

Authority: Southwest Community Council Report No. 5, Clause No. 11,
as adopted by City of Toronto Council on May 30, 31 and June 1, 2001
Enacted by Council: June 1, 2001

CITY OF TORONTO

BY-LAW No. 423-2001

To amend the Zoning By-law No. 438-86 of the former City of Toronto in respect of lands known as 149 Cowan 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 regularizing the numerous bachelorette and rooming house buildings in the Parkdale area; and

WHEREAS the owner of the lands known municipally as 149 Cowan 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 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.P. 13, as amended, 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 May 30, 31 and June 1, 2001, 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 for 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 and identified as A on Map 1 and on the below *grade* portion of those lands outlined by heavy lines and identified as B on Map 1:

BUILDING ENVELOPE

- (a) Section 6(3) Part II 5(i)
- (b) Section 6(2) 1(iii) F

PARKING

- (c) Section 4(4)(b)
- (d) Section 6(2) 21

MINIMUM UNIT SIZE

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

DENSITY

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

LANDSCAPED OPEN SPACE

- (h) 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 Chart provisions A, B, C, E, L and N, and those building elements set out in Section 6(2) 1(iii)F of By-law No. 438-86 of the former City of Toronto, as amended;

PARKING

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

NUMBER OF UNITS

- (c) no more than twenty-eight *dwelling units*, eighteen of which may be a *bachelor dwelling unit* and ten of which may be *dwelling units* containing two or more *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 26.0 square metres;
- (e) the floor area of any individual *dwelling unit* is not less than 19.9 square metres;

DENSITY

- (f) the *residential gross floor area* of the *converted house* does not exceed 1,078.3 square metres; and

LANDSCAPED OPEN SPACE

- (g) a minimum of 189.0 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.

GENERAL

4. With the exception of 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.

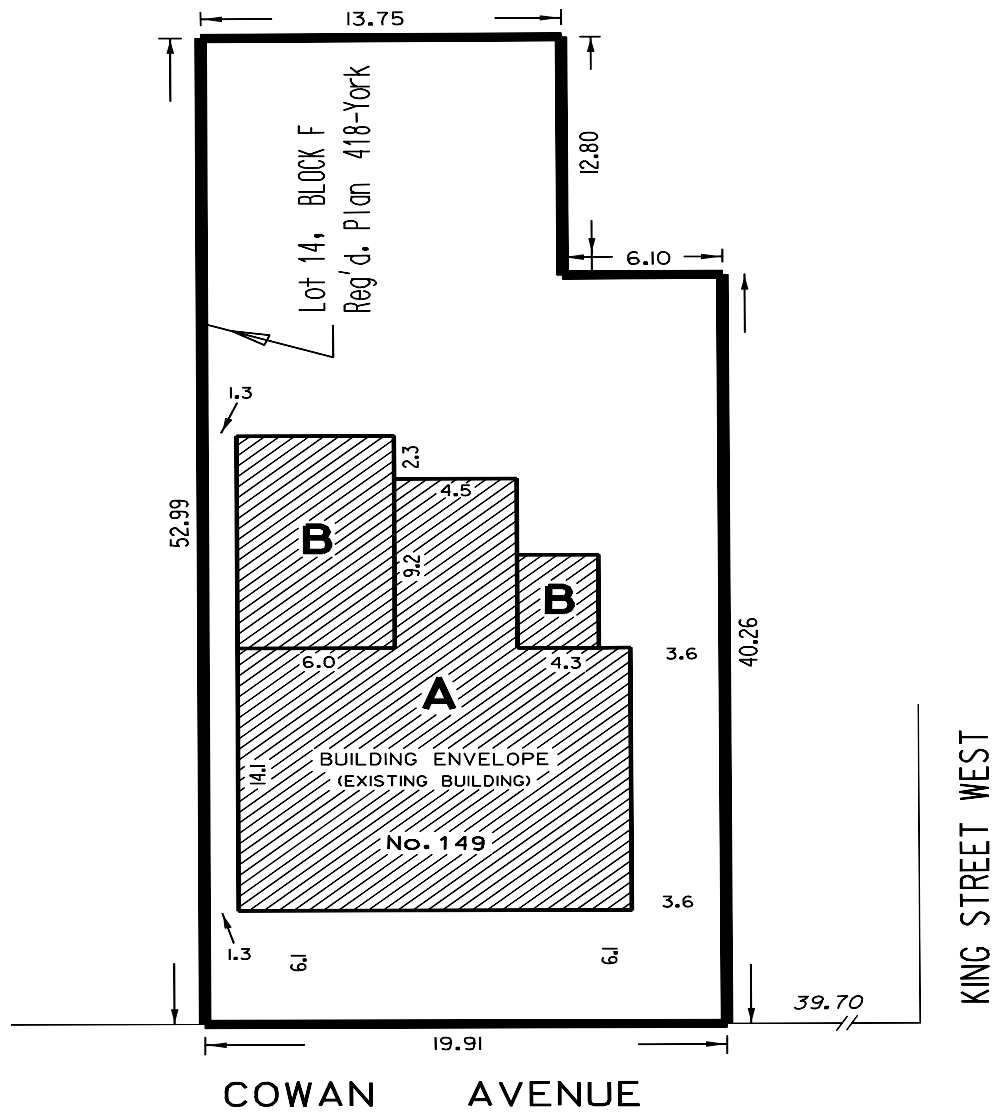
ENACTED AND PASSED this 1st day of June, A.D. 2001.

CASE OOTES,
Deputy Mayor

JEFFREY A. ABRAMS,
Acting City Clerk

(Corporate Seal)

MAP 1



 **B** BASEMENT ONLY



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO MAY, 2001
BLOT/149CDW1.DGN
FILE: C34-Z1
MAP No. 486-323 DRAWN: PG