

Authority: Toronto and East York Community Council Item 13.11,  
adopted as amended, by City of Toronto Council on March 5, 6 and 7, 2012  
Enacted by Council: March 7, 2012

## CITY OF TORONTO

### BY-LAW No. 338-2012

**To amend the former City of Toronto Zoning By-law No. 438-86, as amended, with respect to the lands municipally known as 55 Howie 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 2(1) with respect to the definition of "grade", 6(3) PART I, 6(3) and PART II of 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 42 *row houses* and *accessory structures* provided:
  - (a) the *lot* consists of those lands delineated by the heavy lines on Map 1 attached to and forming part of this By-law;
  - (b) no portion of any above grade building or structure to be erected or used shall extend beyond the building envelope delineated by the heavy lines on Map 2 attached to and forming part of this by-law; except any other type of structure identified as a permitted projection in Section 6(3) PART II 8 of By-law No. 438-86, provided that the restrictions and qualifications in that Section are complied with;
  - (c) the maximum permitted *residential gross floor area* shall not exceed 7, 985 square metres;
  - (d) the maximum depth of any individual *row house*, as measured from the main external front wall to the main external rear wall of the *row house*, shall not exceed 17.0 metres;
  - (e) the minimum width of any of the walkways located between Howie Avenue, the private laneway and Boulton Street shall be 1.5 metres;
  - (f) the maximum number of *row houses* on the *lot* is 42 and the minimum width of a *row house* is 4.2 metres;

- (g) at least 42 motor vehicle parking spaces shall be provided and maintained on the *lot* and located within either a *private garage* or parking pad behind the main front wall of any *row house*; and
  - (h) a minimum of 9 visitor parking spaces are provided on the east/west private driveway.
2. Zoning By-law No. 438-86, as amended, is further amended by changing the zoning designation of the northerly lands identified on Map 1 attached to this by-law from R3 Z1.0 to G.
  3. Despite any existing or future severance, partition or division of the *lot*, the provisions of this by-law shall apply to the whole lands indentified on Map 1, as if no severance, partition or division occurred.
  4. 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, if any, 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.
  5. 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 purpose of the aforesaid By-law No. 438-86, as amended, except as herein provided:
    - (a) "*grade*" shall mean an elevation of 82.38 metres above sea level based on Geodetic Survey of Canada 1929 mean sea level vertical datum (1978 Southern Ontario Adjustment).

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

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)



