

Authority: Planning and Growth Management Committee Item PG26.2, as adopted by City of Toronto Council on September 30 and October 1, 2009

CITY OF TORONTO

BY-LAW 815-2017

To amend former City of Toronto Zoning By-law 438-86, with respect to the lands fronting on the north and south side of St. Clair Avenue West between Old Weston Road, Blackthorn Avenue and Spring Grove 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 enacts:

1. Except as otherwise provided herein, the provisions of former City of Toronto *By-law 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 certain buildings and structures in various areas of the City of Toronto", shall continue to apply to the lands outlined by heavy lines shown on Schedule 1, attached.
2. District Maps 48J-321 and 48K-311 contained in Appendix "A" of *By-law 438-86*, as amended, are further amended by redesignating the lands outlined by heavy lines to "MCR T5.0 C2.0 R4.0", "MCR T5.5 C2.0 R4.5", "MCR T5.5 C2.0 R4.0" and "MCR T6.0 C2.0 R5.0", as shown on Schedule 2, attached.
3. Height and Minimum Lot Frontage Maps No. 48J-321 and 48K-311 contained in Appendix "B" of *By-law 438-86*, as amended, are further amended to establish maximum permitted heights in metres as delineated by heavy lines shown on Schedule 3, attached.
4. Exception 479 of Section 12(1) of *By-law 438-86*, as amended is further amended as follows:
 - (a) Section (4)(f)(ii) delete the word "closet" and replace it with "closest";
 - (b) Section (13)(f)(ii) in the first line delete the word "abut" immediately after the word "abuts";
 - (c) by amending Schedule '1', Map A to add the lands outlined in heavy lines shown on Schedule 1, attached, as areas affected by the Exception;
 - (d) by amending Schedule '2', Map A to add the lands outlined in heavy lines and associated zoning provisions as shown on Schedule 2, attached;

- (e) by amending Schedule '3', Map A to add the lands outlined in heavy lines and associated maximum permitted heights as shown on Schedule 3, attached; and
- (f) by amending Schedule '4', Map A to add the lands outlined in heavy lines and associated Enhancement Zones as shown on Schedule 4, attached.

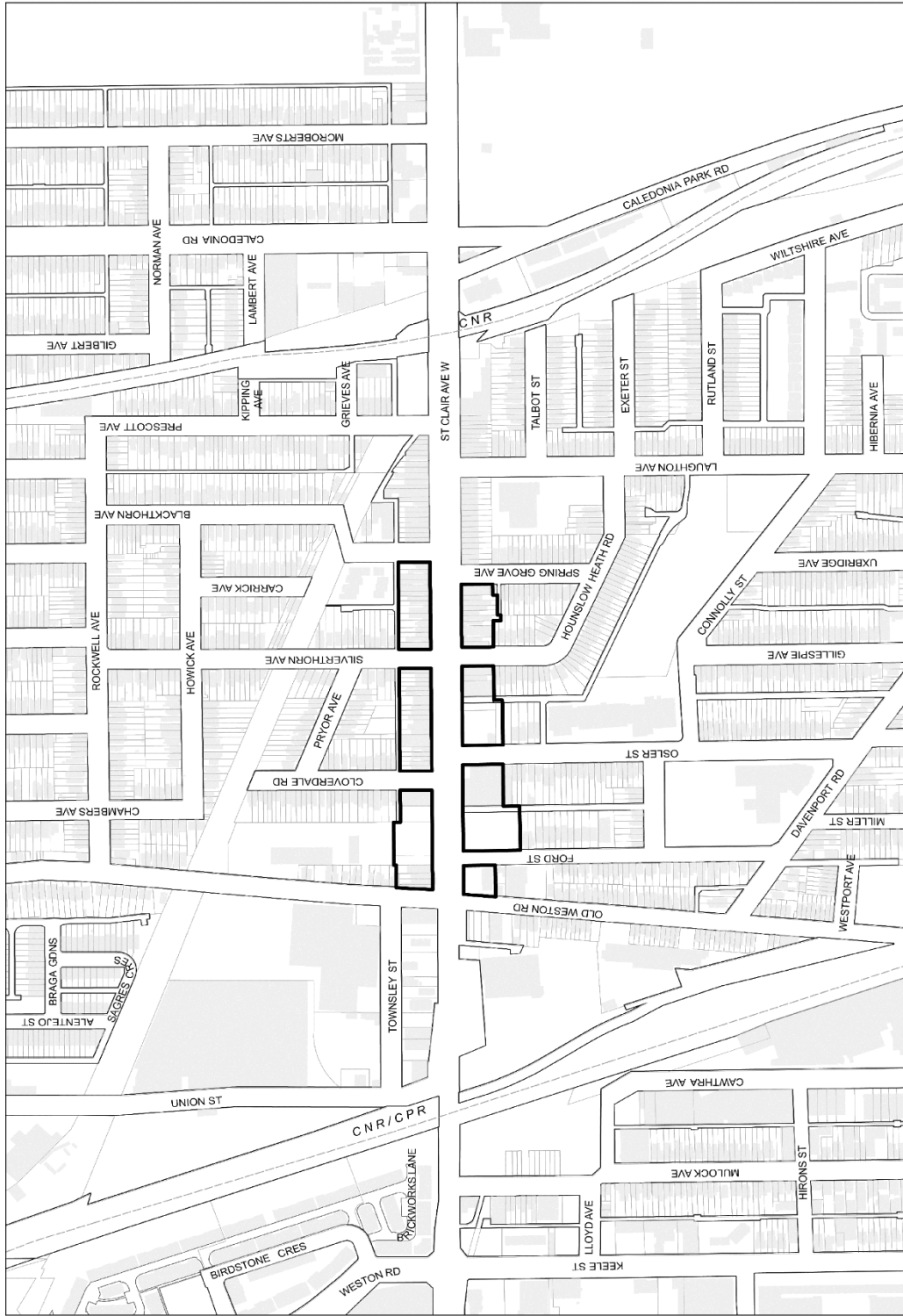
Enacted and passed on July 7, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule 1



