

Authority: Toronto South Community Council Report No. 4, Clause No. 4,
adopted as amended, by City of Toronto Council on May 18, 19 and 20, 2004
Enacted by Council: May 20, 2004

CITY OF TORONTO

BY-LAW No. 444-2004

To amend General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands known municipally in the year 2003 as 456 Shaw Street.

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”, “lot” and “height” and Section 4(2), 4(4)(c), 4(11)(a), 4(11)(b), 4(11)(c), 6(3) PART I 1, 6(3) PART II 2(i), 6(3) PART II 2(iii), 6(3) PART II 3(i), 6(3) PART II 3(ii), 6(3) PART II 3.A (II), Part 6(3) PART II 3.C(II), 6(3) PART II 4, 6(3) PART II 5, 6(3) PART III 1(a), 6(3) PART VII 1(ii), 6(3) PART IX 1(a) of By-law No. 438-86, as amended, shall apply to prevent the erection and use of 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 5 *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 8 *row houses* are erected or 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 the *height* as shown on Map 3 attached to and forming part of this by-law;
 - (d) the *residential gross floor area* of each *row house* does not exceed 185 square metres;
 - (e) no portion of any *row house* erected and used above *grade* is located otherwise than 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) the total *landscaped open space* provided and maintained on the lands identified on Map 1 shall be a minimum of 327 square metres;
 - (h) a roof deck may be located only in the areas shown in hatching on Map 2; 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 use(s) for the purpose of selling the residential buildings listed in Section 1: 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, a stair tower 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 the average elevation measured along the *front wall* of the *row house*; 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.

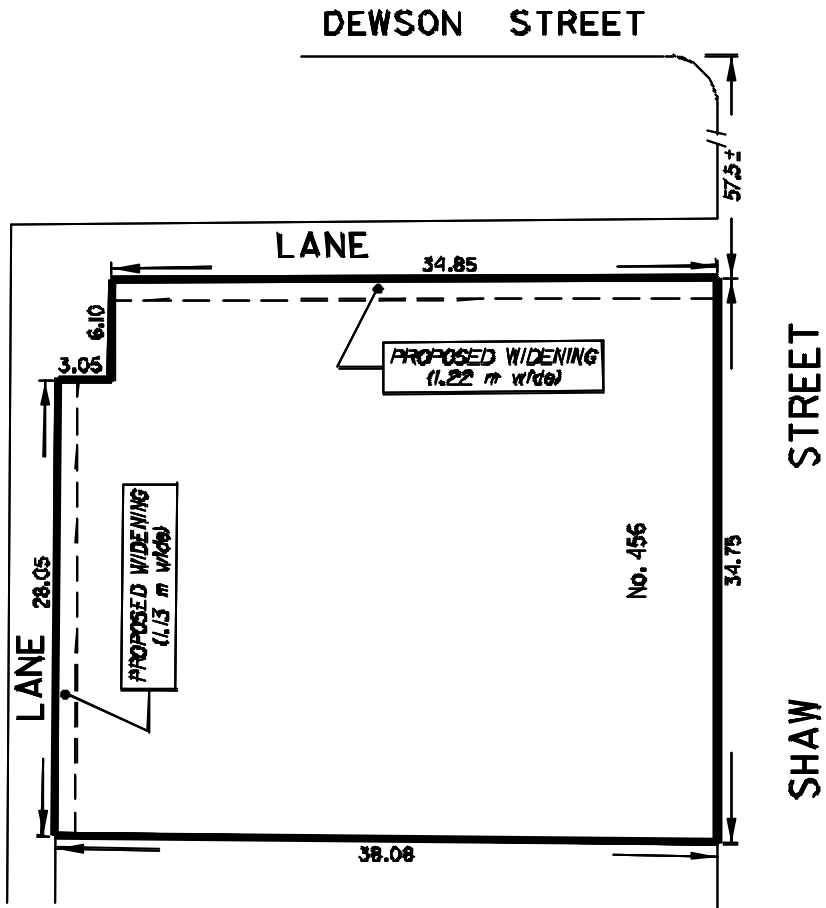
ENACTED AND PASSED this 20th day of May, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

