

Authority: Toronto East York Community Council Report No. 9, Clause No. 3,
adopted as amended, by City of Toronto Council on December 4, 5 and 6, 2001
Enacted by Council: December 6, 2001

CITY OF TORONTO

BY-LAW No. 1106-2001

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands municipally known as No. 25 Trent Avenue.

WHEREAS Council, at its meeting of December 4, 5 and 6, 2001, adopted as amended, Clause No. 3 of Toronto East York Community Council Report No. 9;

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 2001 as 25 Trent Avenue as delineated on Map 1 attached hereto.
2. None of the provisions of Sections 6(3) Part II 2 and 6(3) Part VII 1 of the aforementioned By-law No. 438-86 shall apply to prevent the erection and use of 3 *row houses*, 8 *semi-detached houses* and a *duplex* on the aforementioned lands delineated on Map 2 attached hereto, provided:
 - (1) the lands comprise *Lots* 1 to 12, inclusive, as shown on Map 2 attached hereto;
 - (2) each of *Lots* 1 to 3, inclusive, contains no building other than one *row house*;
 - (3) each of *Lots* 4 to 11, inclusive, contains no building other than one *semi-detached house*;
 - (4) *Lot* 12 contains a *duplex*;
 - (5) the *minimum front lot line setback* for the *residential buildings* on *Lots* 1 to 11, inclusive, shall be 4.12 metres;
 - (6) the *minimum front lot line setback* for the *duplex* on *Lot* 12 shall be 3.505 metres;

- (7) the minimum *lot frontage* on each *Lot* shall be as shown on Map 2 and as set out in the following chart:

<i>Lot</i>	<i>Minimum Lot Frontage</i>
1	5.334 metres
2	4.420 metres
3	5.029 metres
4	5.029 metres
5	5.029 metres
6	5.029 metres
7	5.029 metres
8	5.029 metres
9	5.029 metres
10	5.029 metres
11	5.029 metres
12	8.996 metres

- (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 permitted projections as outlined in Section 6(3) Part II 8 of the aforementioned By-law No. 438-86.

3. For the purposes of this By-law, 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.

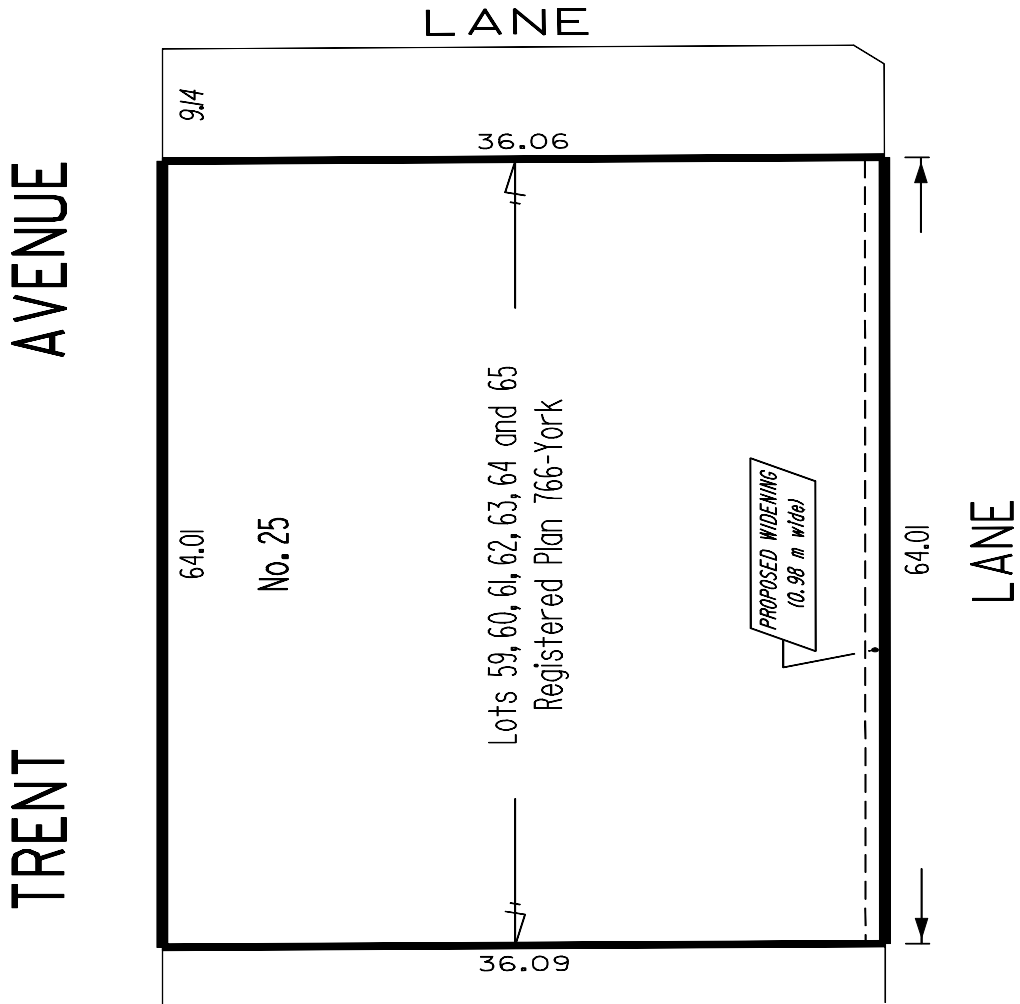
ENACTED AND PASSED this 6th day of December, A.D. 2001.

