

Authority: Toronto East York Community Council Report No. 11, Clause No. 9  
as adopted by City of Toronto Council on October 29, 30 and 31, 2002  
Enacted by Council: October 31, 2002

**CITY OF TORONTO**

**BY-LAW No. 902-2002**

**To amend the General Zoning By-law No. 438-86, as amended for the former  
City of Toronto with respect to lands known tentatively as 6 Wellesley Place.**

WHEREAS authority is given to Council by Section 34 of 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)(*lot* and *row house* definitions), Sections 4(11)(b) and (c) and 4(12), and Sections 6(3) Part II (2)(ii), (3), (4), (5) and (6) of By-law No. 438-86, as amended, being “A By-law to regulate the use of land and the erection, use, bulk, height and space 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” shall apply to prevent the erection and use of *row houses* on the lands tentatively known as 6 Wellesley Place and more particularly described in Schedule “A” hereto, provided that:
  - (i) the *residential gross floor area* of the entire complex does not exceed 5,400 square metres and there shall be no more than 49 *row houses*;
  - (ii) with the exception of those structures listed in Section 4(2)(a) of By-law No. 438-86, as amended, the *height* of any building on the site does not exceed 11.0 metres;
  - (iii) a maximum of 60 *parking spaces* are provided;
  - (iv) a *Type G loading space* is provided; and
  - (v) the words shown in italics shall have the same meaning as those included in By-law No. 438-86, as amended.
2. All other provisions of By-law No. 438-86, as amended, shall continue to apply except in the case where provisions of this By-law are in conflict, in which case the provisions of this By-law shall prevail.

ENACTED AND PASSED this 31st day of October, A.D. 2002.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE “A”**

Part of Lots 44 and 45, Plan D-30 and part of Park Lot 6, Concession 1, from the Bay, City of Toronto, designated as Parts 1, 20, 24, 25 and 26 on Plan 66R-19793, Toronto Land Registry Office No. 66.