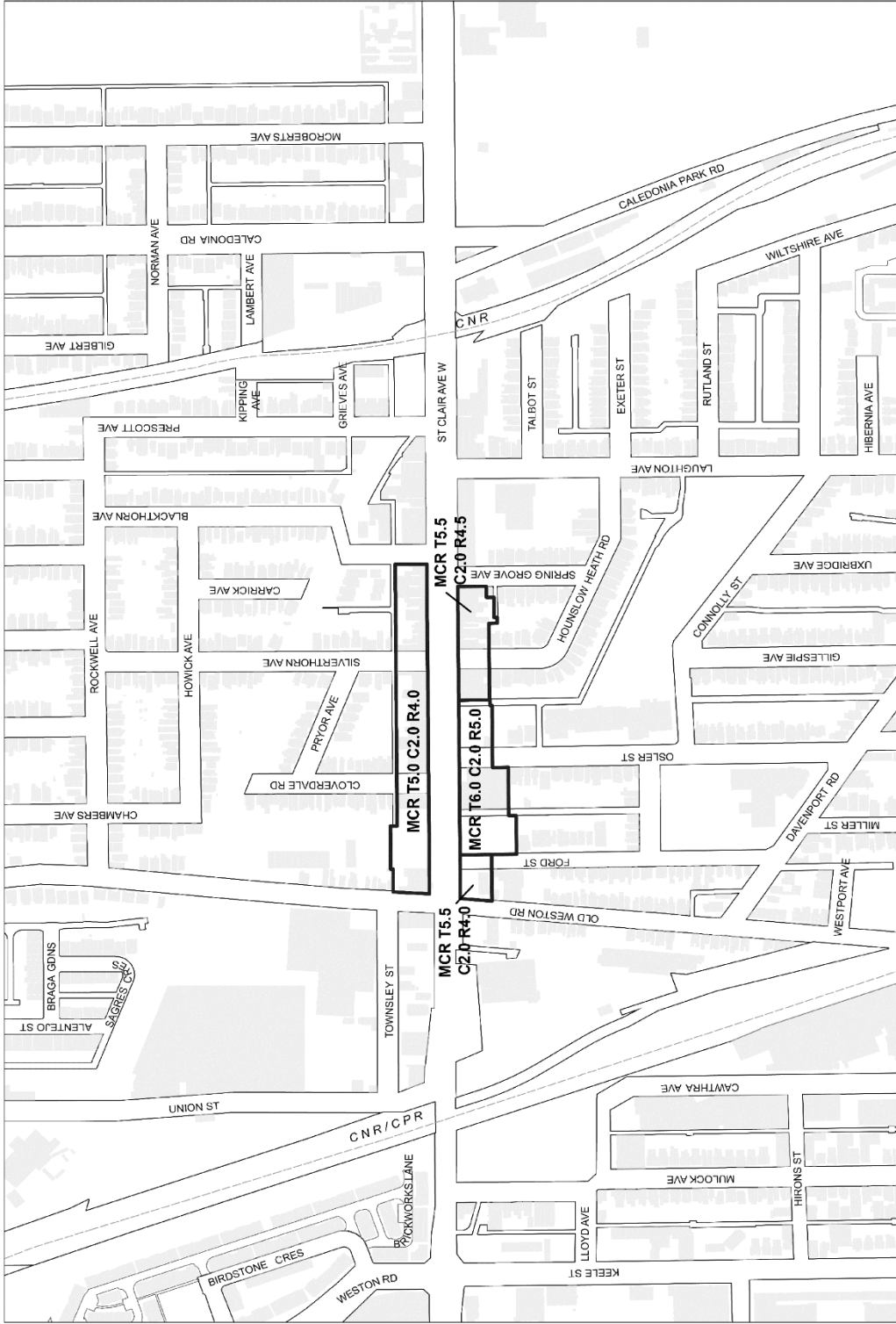
St. Clair Avenue West Avenue Area
 from Old Weston Road to Blackthorn Avenue
 File # 05 189781 WET 11 TM

