

Authority: Toronto and East York Community Council Report No. 4, Clause No. 7,
as adopted by City of Toronto Council on May 17, 18 and 19, 2005
Enacted by Council: May 19, 2005

CITY OF TORONTO

BY-LAW No. 412-2005

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands known municipally as 34 Rowanwood 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. None of the provisions of Section 4(2), 4(4)b, 6(1), 6(3) PART I 1, 6(3) PART II 4, 6(3) Part II 5, 6(3) Part III 1 (b), 6(3) Part IV 1(e), of By-law No. 438-86, as amended, shall apply to prevent the use of for an *apartment building* containing no greater than 7 dwelling units, provided:
 - (a) The lot comprises only the lands delineated by heavy lines on the attached map;
 - (b) There are no more than 7 *dwelling units*;
 - (c) The total residential gross floor area is not more than 898 square metres;
 - (d) A total of 2 vehicular *parking spaces* are provided and maintained on the south portion of the lot;
 - (e) The *height* of any building or structure, or portion thereof, does not exceed 4 storeys (12 metres);
 - (f) The building *rear yard set back* shall be no less than 1.5 metres;
 - (g) The building *depth* shall be not greater than 27.3 metres; and
 - (h) Landscape open space to the extent of at least 211.4 square metres.

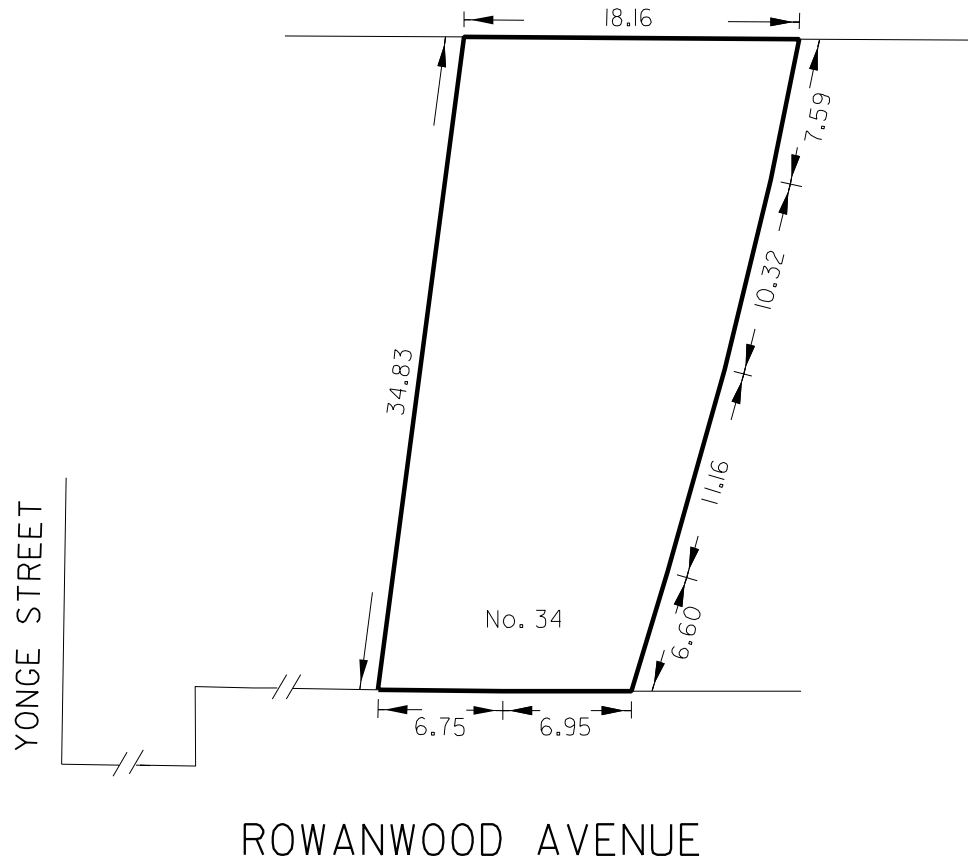
2. Except as otherwise provided in this By-law, each word or expression which is italicized herein shall have the same meaning as each word and expression as defined in the aforesaid By-law No. 438-86, as amended.

ENACTED AND PASSED this 19th day of May, A.D. 2005.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



SURVEY AND MAPPING SERVICES
TORONTO APRIL, 2005
BL05/34ROWAN1.DGN
FILE: R31-Z1
MAP No. 51J-321 DRAWN: VG