CITY OF TORONTO

BY-LAW No. 310-2001

To amend Zoning By-law No. 46-2000 of the City of Toronto with respect to the lands known as 275 Wallace Avenue.

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

1. By-law No. 46-2000 being “A By-law to amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands known as 275 Wallace Avenue” is amended by:

   (a) replacing the number “164.0” in paragraph 3(b) with the number “168.37”;

   (b) replacing the words “model home, which may also include a temporary sales showroom, provided it complies with the provisions of this by-law” in paragraph 4 with the words “model home, which may also include a temporary sales showroom”;

   (c) deleting paragraph 7 and inserting the following paragraph 7:

   “7. None of the provisions contained in Section 6(3) Part II 3 of By-law No. 438-86, as amended, pertaining to front yard setbacks shall apply within the site, but no person shall, within the site, erect or use a building or structure that does not comply with the following minimum side yard setbacks:

   (a) no person shall, on lots 1, 3, 4, 29 and 31 erect or use a building or structure having any part thereof located closer to the south side lot line than 0.305 metres;

   (b) no person shall, on lots 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57 and 59 erect or use a building or structure having any part thereof located closer to the south side lot line than 0.457 metres;

   (c) no person shall, on lot 30 erect or use a building or structure having any part thereof located closer to the south side lot line than 0.452 metres;

   (d) no person shall, on lots 33 and 61 erect or use a building or structure having any part thereof located closer to the south side lot line than 0.610 metres;
(e) no person shall, on lots 34 and 62 erect or use a building or structure having any part thereof located closer to the south side lot line than 0.662 metres;

(f) no person shall, on lot 35 erect or use a building or structure having any part thereof located closer to the south side lot line than 0.329 metres;

(g) no person shall, on lots 4, 30, 32 and 34 erect or use a building or structure having any part thereof located closer to the north side lot line than 0.305 metres;

(h) no person shall, on lots 7, 9, 11, 15, 17, 19, 21, 23, 25, 27, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58 and 60 erect or use a building or structure having any part thereof located closer to the north side lot line than 0.457 metres;

(i) no person shall, on lots 29 and 31, erect or use a building or structure having any part thereof located closer to the north side lot line than 0.452 metres;

(j) no person shall, on lots 35 and 36, erect or use a building or structure having any part thereof located closer to the north side lot line than 0.762 metres; and

(k) no person shall, on lot 62, erect or use a building or structure having any part thereof located closer to the north side lot line than 0.379 metres;

(d) replacing the number “36” in paragraph 8(b) with the number “34”;

(e) replacing the number “64” in paragraph 8(c) with the number “62”;

(f) deleting paragraph 9 and inserting the following paragraph 9:

“9. None of the provisions contained in Section 6(3) Part VII 1 of By-law No. 438-86, as amended, pertaining to minimum lot frontages shall apply within the site, but no person shall, within the site, erect or use a building or structure that does not comply with the following minimum lot frontages:

(a) no person shall erect or use a building or structure on lots 1 and 34, having a lot frontage less than 5.994 metres;

(b) no person shall erect or use a building or structure on lot 2, 5, 33 and 61 having a lot frontage less than 5.030 metres;
(c) no person shall erect or use a building or structure on lots 3 and 32, having a lot frontage less than 4.725 metres;

(d) no person shall erect or use a building or structure on lots 4 and 36, having a lot frontage less than 5.181 metres;

(e) no person shall erect or use a building or structure on lots 6 to 10, 13 to 20, 23 to 28 and 37 to 60, having a lot frontage less than 4.877 metres;

(f) no person shall erect or use a building or structure on lots 11, 12, 21 and 22, having a lot frontage less than 4.470 metres;

(g) no person shall erect or use a building or structure on lots 29 to 31, having a lot frontage less than 5.329 metres;

(h) no person shall erect or use a building or structure on lot 35, having a lot frontage less than 5.668 metres; and

(i) no person shall erect or use a building or structure on lot 62, having a lot frontage less than 6.018 metres; and”

(g) Deleting paragraph 10 and inserting the following paragraph 10:

“10. For the purposes of this by-law:

(a) “site” means those lands delineated by heavy lines on Map 1, attached to and forming a part of this by-law;

(b) “lot” means any of Lots 1 to 62 inclusive, on Map 2, attached to and forming a part of this by-law;

(c) “model home” means a detached house on lot 62 which shall not be used for residential purposes unless it is in compliance with By-laws 438-86 and 46-2000, as amended; 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 said By-law No. 438-86, as amended; and”
(h) deleting Maps 1 and 2 and replacing them with Maps 1 and 2 attached to and forming a part of this by-law.

ENACTED AND PASSED this 27th day of April, A.D. 2001.

CASE OOTES,  
Deputy Mayor 

NOVINA WONG,  
City Clerk 

(Corporate Seal)