Toronto City Planning
Areas Affected

↑
 Not to Scale
 Extracted: 06/29/2017

Areas Affected By This By-law

Schedule 2

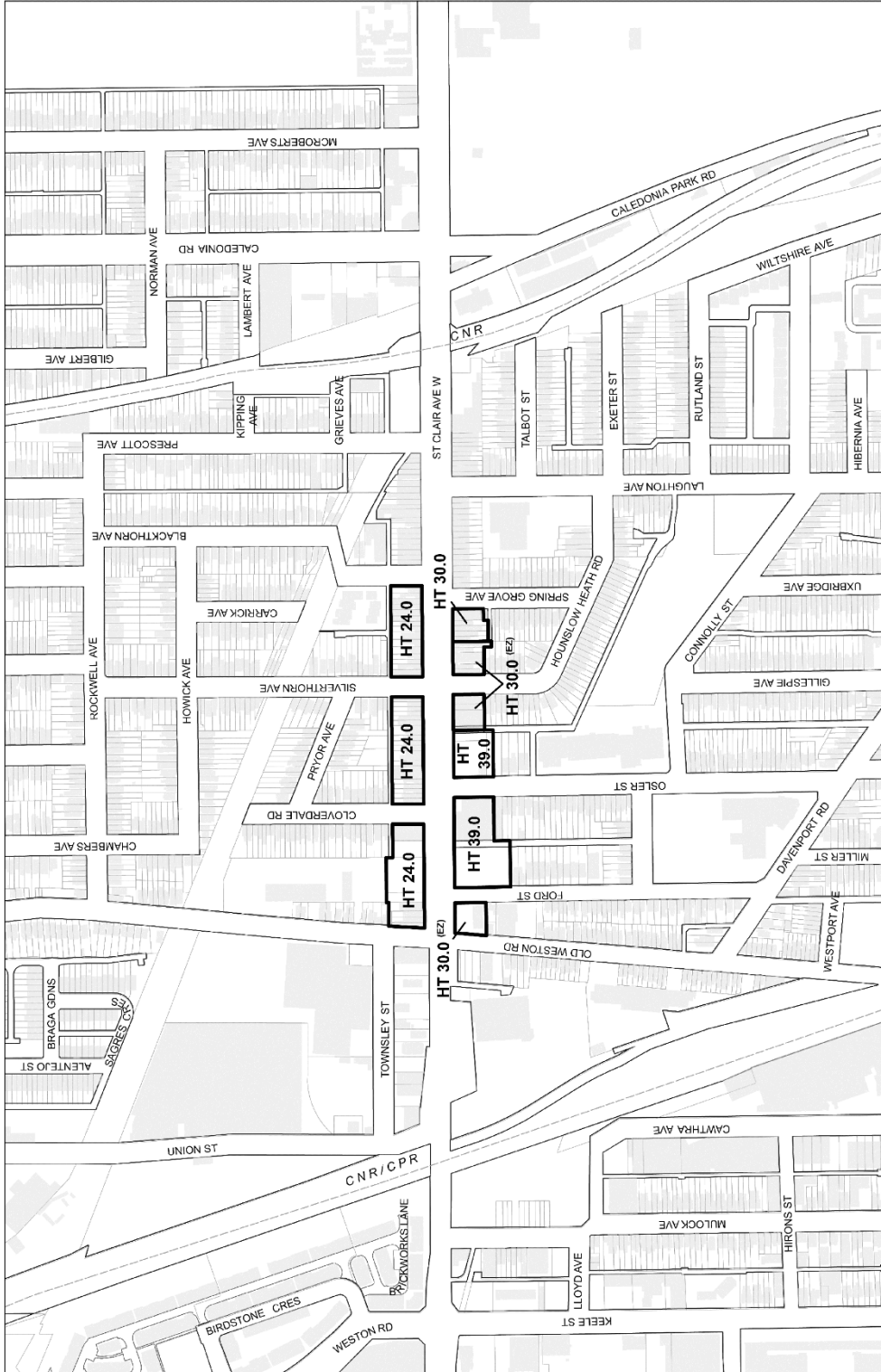


St. Clair Avenue West Avenue Area
 from Old Weston Road to Blackthorn Avenue
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Toronto City Planning
Zoning By-law Amendment (By-law 438-86)

