

Authority: Humber York Community Council Report No. 11, Clause No. 8,
as adopted by City of Toronto Council on October 1, 2 and 3, 2002
Enacted by Council: October 3, 2002

CITY OF TORONTO

BY-LAW No. 829-2002

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands known as 1315 Davenport Road.

WHEREAS authority is given to Council by the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

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

1. None of the provisions of Section 2(1) with respect to the definitions of “grade” and “height” and Sections 4(2), 4(2)(a)(i), 4(11), 6(3) PART I 1, 6(3) PART II 1, 6(3) PART II 2, 6(3) PART II 3, 6(3) PART II 4, 6(3) PART II 5, 6(3) PART III 1(a), 6(3) PART III 3(a), 6(3) PART VII 1 and 6(3) Part IX 1(a) of By-law No. 438-86, as amended, 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 in the City of Toronto”, shall apply to prevent the erection and use on the lands identified on Map 1, attached to and forming part of this By-law from being used as *row houses* provided that:
 - (a) not more than ten *row houses* are erected or used within Block “A” as identified on Map 2, attached to and forming part of this By-law, and that there be no more than one *row house* on a *lot*;
 - (b) not more than ten *row houses* are erected and used within Block “B” as identified on Map 2, attached to and forming part of this By-law, and that there be no more than one *row house* on a *lot*;
 - (c) the *height* of each *row house* erected or used does not exceed 12.0 metres above *grade*;
 - (d) the *residential gross floor area* of each *row house* does not exceed 175 square metres;
 - (e) no portion of any *row house* erected and used above *grade* is located otherwise than wholly within the Block “A” outlined by heavy lines on Map 2 with the exception of the projections identified in Section 6(3) PART II 8 of By-law No. 438-86, provided that the restrictions in that Section are complied with;

- (f) no portion of any *row house* erected and used above *grade* is located otherwise than wholly within the Block “B” outlined by heavy lines on Map 2 with the exception of the projections identified in Section 6(3) PART II 8 of By-law No. 438-86, provided that the restrictions in that Section are complied with;
 - (g) an *at-grade* uncovered platform or *above-grade* uncovered platform may be located in the area shown in hatching on Map 2;
 - (h) the total *landscaped open space* provided and maintained on the lands identified on Map 1 shall be a minimum of 300 square metres; and
 - (i) for greater clarity, the provisions of this By-law shall continue to apply to the lands identified on Map 1, notwithstanding their division into one or more separate *lots* and for the establishment of certain portions of the *lots* as areas to be held in common.
2. None of the provisions of Section 6(1) and the chart in paragraph (f) shall apply to prevent the erection and use on the lands identified on Map 1 of the following uses for the purpose of selling the residential buildings listed in Section 1: a temporary sales showroom and a *detached house* or *semi-detached house* used as a model home, which may also include a temporary sales showroom.
3. For the purposes of this by-law, the following expressions shall have the following meaning:
- (a) *height* means the vertical distance in metres between *grade* and the highest point of the roof, exclusive of chimney stacks and in the case of a pitched roof or other kind of roof, the vertical distance between *grade* and the highest point of the roof;
 - (b) *grade* means 131.98 metres Canadian Geodetic Datum; and
 - (c) each other word or expression that is italicized in this By-law shall have the same meaning as that word or expression has for the purposes of By-law No. 438-86, as amended.

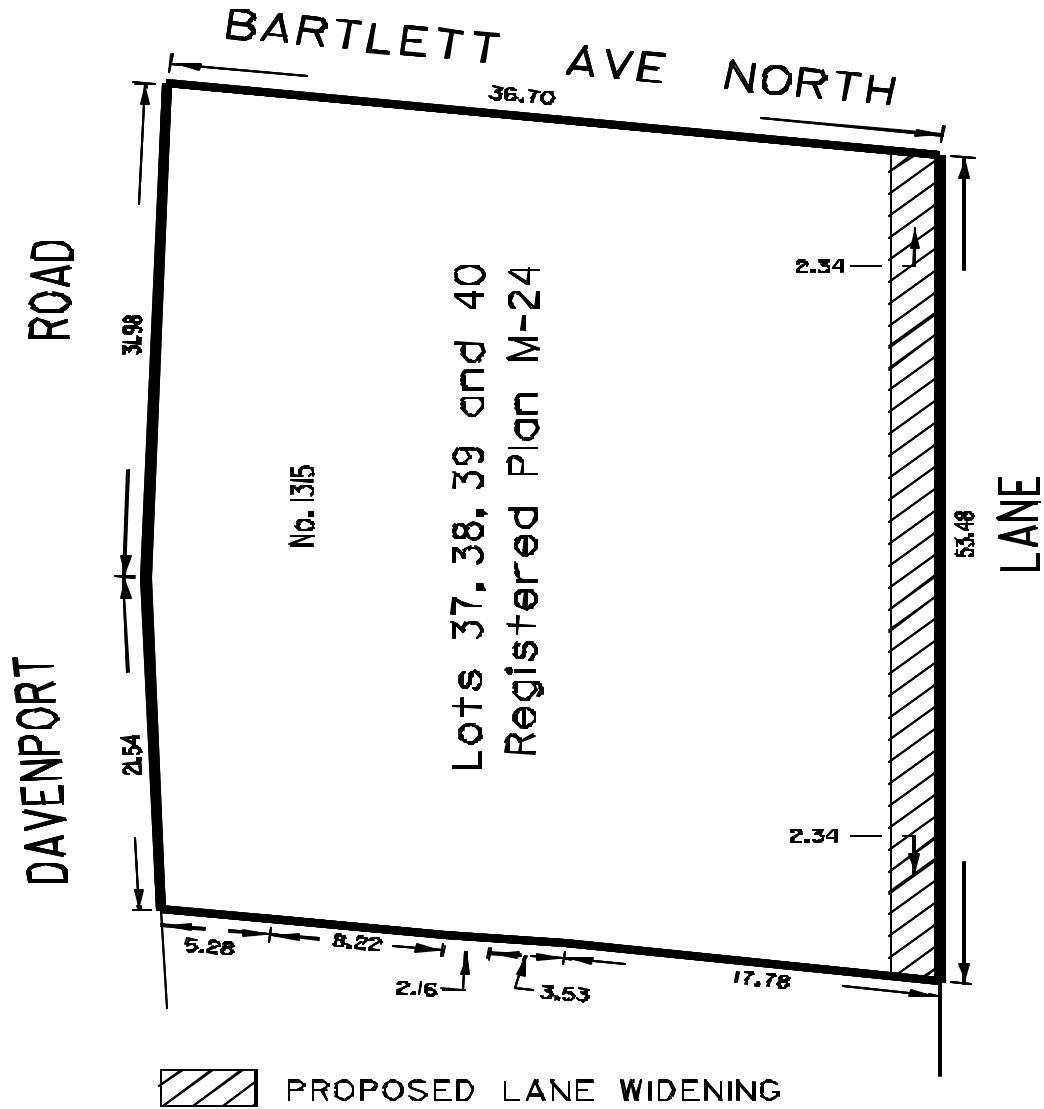
ENACTED AND PASSED this 3rd day of October, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

