

Authority: Toronto and East York Community Council Item 16.2,  
as adopted by City of Toronto Council on June 6, 7 and 8, 2012  
Enacted by Council: June 8, 2012

## CITY OF TORONTO

### BY-LAW No. 799-2012

#### To amend former City of Toronto Zoning By-law No. 438-86, as amended, respecting the lands municipally known as 42 Edgewood 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 Sections 4(2)(a), 6 (1), 6(3) PART I, 6(1), 6(3) PART II, 6(3) PART III 3(d) and 6(3) PART VII 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 30 semi-detached houses and 2 detached houses 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 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 number of *semi-detached houses* on the *lot* is 30 and the maximum number of *detached houses* on the *lot* is 2;
  - (d) the maximum permitted *residential gross floor area* shall not exceed 8260 square metres;
  - (e) the maximum height of any *detached house* or *semi-detached house* is 12.0 metres above *grade*; and
  - (f) the minimum *lot* width is 5.5 metres.
2. 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.

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 engineering drawings with respect to the Proposed New Public Street as shown on Map 1 have been accepted by the Executive Director of Technical Services, together with financial securities to guarantee the installation of the New Public Street, and unless underground municipal services, being storm and sanitary sewers and the watermain, have been installed (but not necessarily connected) in accordance with plans approved by the Executive Director, Technical Services.
4. 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.

ENACTED AND PASSED this 8th day of June, A.D. 2012.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)



