

Authority: Downtown Community Council Report No. 4, Clause No. 2,
as adopted by City of Toronto Council on May 30, 31 and June 1, 2001
Enacted by Council: April 18, 2002

CITY OF TORONTO

BY-LAW No. 219-2002

To adopt an amendment to By-law No. 438-86 for the former City of Toronto respecting lands known as 393 Roxton Road.

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

1. None of the provisions of Section 2(1) respecting the definition of “lot”, Sections 4(4)(b), 4(11), 6(3) PART I 1, 6(3) PART II 3, 6(3) PART II 4, 6(3) PART II 5, 6(3) PART III (1) and 6(3) PART IV (1)(e) 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 retention and use of a *semi-detached house* on *Parcel 1* and the erection and use of a *detached house* on *Parcel 2*, of the *Site*, provided that:
 - (1) the *Site* comprises those lands delineated by heavy lines on Plan 1 attached hereto;
 - (2) any consent under the *Planning Act* is in accordance with the parcel boundaries identified on Plan 1 attached hereto;
 - (3) no portion of any building or structure erected and used above *grade* is located otherwise than wholly within the building envelopes identified on Plan 2;
 - (4) the maximum *residential gross floor area* does not exceed the following:
 - (i) 190 square metres on *Parcel 1*; and
 - (ii) 120 square metres on *Parcel 2*;
 - (5) the maximum *height* of any building shall not exceed the *height* shown on the attached Plan 2; and
 - (6) not less than 30% of the area of *Parcel 1* is provided and maintained as *landscaped open space*, and not less than 24% of the area of *Parcel 2* is provided and maintained as *landscaped open space*.
2. For the purposes of this by-law:
 - (1) “*Site*” means those lands delineated by heavy lines on Plan 1 attached to and forming part of this by-law;

- (2) “*Lot*” means, in the case where the owner is granted consent for the *Site* in accordance with Section 1(2) of this by-law, each of two separate parcels identified as *Parcel 1* and *Parcel 2* on Plan 1 attached hereto;
- (3) “*Parcel 1*” and “*Parcel 2*” mean the areas identified as “Parcel 1” and “Parcel 2” on Plan 1 attached hereto; 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 is defined in By-law No. 438-86, as amended.

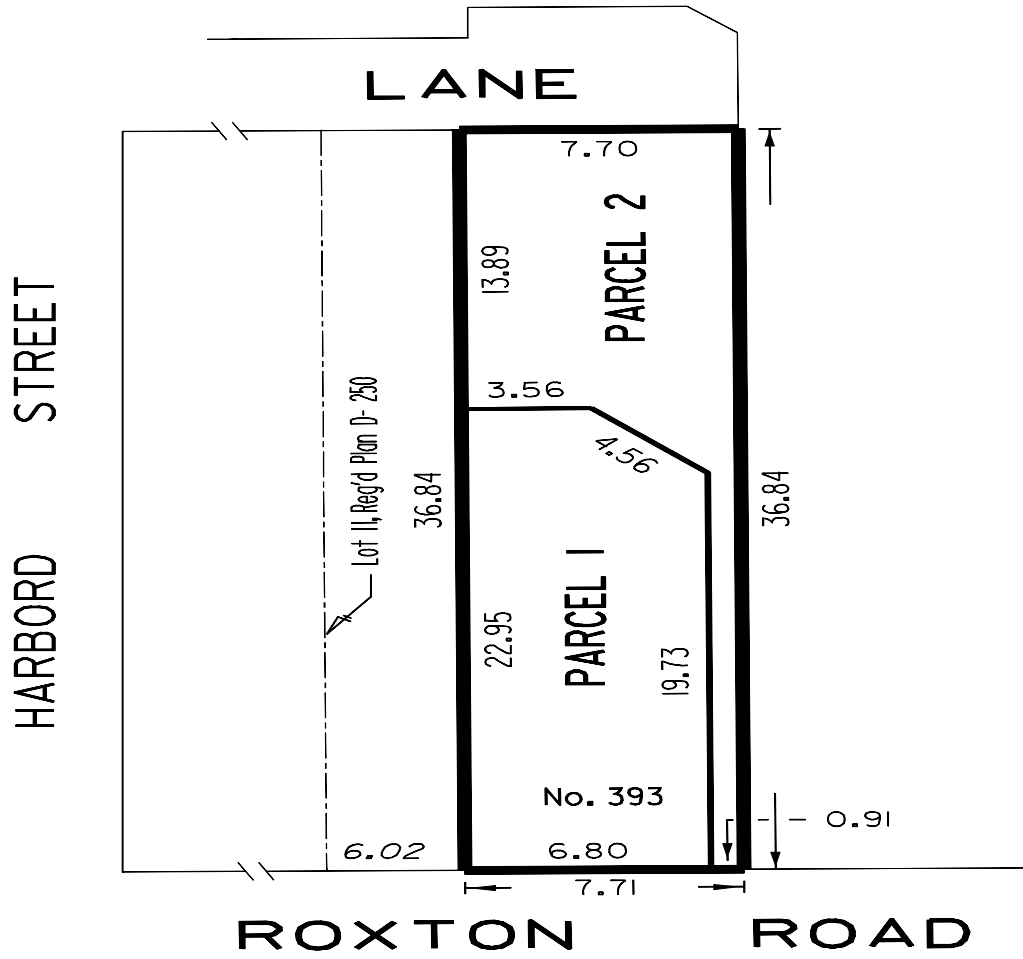
ENACTED AND PASSED this 18th day of April, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

