

Authority: Toronto and East York Community Council Item 13.1,
as adopted by City of Toronto Council on March 5, 6 and 7, 2012
Enacted by Council: March 7, 2012

CITY OF TORONTO

BY-LAW No. 333-2012

To amend the General Zoning By-law No. 438-86 of the former City of Toronto, with respect to lands municipally known as 538 and 540 Eglinton Avenue East.

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 with respect to *lot*, *landscaped*, *open space* and *row house*, 6(3) Part IX 1 (A), 6 (3) Part IX 1 (B), 6(3) Part I 1, 6(3) Part II 2(III), 6(3) Part II 3.A(II), 6(3) Part II 3.C(I), 6(3) Part II 4, 6(3) Part II 5(I), 6(3) Part III 1 (A), 6(3) Part III 3(B), 6(3) Part III 4, 6(3) Part IV 4(I) and 6(3) Part VII 1 (II) Zoning 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 of 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 and use of 7 *row houses* comprised within 2 blocks as shown on Map 2, including uses accessory thereto, on the *lot* provided that:
 - (a) the *lot* consists of those lands delineated by heavy lines on Map 1 attached and forming part of this by-law;
 - (b) the *residential gross floor area* erected or used on the *lot* does not exceed 1,464 m²;
 - (c) the maximum number of *dwelling units* does not exceed 7;
 - (d) no part of any building or structure erected or used on the *lot* above finished ground level is located otherwise than wholly within the areas delineated by heavy lines on the attached Map 2;
 - (e) no part of any building or structure erected or used above finished ground level shall exceed the *height* limits above *grade* in metres specified by the numbers following the symbol "H" as shown on Map 2;
 - (f) not less than 57 square metres of *landscaped open space* shall be provided and maintained on the *lot*;
 - (g) the minimum driveway width shall be 3 m including the existing right of way and a maximum of 6 m on the remainder of the *lot*;

- (h) nothing in Sections 2(d) and 2 (e) of this By-law shall prevent the following elements from projecting beyond the heavy lines and above the *heights* shown on Map 2:
- (i) eaves, cornices, lighting fixtures, fences safety railings, architectural features, parapets, privacy screens, window sills, chimneys, vents, terraces, platforms, landscape features, walkways.
2. Despite any existing or future severance, partition or division of the *lot*, the provisions of this By-law shall apply to the whole of the *lot* as if no severance, partition or division occurred.
3. Definitions
- For the purposes of this By-law, the terms set forth in italics shall have the same meaning as such terms have for the purposes of By-law No. 438-86 as amended except that the following definitions shall apply:
- (a) "*lot*" means those lands identified on Map 1 attached to this By-law. Despite any existing or future severance, partition, or division of the lot, the provisions of this By-law shall apply to the whole of the lot as if no severance, partition, or division has occurred; and
- (b) "*row house*" means one of a series of more than two attached buildings:
- (i) each building comprising of one *dwelling unit*; and
- (ii) each building divided vertically from another by a party wall.

ENACTED AND PASSED this 7th day of March, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



