

Authority: Toronto and East York Community Council ##, as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 2019

CITY OF TORONTO

BY-LAW No. XXX-2019

To amend the former City of Toronto Zoning By-law No. 438-86, as amended, with respect to lands municipally known in the year 2018 as 348 Davenport Road

Whereas Council of the City of Toronto has the authority pursuant to 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*; and

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 8(3) Part I (3)(1) and 8(3) Part I (3)(3) of Zoning By-law No. 438-86, as amended, shall apply to prevent the erection on the lot of a *municipal shelter*, provided that:
 - (A) no person shall erect or use a *mixed-use building* on a *lot* where the combined *non-residential gross floor area* and *residential gross floor area* exceeds the product of the *lot area* multiplied by 3.87;
 - (B) no person shall erect or use a *residential building* or *mixed-use building* on a *lot* having a greater *residential gross floor area* than the product of the *lot area* multiplied by 3.87;
 - (C) no portion of the *building* shall be located otherwise than wholly within the heavy lines identified on Map 2 attached to and forming part of this By-law,
4. For the purpose of this By-law each word or expression that is italicized in the By-law shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended, with the exception of the following terms:

(A) “*municipal shelter*” means a premises in which short-term emergency accommodation and associated support services are provided and supervised, and is operated by or for the City of Toronto, or an agency of the City of Toronto.;

5. Despite any existing or future severance, partition or division of the lot, the provisions of this by-law shall apply to the whole lot as if no severance, partition or division occurred.

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 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 this _____ day of _____, 2019.

Speaker Name,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)



348 Davenport Road

File # 19 119582 STE 11 0Z



City of Toronto By-law 438-86
Not to Scale
4/15/2019