CASE OOTES,
Deputy Mayor

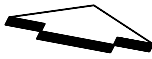
ULLI S. WATKISS
City Clerk

(Corporate Seal)

MAP 1

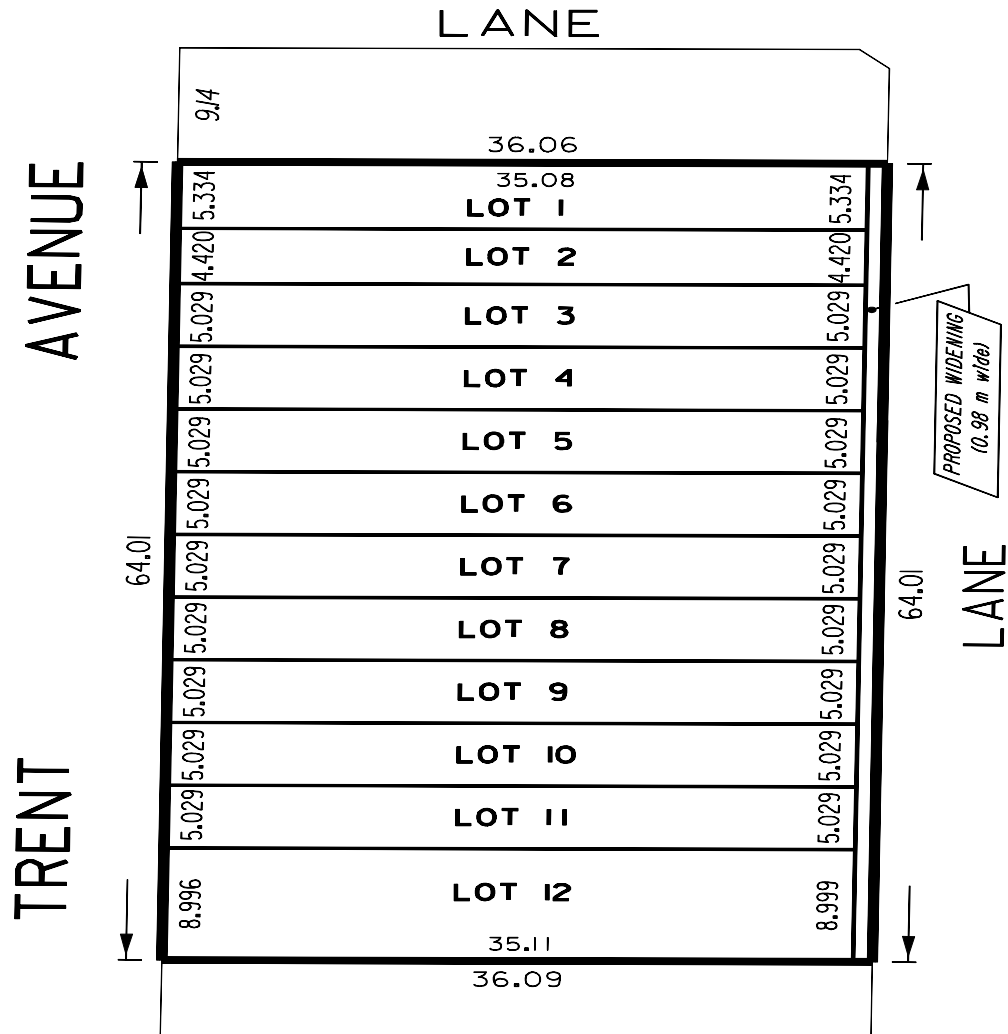


REDESIGNATED TO "R2 Z1.0"



