

Authority: Toronto and East York Community Council Item TE27.3, as adopted by City of Toronto Council on November 7, 8 and 9, 2017

CITY OF TORONTO

BY-LAW 1425-2017

To amend former City of Toronto Zoning By-law 438-86, as amended, respecting certain lands within the area known as Davisville Village.

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. No person shall, within either of the areas hereinafter firstly and secondly described, erect or use a building or structure on a *lot*, for the purpose of a *detached house, semi-detached house, row house, rowplex, duplex, semi-detached duplex, semi-detached triplex* or *triplex*:
 - (i) having an integral *private garage* if vehicle access to the garage is located in a wall of the building facing the *front lot line*; or
 - (ii) having a platform or terrace attached to the rear wall of a *residential building* with a height greater than 1.2 metres above *grade*, unless:
 - (A) the area of the platform or terrace does not exceed 4.0 square metres; and
 - (B) the *side yard setback* of the platform or terrace is not less than 1.8 metres.

2. The following are the areas:

Firstly:

The part of the R2 Z0.6 district between Yonge Street and Mount Pleasant Road, bounded on the north by the southerly limit of Soudan Avenue and on the south by northerly limit of Davisville Avenue; excepting the lands known in 2017 as 124 Belsize Drive.

Secondly:

The R2 Z0.6 district within the area bounded by Mount Pleasant Road, Eglinton Avenue East, Bayview Avenue and the G district known as Mount Pleasant Cemetery; excepting the lands known in 2017 as the odd numbered addresses of 361-379 Cleveland Street and 343 Merton Street.

Enacted and passed on December 8, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)