Bill No. 1024
BY-LAW No. -2014

To amend former City of Toronto Zoning By-law No. 438-86, as amended, respecting all of the lots located on the north side of Davenport Road, between and including the lots municipally known in the year 2014 as 142 Davenport Road and 202 Davenport Road.

Whereas the Council of the City of Toronto has been requested to amend its Zoning By-law pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, with respect to all of the lots located on the north side of Davenport Road, between and including the lots municipally known in the year 2014 as 142 Davenport Road and 202 Davenport Road; and

Whereas the Council of the City of Toronto conducted a public meeting under Section 34 of the Planning Act regarding the proposed Zoning By-law amendment;

The Council of the City of Toronto enacts:

1. Within the Davenport Terrace Area, notwithstanding the provisions of Sections 4(2)(a)(i), A. of By-law No. 438-86, which states, "the maximum height of the top of such elements is no higher than the sum of five metres and the height limit applicable to the lot," the "five" metres shall be reduced to the sum of three metres and the height limit applicable to the lot, and, in addition to that restriction, all roof top elements and structures permitted by Sections 4(2)(a)(i) and (ii) of By-law No. 438-86:

   (a) must also be set back at least 3.0 metres from the interior face of the main wall facing the front lot line; and

   (b) may not penetrate a 45 degree angular plane projected over the lot on which all such roof top elements and structures are located, from the average elevation of the rear lot line.

2. Within the Davenport Terrace Area:

   (a) if a lot is located beside an abutting lot that is located in the CR zone and also has a building fronting on to the north side of Davenport Road, the required minimum front yard setback for that lot within the Davenport Terrace Area is the front yard setback of that building located on the abutting lot; and

   (b) if a lot is located between two abutting lots that are each located in the CR zone and each have a building fronting on the north side of Davenport Road, the required minimum front yard setback for that lot within the Davenport Terrace Area is the average of the front yard setbacks of those two abutting buildings located on the abutting lots.

3. Within the Davenport Terrace Area, if the as-built setback of a building or structure that was lawfully erected before May 30, 2014, is less than the required minimum front yard setback as established by the previous Section of this By-law, that existing as-built
4. Within the Davenport Terrace Area, each building or structure is subject to the following:

(a) where the rear lot line of a lot abuts a lane, a building or structure must be set back at least 7.5 metres from the lot line of the lot abutting the lane on the opposite side of the lane;

(b) where the side main wall of a building has windows or openings, the main wall must be set back at least 5.5 metres from the side lot line, otherwise no building setback is required; and

(c) no portion of a building or structure may penetrate a 45 degree angular plane, projected over the lot on which the building or structure is located, from the average elevation of the rear lot line of that lot.

5. Within the Davenport Terrace Area, the exemptions provided in Section 2 of By-law No. 438-86 to the calculation of residential gross floor area and non-residential gross floor area of a building or structure, may not exempt more than 50% of the floor area located below grade from the calculation of the combined residential gross floor area and non-residential gross floor area of a building or structure.

6. Except as otherwise provided herein, the provisions of By-law No. 438-86 shall continue to apply to the Davenport Terrace Area.

7. For the purposes of the By-law, the following expressions shall have the following meaning:

(a) “By-law No. 438-86” means By-law No. 438-86, as amended, of the former City of Toronto;

(b) “Davenport Terrace Area” means and includes all of the lots located on the north side of Davenport Road, between and including the lots municipally known in the year 2014 as 142 Davenport Road and 202 Davenport Road;

(c) “main wall” means any exterior wall of a building or structure, including all structural members essential to the support of a roof over a fully or partly enclosed area; and

(d) each other word or expression, which is italicized in this by-law, shall have the same meaning as each such word or expression as defined in By-law No. 438-86.
Enacted and passed on August 2014.

Frances Nunziata, Speaker

Ulli S. Watkiss, City Clerk

(Seal of the City)