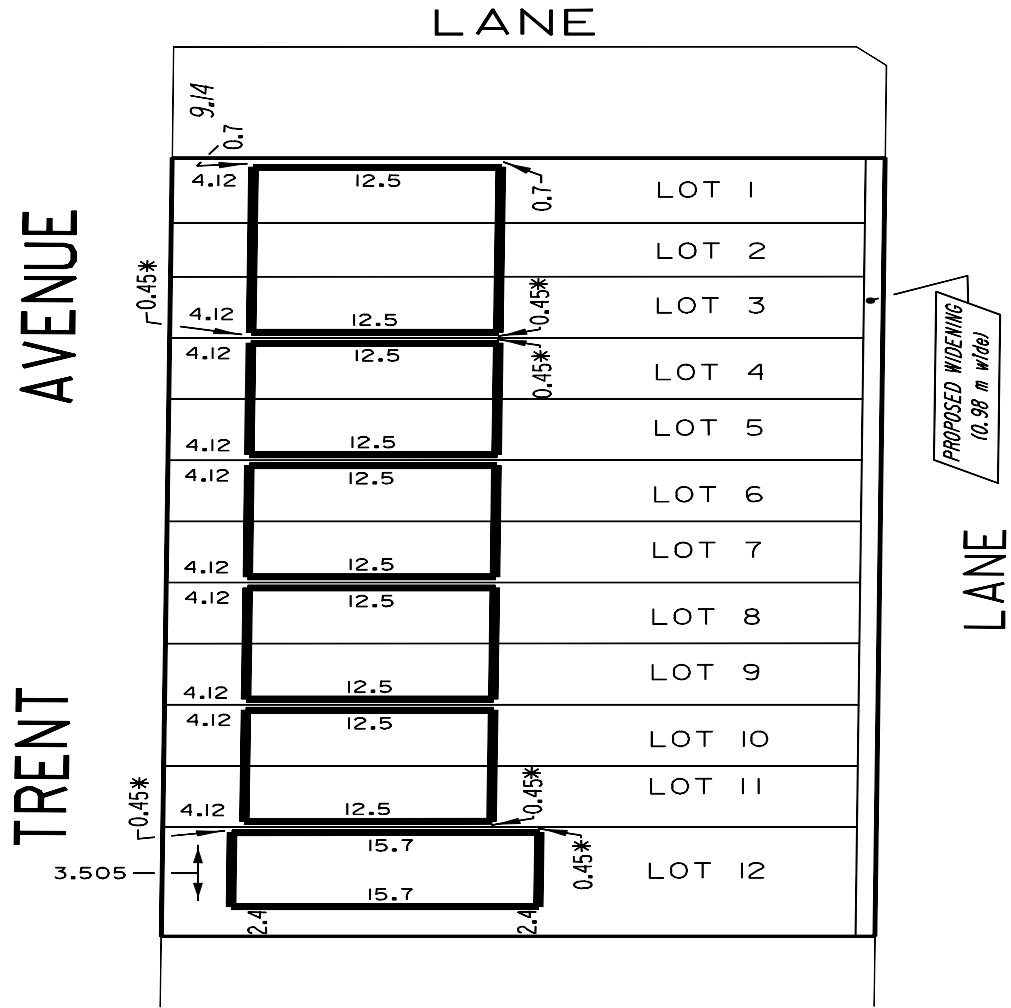
WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO DECEMBER, 2001
 BLO1/25TREN1.DGN
 FILES: T3-Z3. 2402.53-3
 MAP NO. 54H-324 DRAWN: D.R.

MAP 2

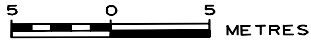


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MAP 3



0.45 * -- TYPICAL
 BUILDING ENVELOPE



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