Not to Scale
 Extracted: 06/28/2017

Schedule 3

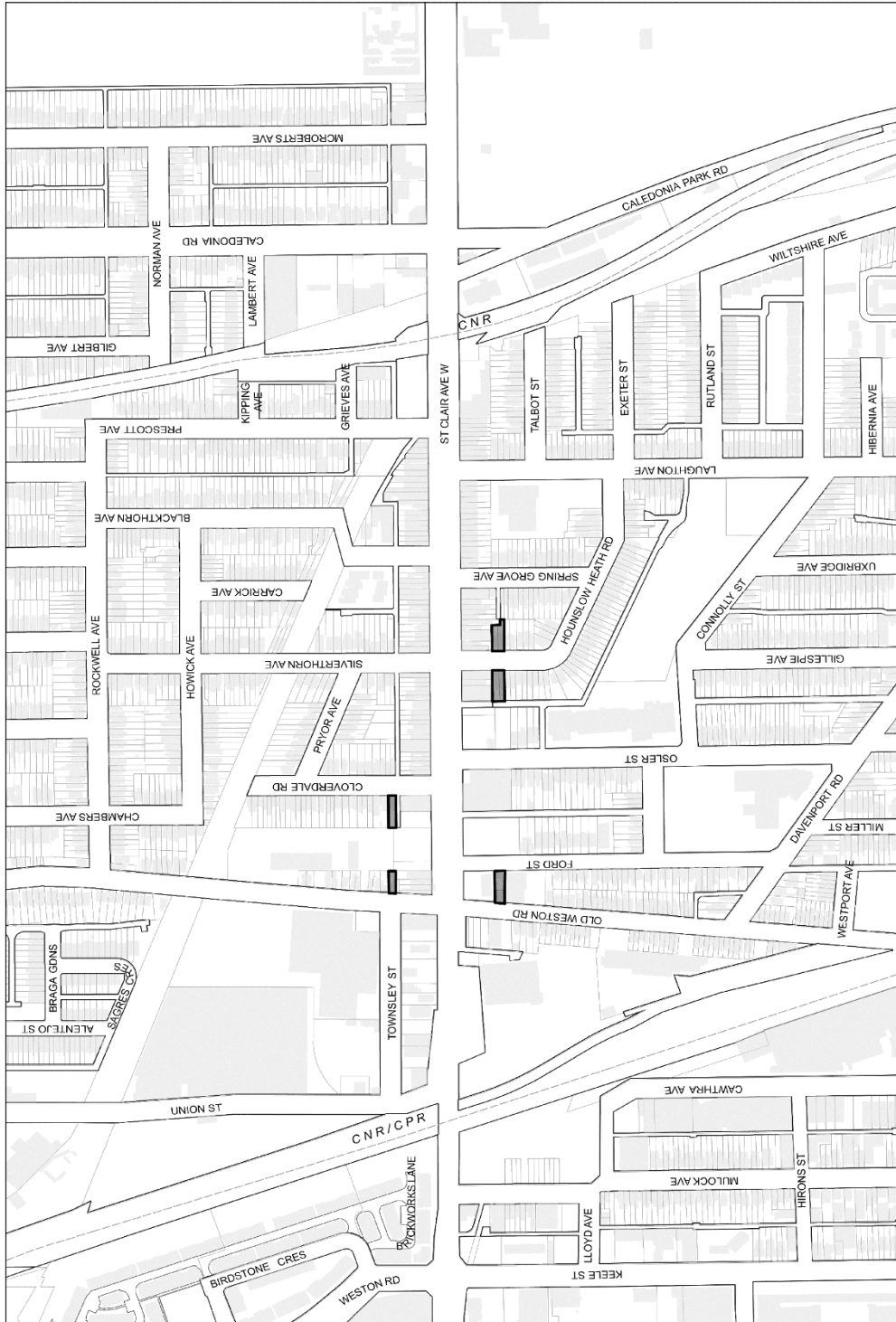


Toronto City Planning
Maximum Permitted Heights
 St. Clair Avenue West Avenue Area
 from Old Weston Road to Blackthorn Avenue
 File # 05 189781 WET 11 TM

Not to Scale
 Extracted: 06/28/2017

HT 24.0 Denotes Height in Metres Above Grade
 HT 30 (EZ) Denotes Height in Metres for 'Enhanced Lot'

Schedule 4



St. Clair Avenue West Avenue Area
 from Old Weston Road to Blackthorn Avenue
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Toronto City Planning
Enhancement Zones



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 Not to Scale
 Extracted: 06/28/2017