

CITY OF TORONTO

BY-LAW 812-2020

To amend former City of Toronto Zoning By-law 438-86, as amended, with respect to the lands municipally known in the year 2019 as 340 St. Clements 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. This By-law applies to the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law.
2. Except as otherwise provided herein, the provisions of By-law 438-86 shall continue to apply.
3. None of the provisions of Section 2 with respect to the definition of “*grade*”, “*height*”, “*lot*”, “*row house*”, Section 4(2), Section 6(3) PART I, 6(3) PART II, 6(3) PART III, 6(3) Part IV, 6(3) Part VII, and 6(3) Part IX of By-law 438-86, as amended, apply to prevent the erection on the lot of *row houses*, provided that:
 - a. The *lot* consists of the lands delineated by heavy lines on Map 1 attached hereto;
 - b. Notwithstanding the permitted uses included in Section 6(1) of By-law 438-86, a *row house* is a permitted use on the *lot*;
 - c. The *residential gross floor area* on the lot must not exceed a maximum of 1,225 square metres, excluding any *residential gross floor area* located below *grade*;
 - d. The maximum number of dwelling units on the lot is 6;
 - e. No portion of any building or structure may extend beyond the solid and dashed lines delineating the building envelope and setbacks on Map 2 attached hereto, with the exception of the following:
 - i. Architectural features, antenna, bay windows, belt course, box windows, canopies, chimneys, chimney breasts, cornices, columns, dormers, eaves, lighting fixtures, ornamental elements, parapets, platforms, pipes, sills, satellite dish, vents, and utility equipment a maximum of 1.0 metres;

- ii. Retaining walls a maximum of 3.0 metres; and
 - iii. Stairs and stair enclosures a maximum of 1.5 metres.
- f. No portion of the building shall have a greater *height* than the *height* in metres specified by the numbers following the symbol H on Map 2, attached to and forming part of this By-law;
- g. No portion of the building may be located otherwise than wholly within the heavy lines identified on Map 2 attached to and forming part of this By-law, with the exception of the following:
- i. Architectural features, awnings, bollards, canopies, chimneys, cornices, columns, lighting fixtures, ornamental elements, parapets, pipes, stacks, vents and window sills a maximum of 1.0 metres; and
 - ii. Elevator enclosures and overruns, fences, guardrails, mechanical penthouses and other equipment, planters, privacy screens, railings, retaining walls, screens, stair enclosures, trellises, wind projections and window washing equipment a maximum of 2.0 metres.
- h. A minimum of 160 square metres shall be soft landscaping;
- i. The permitted maximum driveway width is 6 metres; and
- j. A minimum of 6 parking spaces must be provided for the 6 dwelling units and 0 visitor parking spaces are required.
4. 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 438-86, as amended, except that the following definitions shall apply:
- a. "*front lot line*" means the lot line along Avenue Road;
 - b. "*grade*" means 173.02 metres Canadian Geodetic Datum;
 - c. "*height*" means the vertical distance between *grade* and the highest point of the roof, building or structure, exclusive of any elements described in 3(g) herein;
 - d. "*lot*" means those lands outlined on Map 1 attached hereto;
 - e. "*row house*" means one of a series of more than two attached buildings:
 - i. each building comprising one *dwelling unit*;
 - ii. each building divided vertically from the other by a party wall; and
 - iii. shared parking access is permitted.

5. Notwithstanding any severance, division, or conveyance of the *lot* subject to the exception, the regulations of this exception shall continue to apply to the whole of the *lot*.
6. Within the *lot*, 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 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.

Enacted and passed on October 2, 2020.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)