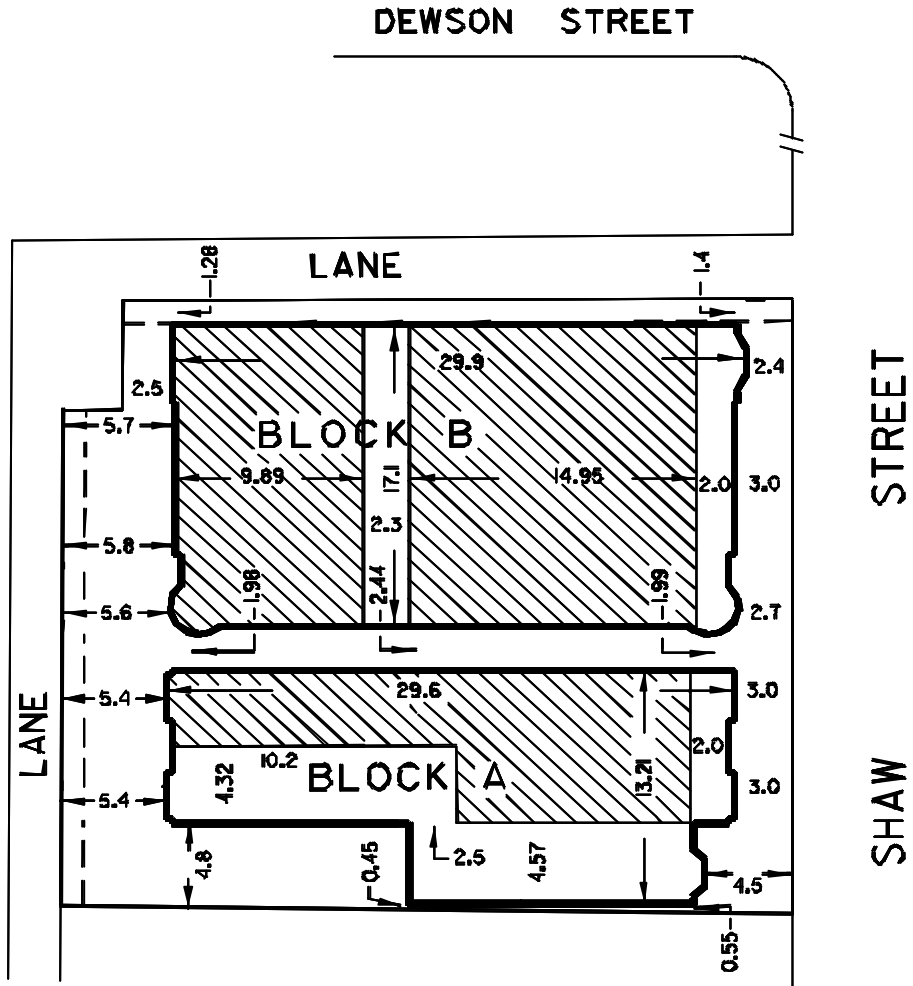
(Corporate Seal)

MAP 1



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO MAY, 2004
BL04/456SHAW1.DGN
FILE: S28-23
MAP No. 49H-522 DRAWN: D.R

MAP 2

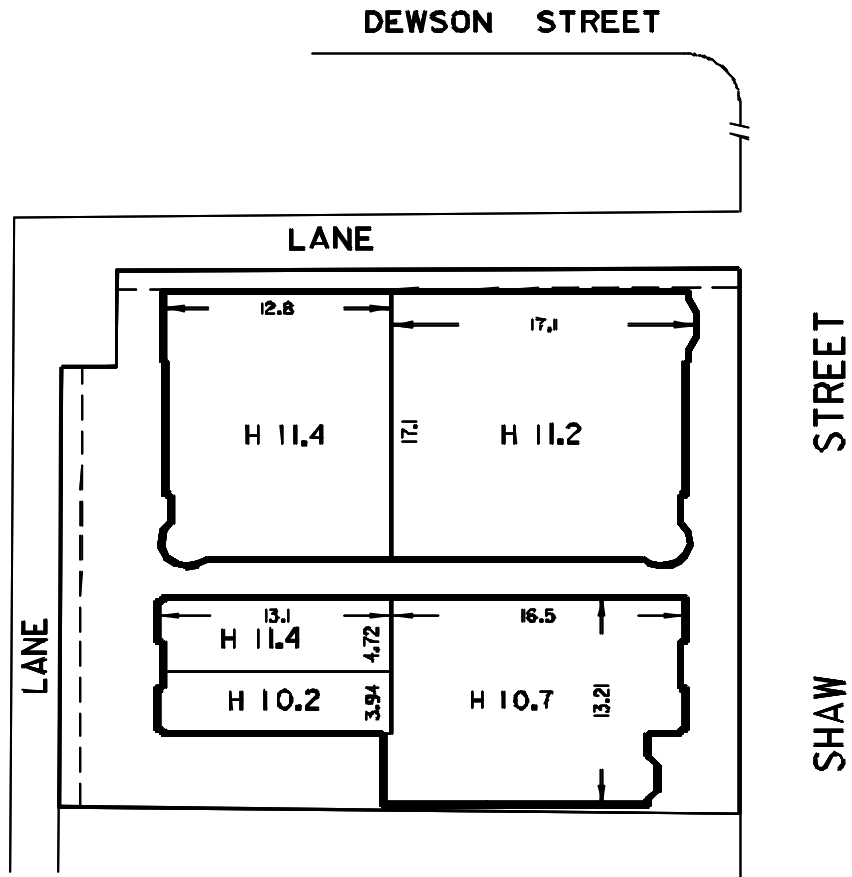


 ROOF DECKS



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO
BLO4/458SHAW2.DGN
FILE: 526-23
MAP No. 49H-322
MAY, 2004
DRAWN: D.R

MAP 3



H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO MAY, 2004
BLO4/456SHAW3.DGN
FILE: S26-23
MAP No. 49H-322 DRAWN: D.R.