

Authority: Toronto West Community Council Report No. 2, Clause No. 1,
as adopted by City of Toronto Council on March 1, 2 and 3, 2004
Enacted by Council: June 24, 2004

CITY OF TORONTO

BY-LAW No. 486-2004

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands known municipally as 120 Spencer Avenue.

WHEREAS City Council at its meeting of February 1, 2 and 3, 2000 established the Parkdale Pilot Project for the purpose, among others, of regularizing the numerous bachelorette and rooming house buildings in the Parkdale area; and

WHEREAS the owner of the lands known municipally as 120 Spencer Avenue has applied for consideration in accordance with the Project process; and

WHEREAS the application meets the criteria and thus it is appropriate to amend the General Zoning By-law to permit the proposed use; and

WHEREAS the Council of the City of Toronto has had referred to it a proposed Zoning By-law respecting the site; and

WHEREAS the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, regarding the proposed Zoning By-law; and

WHEREAS the Council of the City of Toronto, at its meeting held on March 1, 2 and 3, 2004, determined to amend the Zoning By-law for the former City of Toronto;

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

EXEMPT PROVISIONS

- (1) Subject to the requirements of this by-law, none of the following provisions 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 for 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 erection or use of a *converted house* on those lands outlined by heavy lines on Map 1:

PARKING

- (a) Section 4(4) (b)

DENSITY

- (b) Section 6(3) Part I 1

MINIMUM UNIT SIZE

- (c) Section 6 (2) 1 (iv)
- (d) Section 12 (2) 70 (ii)

SUBSTITUTE PROVISIONS

- (2) No person shall erect or use a *converted house* on those lands outlined by heavy lines on Map 1 unless:

PARKING

- (a) not less than two *parking spaces* are provided and maintained on the *lot*;

NUMBER OF UNITS

- (b) no more than seven *dwelling units*, all of which may be *dwelling units* containing two or more *habitable rooms*, are provided within the *converted house*;

DENSITY

- (c) the *residential gross floor area* of the *converted house* does not exceed 446.66m²;

MINIMUM UNIT SIZE

- (d) the average of the floor areas of the *dwelling units* is not less than 37.2m²;
- (e) the floor area of any individual *dwelling unit* is not less than 36.0m²; and

BUILDING ENVELOPE

- (f) no portion of the *converted house* is located otherwise than wholly within the *building envelope*, exclusive of those elements set out in Section 6(3) Part II 8 Chart provisions A, B, C, D, E, L and N, and those building elements set out in Section 6 (2) 1(iii) F, of By-law No. 438-86 of the former City of Toronto, as amended.

DEFINITIONS

- (3) For the purpose of this by-law:
 - (i) *building envelope* means the area shaded by diagonal lines on Map 1.

GENERAL

- (4) With the exception of any defined terms to the extent modified by this by-law, all other provisions of By-law No. 438-86 of the former City of Toronto, as amended, continue to apply.

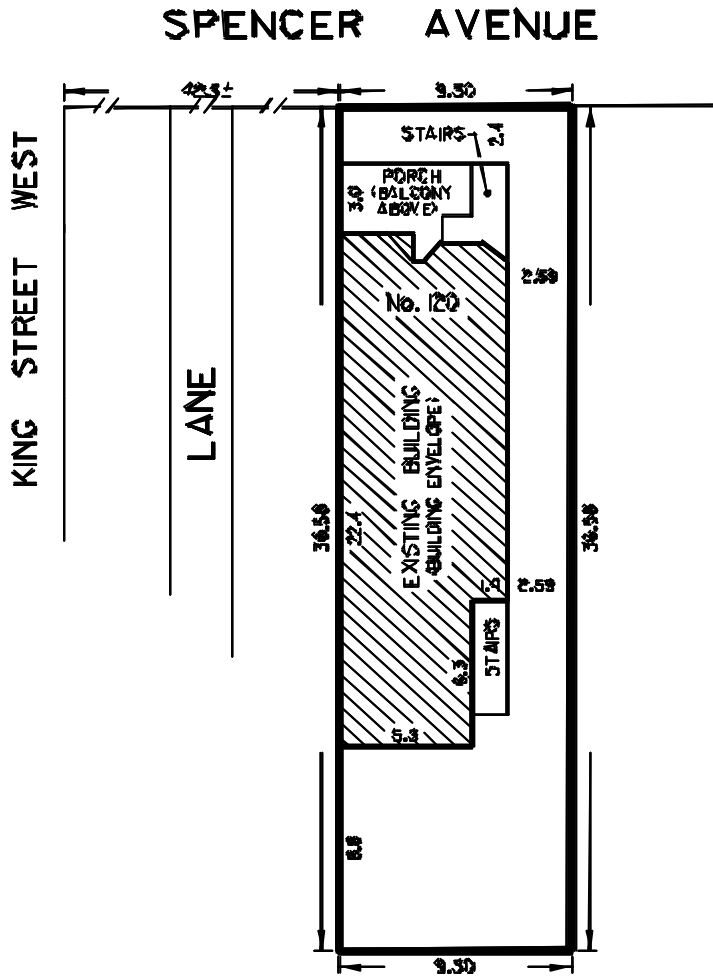
ENACTED AND PASSED this 24th day of June, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

MAP 1



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO JUNE, 2004
BL 04/100PEN.DEN
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MAP No. 486-323 DRAWN: D.P.