

Authority: Southwest Community Council Report No. 4, Clause No. 8, as adopted by City of Toronto Council on April 23, 24, 25, 26, 27, 30 and May 1 and 2, 2001
Enacted by Council: July 26, 2001

CITY OF TORONTO

BY-LAW No. 624-2001

To amend By-law No. 438-86 of the former City of Toronto with respect to lands known municipally in the year 2000 as 39 Beaty Avenue.

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

1. None of the provisions of Sections 2(1) “lot”, 4(11)(b), 6(3) PART II 3 B (II), 6(3) PART II 4, 6(3) PART II 5 (ii) and 6(3) PART IX 1(a) 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 and use on the *Site* of the *Main House* and the *Coach House* as *residential buildings*, together with *accessory parking spaces*, provided that:
 - (1) the *lot* on which such buildings are erected or used comprise at least the *Site*;
 - (2) no portion of any building or structure erected and used above *grade* is located otherwise than wholly within the “Main House” and the “Coach House” as delineated by heavy lines and shown on Map 2 attached to and forming part of this by-law;
 - (3) the aggregate *residential gross floor area* of all buildings and structures erected or used on the *Site* does not exceed 571 square metres allocated as follows:
 - (a) the *residential gross floor area* of the *Main House* does not exceed 464 square metres; and
 - (b) the *residential gross floor area* of the *Coach House* does not exceed 107 square metres;
 - (4) the aggregate number of *dwelling units* located within the *Main House* and the *Coach House*, combined, does not exceed four allocated as follows:
 - (a) the total number of *dwelling units* in the *Main House* does not exceed three; and
 - (b) the total number of *dwelling units* in the *Coach House* does not exceed one;
 - (5) no portion of the *Coach House* is higher than 6.2 metres above *grade*;

- (6) a minimum of three *parking spaces accessory* to the *Main House* and the *Coach House* are provided and maintained on the *Site*;
- (7) an opaque fence with a minimum height of 1.9 metres is provided and maintained on the south *side lot line*, as shown by a broken line on Map 2 attached to and forming part of this by-law, and an opaque fence with a minimum height of 2.4 metres is provided and maintained on the east and north *side lot lines*, as shown by a broken line on Map 2 attached to and forming part of this by-law; and
- (8) in the circumstances that the *Main House* and the *Coach House* come under separate ownership, permanent easements and rights-of-way are granted sufficient to allow access and servicing for the *Main House* and the *Coach House* as appropriate.

2. For the purpose of this by-law:

- (1) “*Site*” means those lands outlined by heavy lines on Map 1 attached to and forming part of this by-law;
- (2) “*Main House*” means the building located within that part of the *Site* delineated by heavy lines and identified as the “Main House” on Map 2 attached to and forming part of this by-law;
- (3) “*Coach House*” means the building located within that part of the *Site* delineated by heavy lines and identified as the “Coach House” on Map 2 attached to and forming part of this by-law; and
- (4) 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 By-law No. 438-86, as amended.

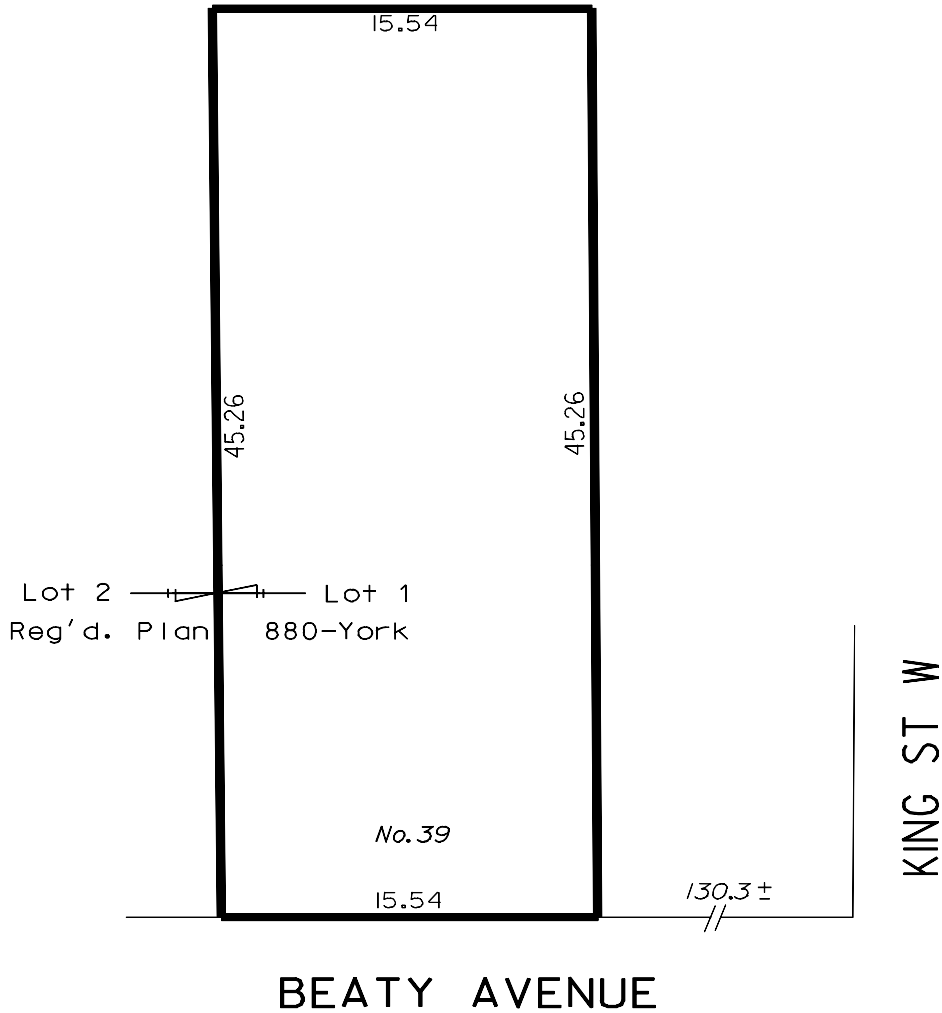
ENACTED AND PASSED this 26th day of July, A.D. 2001.

