CITY OF TORONTO

BY-LAW No. 679-1999

To amend Zoning By-law No. 438-86 of the former City of Toronto respecting lands known as No. 1 Silver Avenue.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. None of the provisions of Section 9(1)(f)(a) of By-law No. 438-86, 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 of certain buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the erection and use of a detached house on the lot provided:

   (1) the lot consists of at least the lands shown within the heavy lines on Plan 1 attached;

   (2) no part of the detached house, above grade, is located otherwise than wholly within the area outlined by heavy lines on the attached Plan 2, except for a steel shade structure on the roof of said detached house provided it does not project more than 0.3 metres beyond the said heavy lines, as shown on Plan 2;

   (3) notwithstanding section 4(2) of By-law No. 438-86, the height of the detached house, including all rooftop structures and elements, does not exceed the heights shown on Plan 2;

   (4) the residential gross floor area of the detached house does not exceed 297 square metres;

   (5) vehicular parking is provided and maintained in a basement garage within the building and consists of not less than 1 and not more than 5 parking spaces; and

   (6) the slope of the vehicular ramp does not exceed 7.5 per cent within 6.0 metres of the public lane, as widened, and 15 per cent along the remaining portions.

2. For the purpose of this by-law,
   (1) the word “grade” means the lowest point of the natural or finished elevation of the ground adjoining the front wall of the detached house; and
(2) each other word or expression which is italicized herein shall have the same meaning as such word or expression as defined in By-law No. 438-86, as amended.

ENACTED AND PASSED this 27th day of October, A.D. 1999.

CASE OOTES, NOVINA WONG,
Deputy Mayor City Clerk

(Corporate Seal)