

Authority: Humber York Community Council Report No. 7, Clause No. 6,
as adopted by City of Toronto Council on September 22, 23, 24 and 25, 2003
Enacted by Council: September 24, 2003

CITY OF TORONTO

BY-LAW No. 927-2003

To amend General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands known municipally in the year 2003 as 2 Lightbourn 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 HEREBY ENACTS as follows:

1. District Map No. 48J-323 contained in Appendix "A" of By-law No. 438-86, as amended, is further amended by redesignating the lands outlined by heavy lines on Plan 1 attached to and forming part of this By-law, from I2 D2 to R2 Z0.6, as shown on Plan 1.
2. Height and Minimum Lot Frontage Map No. 48J-323 contained in Appendix "B" of By-law No. 438-86, as amended, is further amended by redesignating the maximum height designation applicable to the lands outlined by heavy lines on Plan 2, attached to and forming part of this By-law, from H 14.0 to H 12.0, as shown on Plan 2.
3. Except as otherwise provided herein, the provisions of By-law No. 438-86, as amended, 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", shall continue to apply to the lands outlined by heavy lines on Plan 3.
4. None of the provisions of Section 2(1) with respect to the definition of "height", Sections 4(2), 4(2)(a)(I), 4(11), 6(3) PART I 1, 6(3) PART II 1, 6(3) PART II 2, 6(3) PART II 3, 6(3) PART II 4, 6(3) PART II 5, 6(3) PART III 1(a), 6(3) PART III 3(a), 6(3) PART III 4, 6(3) PART IV 3(i), 6(3) PART VII 1 and 6(3) PART IX 1(a) of By-law No. 438-86, as amended, shall apply to prevent on the lot the erection and use of the lands identified on Plan 3 attached to and forming part of this By-law from being used as *row houses* provided that:
 - (a) not more than ten *row houses* are erected or used within Block "A" as identified on Plan 3, attached to and forming part of this By-law, and that there be no more than one *row house* on a lot;
 - (b) not more than ten *row houses* are erected or used within Block "B" as identified on Plan 3, attached to and forming part of this By-law, and that there be no more than one *row house* on a lot;

- (c) the *height* of each *row house* erected or used does not exceed 12.0 metres above *grade*;
 - (d) the *residential gross floor area* of each *row house* does not exceed 170 square metres;
 - (e) no portion of any *row house* erected and used above *grade* is located otherwise than wholly within the Block “A” shown on Plan 3 with the exception of the projections identified in Section 6(3) PART II 8 of By-law No. 438-86, provided that the restrictions in that Section are complied with;
 - (f) no portion of any *row house* erected and used above *grade* is located otherwise than wholly within the Block “B” shown on Plan 3 with the exception of the projections identified in Section 6(3) PART II 8 of By-law No. 438-86, provided that the restrictions in that Section are complied with;
 - (g) each *row house* erected or used within Block “A” outlined by the heavy lines on Plan 3 shall have 1 parking space provided in an integral garage, located at the rear of the *row house*;
 - (h) each *row house* erected or used within Block “B” outlined by the heavy lines on Plan 3 shall have 1 parking space provided in an integral garage, which maybe at, above or below grade;
 - (i) a minimum of 22 percent of each lot on which a row house is erected or used within Block “A” is provided and maintained as *landscaped open space*;
 - (j) a minimum of 29 percent of each lot on which a row house is erected or used within Block “B” is provided and maintained as *landscaped open space*;
 - (k) for greater clarity, the provisions of this By-law shall continue to apply to the lands identified on Plan 3, notwithstanding their division into one or more separate lots and for the establishment of certain portions of the *lots* as areas to be held in common;
5. For the purposes of this by-law, the following expressions shall have the following meaning:
- (a) *height* means the vertical distance in metres between *grade* and the highest point of the roof, exclusive of chimney stacks and in the case of a pitched roof or other kind of roof, the vertical distance between *grade* and the highest point of the roof; and