CASE OOTES,
Deputy Mayor

JEFFREY A. ABRAMS,
Acting City Clerk

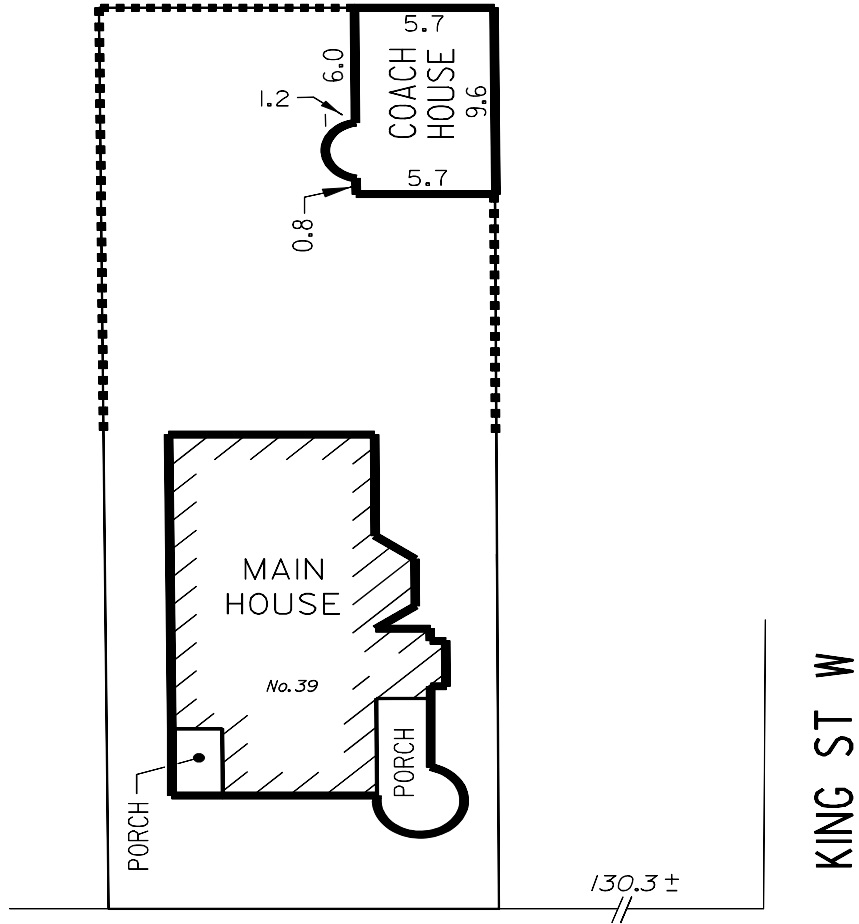
(Corporate Seal)

MAP I



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO APRIL, 2001
BL01/39BEAT1.DGN
FILE: B148-Z3
MAP No. 486-322 DRAWN: WL

MAP 2



BEATY AVENUE

..... OPAQUE FENCE



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO APRIL, 2001
 BL01/39BEAT2.DGN
 FILE: B148-Z3
 MAP No. 48G-322 DRAWN: WL