PLAN 1

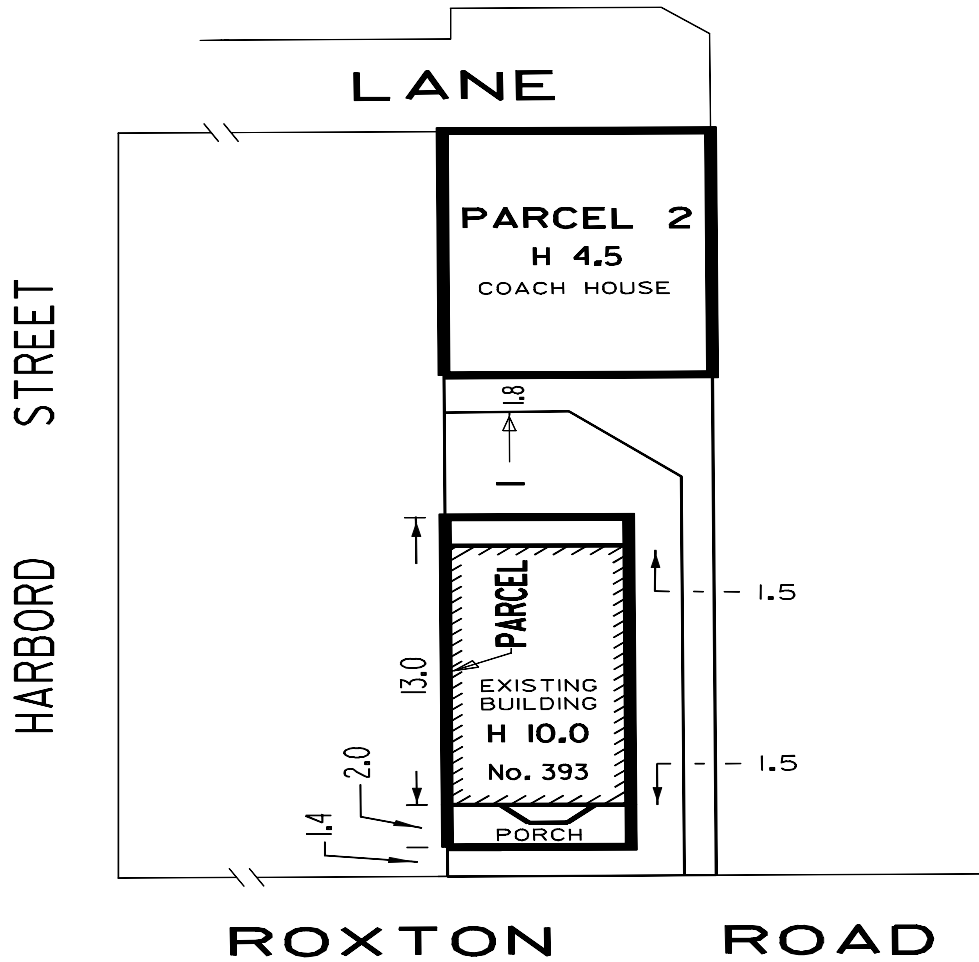


 LANDS REFERRED TO AS THE SITE



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO
 FEBRUARY, 2002
 BLOT/393ROX1.DGN
 FILE: R11-22
 MAP No. 49H-322 DRAWN: D.R.

PLAN 2



BUILDING ENVELOPE

H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



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