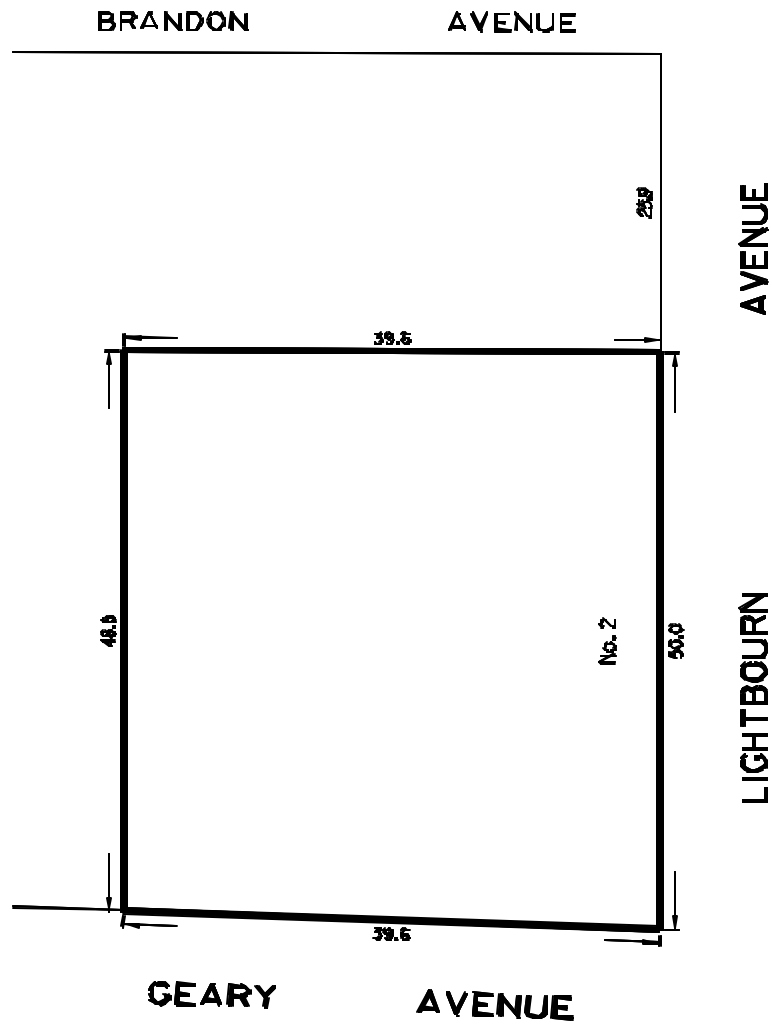
- (b) each other word or expression that is italicized in this By-law shall have the same meaning as that word or expression as defined in the said By-law No. 438-86, as amended.

ENACTED AND PASSED this 24th day of September, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

