

Authority: Toronto and East York Community Council Item 7.3,  
as adopted by City of Toronto Council on June 14 and 15, 2011  
Enacted by Council: June 15, 2011

## CITY OF TORONTO

### BY-LAW No. 811-2011

#### **To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands municipally known as 250 Manning Avenue.**

WHEREAS the Council of the City of Toronto has been requested to amend Zoning By-law No. 438-86 pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, with respect to lands known municipally in the year 2010 as 250 Manning Avenue; and

WHEREAS the Council of the City of Toronto has provided adequate information to the public and has conducted at least one public meeting under Section 34 of the *Planning Act* regarding the proposed Zoning By-law Amendment; and

WHEREAS the Council of the City of Toronto, at its meeting on June 14 and 15, 2011, determined to amend Zoning By-law No. 438-86;

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

1. None of the provisions of Section 2 with respect to "*grade*", "*height*", "*landscaped open space*", "*lot*", and "*row house*", and Section 4(2), Sections 6(3) Part I 1, 6(3) Part II 1-7 inclusive, 6(3) Part III 1(A), 6(3) Part VII 1.(i) 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 the lands known municipally in the year 2010 as 250 Manning Avenue for 45 *row houses* within 8 blocks on the *lot*, provided that:
  - (a) the *lot* consists of those lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
  - (b) no portion of any *row house* erected on the *lot* above *grade* is located otherwise than wholly within the areas delineated by heavy lines and building envelopes shown on Map 2, attached to and forming part of this By-law;
  - (c) a maximum of 45 *row houses* are permitted on the *lot*;
  - (d) the *height* of any *row house*, or portion thereof, erected on the *lot* does not exceed those *height* limits, in metres as shown on Map 2, attached to and forming part of this By-law;

- (e) the following elements and structures are permitted to extend above the heights shown on Map 2, attached to and forming part of this By-law, by no more than 2 metres:
    - (i) roof top mechanical equipment that includes a chimney stack or other heating, cooling or ventilating equipment, or a fence, wall or structure enclosing such elements;
  - (f) the minimum setbacks of the *row houses* erected on the *lot* from all *lot lines* shall be as shown on Map 2 attached to and forming part of this By-law;
  - (g) the minimum distance separation between the side and rear walls of *row house* blocks erected on the *lot* shall be as shown on Map 2 attached to and forming part of this By-law;
  - (h) the minimum front yard setback of a *concealing wall* erected on the *lot* located at the front of each *row house* shall be 0 metres;
  - (i) the maximum *height* of an uncovered platform erected on the *lot* in the rear yard shall be as shown on Map 2;
  - (j) the maximum *height* of an exit stair erected on the *lot* in between Blocks F and G shall be as shown on Map 2;
  - (k) the *landscaped open space* on the *lot* shall be no less than 1,060 m<sup>2</sup> or 25% of the area of the *lot*;
2. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
  - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
3. For the purposes of this By-law, the terms set forth in italics shall have the same meaning as such terms have for the purposes of By-law No. 438-86, as amended, except that the following definitions shall apply:
- (a) "*concealing wall*" means an accessory structure, a wall, located at the front of each row house with a maximum height of 1.25 metres, measured from the ground immediately adjacent in front of the concealing wall, and a maximum ground area of 0.6 square metres, that is used for the purposes of screening the garbage and recycling bins located behind it;

- (b) "*height*" means the vertical distance between *grade* and the highest point of the roof, building or structure, as shown on Map 2, exclusive of any elements described in 1(e)(i) herein up to a maximum of 2 metres;
  - (c) "*grade*" means 104.13 metres Canadian Geodetic Datum;
  - (d) "*landscaped open space*" means open, unobstructed space on a *lot* that is suitable for the growth and maintenance of grass, flowers, bushes and other landscaping including any surfaced walk, patio or similar area; and outdoor areas within a *height* of 1.5 metres above *grade*, including any uncovered platform attached to a main side or rear wall of a house, provided the top surface of the platform is not more than 1.5 metres above *grade*;
  - (e) "*lot*" means those lands outlined on Map 1 attached hereto; and
  - (f) "*row house*" means one of a series of more than two attached buildings:
    - (i) each building comprising one *dwelling unit*; and
    - (ii) each building divided vertically from another by a party wall.
4. Notwithstanding any existing or future severance, partition or division of the *lot*, the provisions of this by-law shall apply to the whole lot as if no severance, partition or division occurred.

ENACTED AND PASSED this 15th day of June, A.D. 2011.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)



