

Authority: Toronto and East York Community Council Item 17.9, adopted as amended,  
by City of Toronto Council on July 15, 16 and 17, 2008  
Enacted by Council: July 17, 2008

## CITY OF TORONTO

### BY-LAW No. 827-2008

#### **To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands municipally known as 21 Swanwick Avenue.**

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 4(4)(c)(ii), Section 6(3) Part I, Section 6(3) Part II, Section 6(3) Part III and Section 6(3) Part IV 1.(e) 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 and to prohibit certain buildings and structures in various areas of the City of Toronto”, shall apply to prevent the erection and use of a residential building on the *lot* provided:
  - (1) the *lot* consists of those lands delineated by the heavy lines on Map 1 attached to and forming part of this By-law;
  - (2) no portion of any building or structure to be erected or used on the *lot* shall extend beyond the lines delineated by the heavy lines on Map 2 attached to and forming part of this by-law;
  - (3) despite subsection (2) herein, eaves and cornices shall be permitted to project no more than 0.45 metres beyond the heavy lines on Map 2;
  - (4) The *height* of the building on the *lot* shall not exceed the maximum *height* permitted as indicated by the letter “H” as shown on Map 2 attached to and forming part of this By-law;
  - (5) despite subsection (4) herein, fences, safety railings, or privacy screens shall be permitted to project beyond the *height* permitted provided the *height* of the fence, safety railing or privacy fence does not exceed 2.0 metres;
  - (6) a maximum of 10 dwelling units shall be permitted on the *lot*;
  - (7) the maximum *residential gross floor area* of the building on the *lot* shall not exceed 1,650 square metres;
  - (8) a minimum of 10 *parking spaces* shall be provided;

- (9) ingress and egress to and from the parking facility shall be provided by unobstructed driveways or passageways providing access to a public highway and having a minimum width of 4.3 metres for two-way operation; and
- (10) the existing church building shall be maintained in accordance with the provisions of a Heritage Easement Agreement between the City of Toronto and the owner of the *lot* pursuant to the *Ontario Heritage Act*.
2. For the purposes of this by-law all words, terms and phrases appearing in italics shall have the same meaning as they have for the purposes of the aforesaid By-law No. 438-86, as amended, except as herein provided.
3. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this 17th day of July, A.D. 2008.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)



