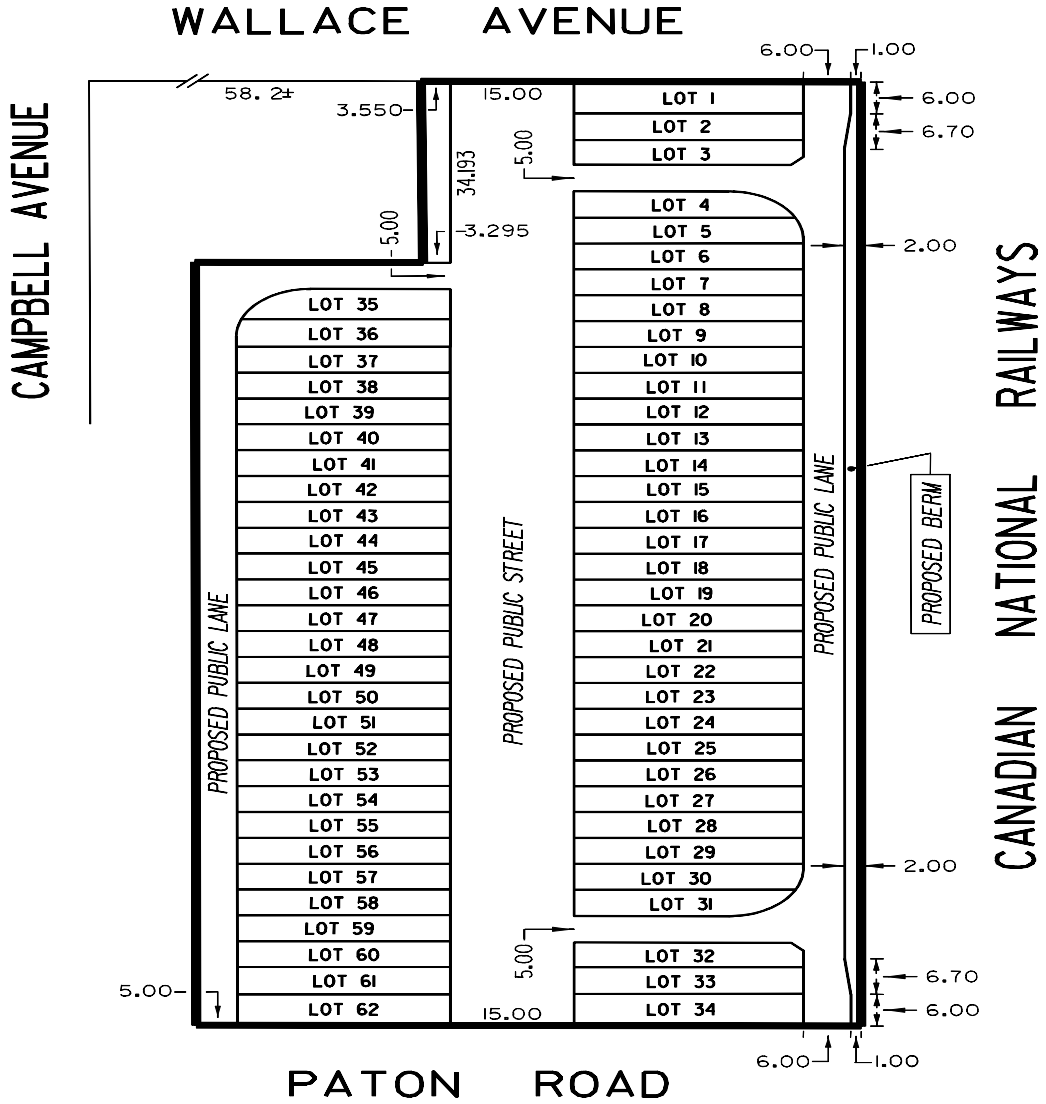
(Corporate Seal)

MAP 1



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO MARCH, 2001
 BL2/275WALL1.DGN
 FILE: W13-22
 MAP No. 48J-312 DRAWN: PG

MAP 2



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO MARCH, 2001
 BL2/275WALL2.DGN
 FILE: W13-22
 MAP No. 48J-312 DRAWN: PG