PLAN 1

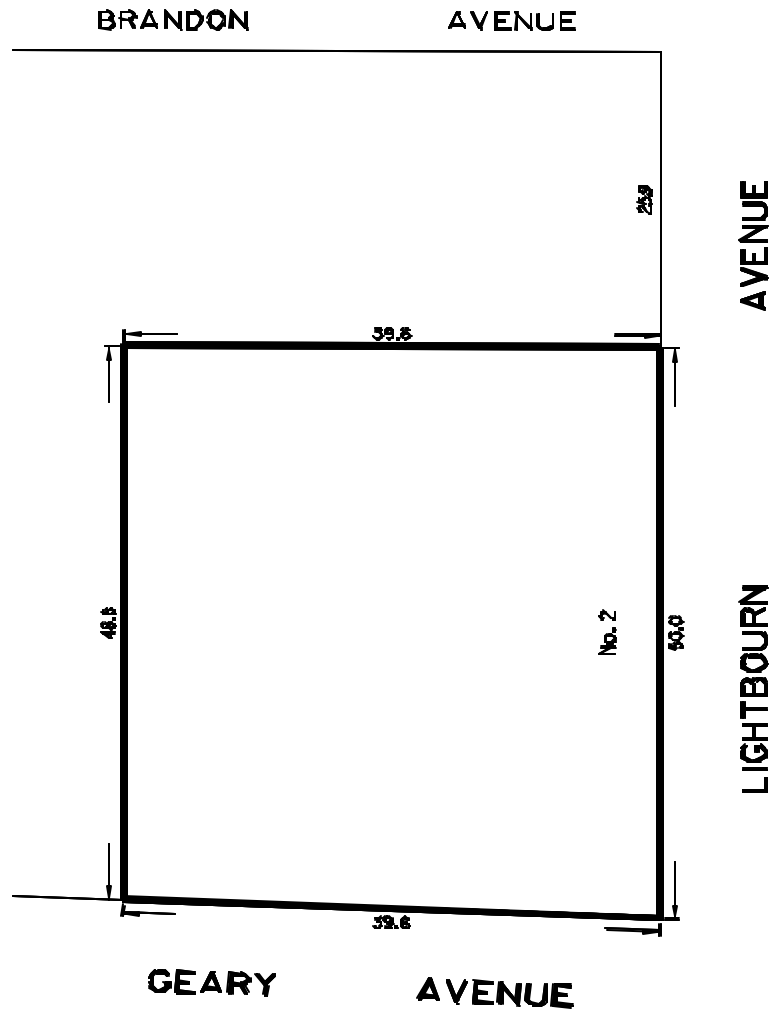
 REDESIGNATED TO R2 ZO.6

5 0 5
METRES



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO AUGUST, 2003
8105/ELIGHT1.DGN
FILE1 LG-22-2402-53-3
MAP No. 48J-323 DRAWN: D.P.

PLAN 2



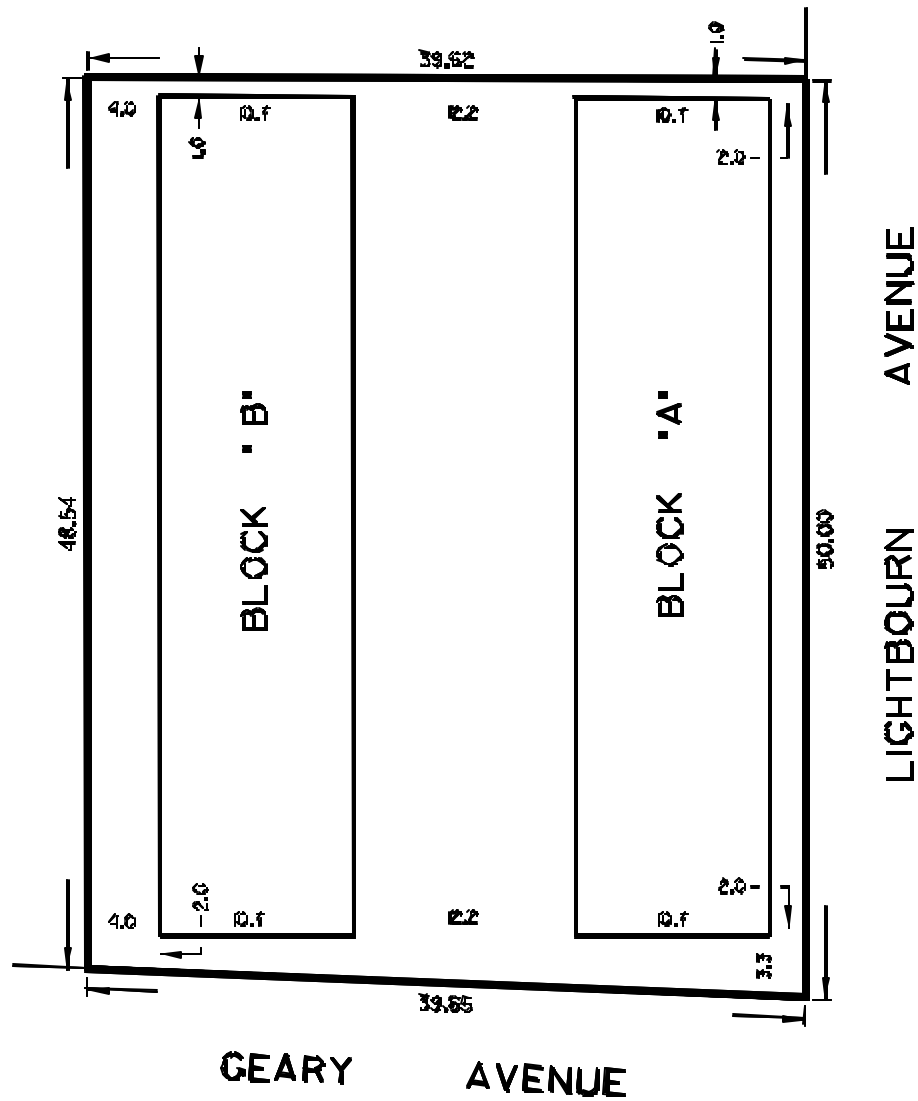
 REDESIGNATED TO H 12.0

5 0 5
METRES



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO AUGUST, 2003
BLQS/ELIGHT2.DGN
FILE: LG-22, 2002.53-3
MAP No. 484-323 DRAWN: D.M.

PLAN 3



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO SEPTEMBER, 2000
 BLOS/PLIGHTS.DGN
 FILE# LS-22
 MAP No. 48J-324 DRAWN: D.R.