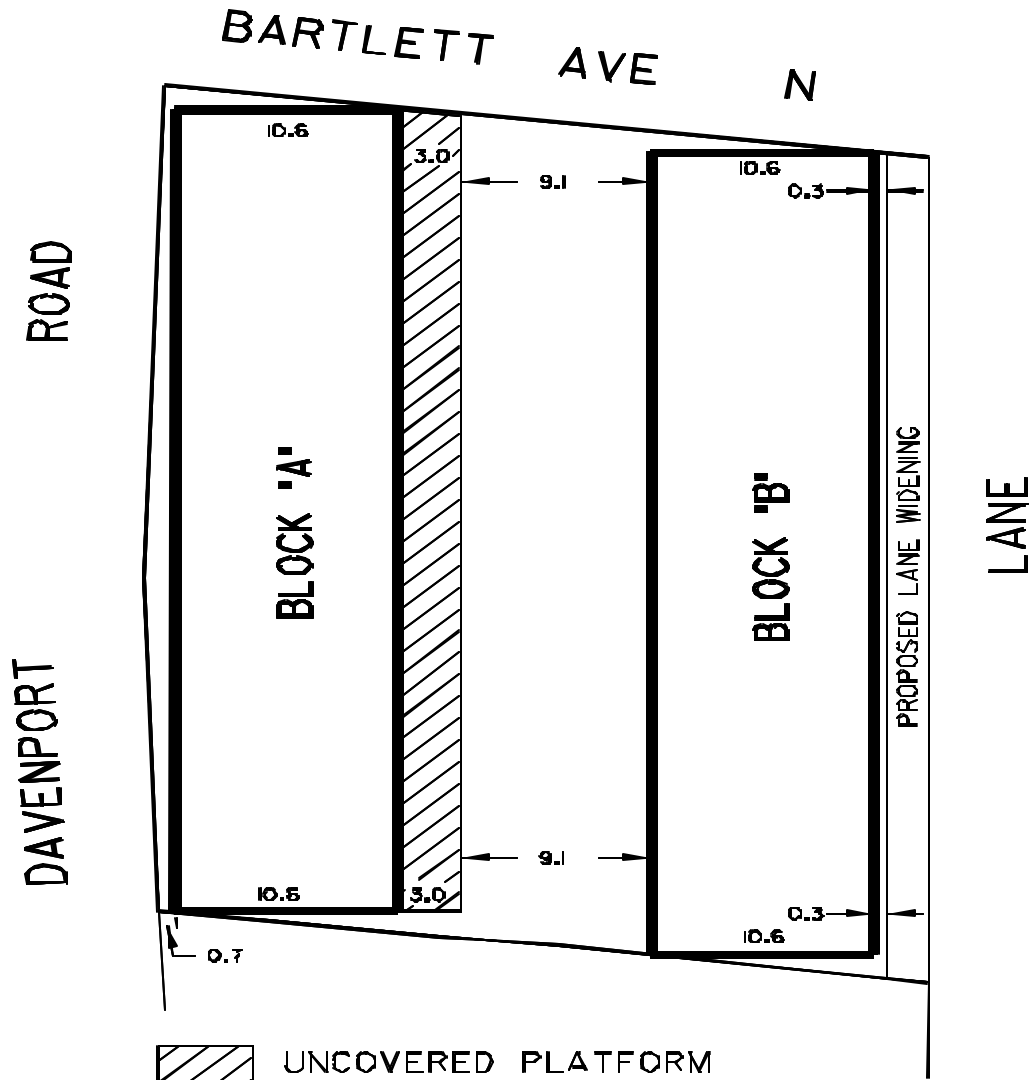
(Corporate Seal)

MAP 1



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO JULY, 2002
BL02/1315DAV1.DGN
FILE: DS-238
MAP No. 45J-321 DRAWN: WL

MAP 2



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO JULY, 2002
 BLOCK/131SDAV2.DGN
 FILE: 03-292
 MAP No. 49J-321 DRAWN: WL