

Authority: Toronto and East York Community Council Item TE33.10, as adopted by City of Toronto Council on June 26, 27, 28 and 29, 2018

CITY OF TORONTO

BY-LAW 1162-2018

To amend former City of Toronto Zoning By-law 438-86, as amended, with respect to lands municipally known in the year 2018 as 145, 147 and 149 Chaplin Crescent.

Whereas authority is given to Council of the City of Toronto 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 enacts:

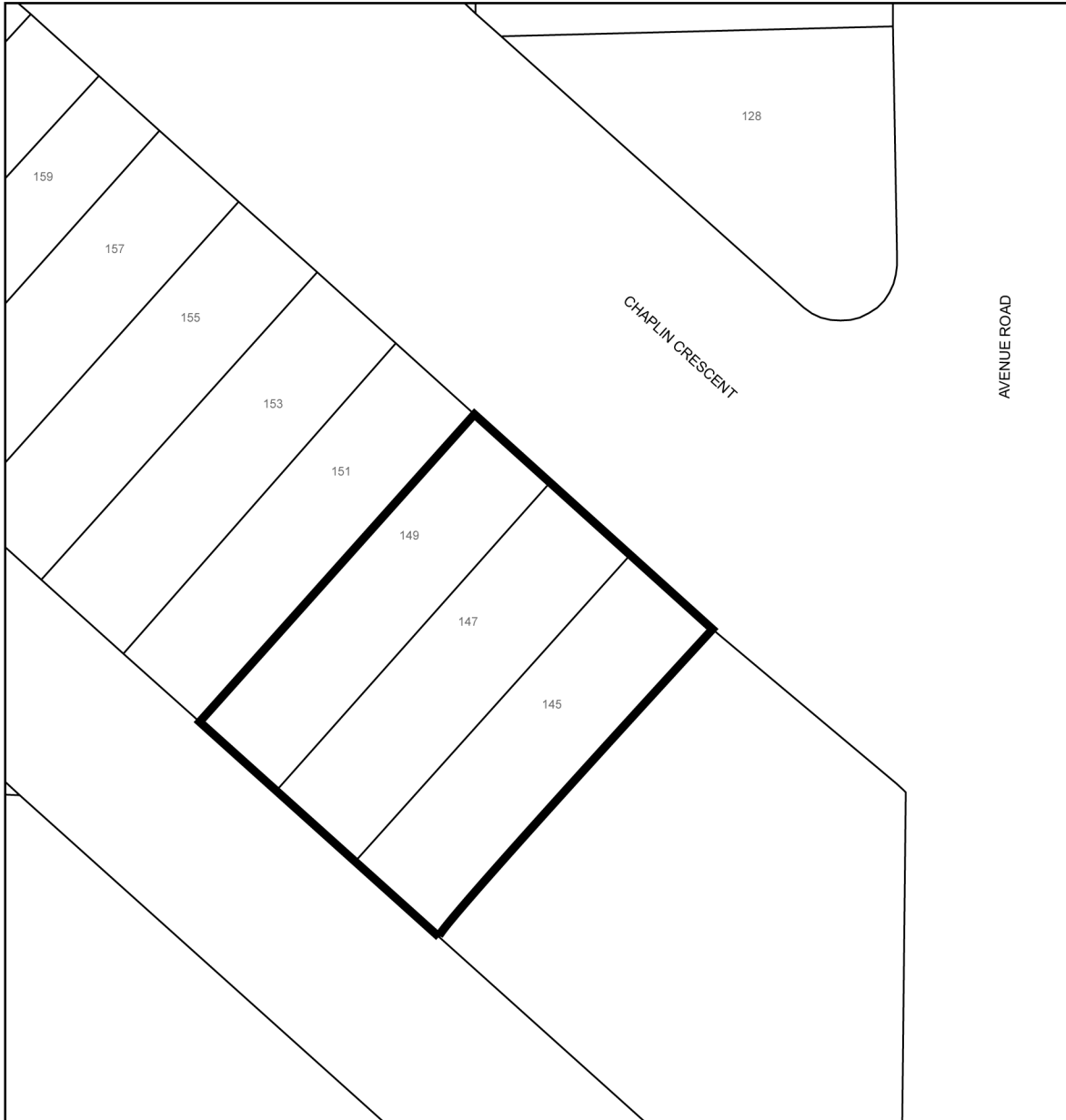
1. The lands subject to this By-law are outlined in heavy lines on Map 1, attached and forming part of this By-law.
2. District Map 50K-322 contained in Appendix "B" of By-law 438-86, as amended, is further amended in accordance with Maps 1 and 2 attached and forming part of this By-law.
3. None of the provisions of Section 2(1) with respect to the definition of "*grade*", "*height*", "*lot*", "*row house*", Section 4(2), Section 6(3) PART I, 6(3) PART II, 6(3) PART III, 6(3) Part IV 2, 3 and 4, and 6(3) Part VII of By-law 438-86 of the former City of Toronto, being, "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of land and other matters relating to 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 as 145, 147 and 149 Chaplain Crescent for five (5) *row houses*, provided that:
 - (a) The *lot* consists of the lands delineated by heavy lines on Map 1;
 - (b) The *residential gross floor area* erected on the lands shown on Map 1 does not exceed 1,650 square metres;
 - (c) No portion of any *row house* or structure shall extend beyond the solid lines delineating the building envelope on Map 2;
 - (d) Nothing in section 3(c) shall prevent the following elements from projecting beyond the heavy lines shown on Map 2 within the *lot*:
 - (i) Covered or uncovered decks, porches, patios or other similar platforms and associated structures, canopies, canopy support structures, roofs, awnings or similar structures above a platform may project a maximum of 3.5 metres;
 - (ii) Exterior stairs, including landings, may project a maximum of 4.5 metres;
 - (iii) The eaves of a roof may project a maximum of 0.5 metres;

- (e) No part of any building or structure on the *lot* erected or used above *grade* shall exceed 12.5 metres;
 - (f) nothing in Section 3(e) above, shall prevent the following elements from projecting above the *height* limits, as follows:
 - (i) access hatches, air shafts, sky lights, elevator equipment and elevator upstands may project a maximum of 1.0 metres; and
 - (ii) elevator equipment and elevator upstands may project a maximum of 1.0 metres;
 - (g) a minimum *landscaped open space* on the lot shall be no less than 325 square metres;
 - (h) the maximum permitted width of driveways is as shown on Map 2;
 - (i) the maximum permitted building *depth* is 24.25 metres, as measured to the rear exterior stairs including landings;
 - (j) the building must have no more than five canopies supported only from a wall on the front facade.
4. 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 438-86, as amended, except that the following definitions shall apply:
- (a) *Grade* means 155.35 metres Canadian Geodetic Datum;
 - (b) *Height* means the vertical distance between grade and the highest point of the roof, building or structure, exclusive of any elements described in Subsection 3(f);
 - (c) *Lot* means those lands outlined on Map 1;
 - (d) *Row house* means one of a series of more than two attached buildings:
 - (i) each building comprising of one *dwelling unit*; and
 - (ii) each building divided vertically from the other by a party wall.
5. Notwithstanding any severance, division, or conveyance of the *lot* subject to the exception, the regulations of this exception shall continue to apply to the whole of the *lot*.

Enacted and passed on July 27, 2018.

Glenn De Baeremaeker,
Deputy Speaker
(Seal of the City)


Ulli S. Watkiss,
City Clerk



 **TORONTO**
Map 1

145-149 Chaplin Crescent

File # 16 269049 STE 22 OZ


City of Toronto By-Law 438-86
Not to Scale
5/30/2018

