

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend ~ Zoning By-law No. 438-86, as amended,
With respect to the lands municipally known as,
73, 77, 79 and 83 Woodbine Ave and 3 Buller Ave**

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), 6(3) (Part I), 6(3) (Part II), 6(3) Part (III) and 6(3) Part (IV)(4) 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 and to prohibit certain buildings and structures in various areas of the City of Toronto”, shall apply to prevent the erection and use of a *row house* development on the *lot* provided that:
 - (a) the *lot* consists of those lands delineated by the heavy lines on Map 1 attached to and forming part of this By-law;
 - (b) no portion of any building or structure to be erected or used on the *lot* shall extend beyond the lines delineated by the heavy lines on Map 2 attached to and forming part of this By-law;
 - (c) despite subsection (b) herein balconies are permitted to project not more than 1.5 metres beyond the heavy lines on Map 2, attached to and forming part of this By-law, on the east elevation of the building fronting Woodbine Avenue and the south elevation of the building fronting the driveway only;
 - (d) despite subsection (b) herein, mechanical and electrical equipment, exterior stairs, trellises, wheelchair ramps, railings and landscape features shall be permitted to project no more than 1.5 metres beyond the heavy lines on Map 2, attached to and forming part of this By-law;
 - (e) despite subsection (b) herein, eaves, cornices, lighting fixtures, window sills, ornamental elements, balustrades and other minor architectural projections shall be permitted to project no more than 0.45 metres beyond the heavy lines on Map 2, attached to and forming part of this By-law;

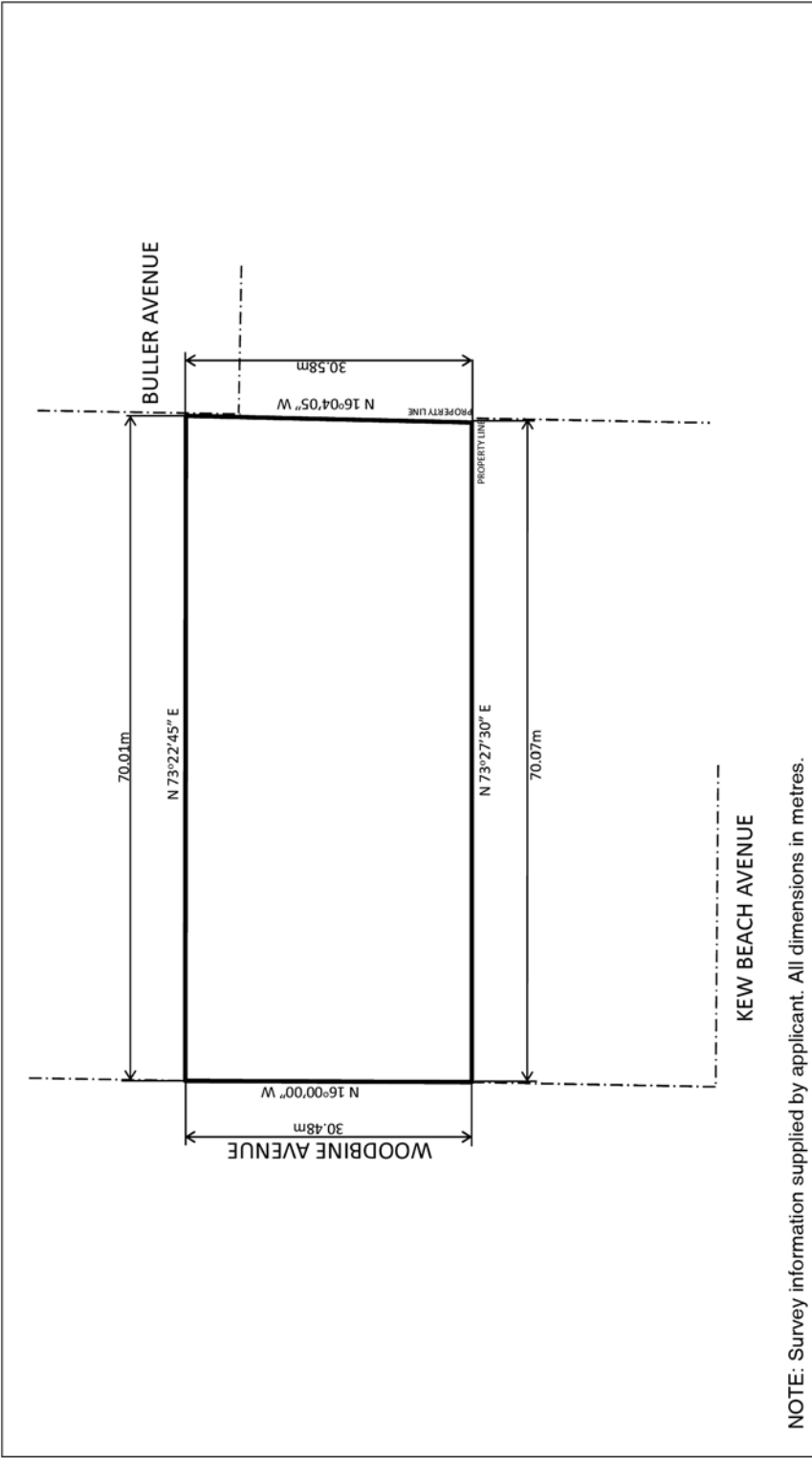
- (f) the *height* of the building on the *lot* shall not exceed the maximum *height* permitted, measured from *grade*, as indicated by the letter “H” as shown on Map 2, attached to and forming part of this By-law;
 - (g) despite subsection (f) herein, parapets, skylights, fences, safety railings, privacy screens and mechanical and electrical equipment and their enclosures shall be permitted to project beyond the *height* permitted provided the *height* not exceed 2.0 metres beyond the height stipulated on Map 2, attached to and forming part of this By-law;
 - (h) a maximum of 11 *dwelling units* shall be permitted on the *lot*;
 - (i) the maximum *residential gross floor area* of the building on the *lot* shall not exceed 2,800 square metres;
 - (j) the minimum amount of *landscape open space* is 15% of the lot area;
 - (k) fully enclosed garbage enclosures are permitted to be located along the north lot line, provided that they do not exceed a height of 2.0 metres; and
 - (l) an electricity transformer is permitted.
2. 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:
- i. “*grade*” means 76.58 metres Canadian Geodetic Datum;
 - ii. “*height*” means the vertical distance between *grade* and the highest point of the building roof shown on Map 2;
 - iii. despite the definition of *lot* in by-law 438-86, 11 *row houses* are permitted on the *lot*; and
 - iv. despite the definition of *row house*, 11 *row houses* are permitted on the *lot*.
3. Within the lands shown on Map 1, attached to and forming part of 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.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

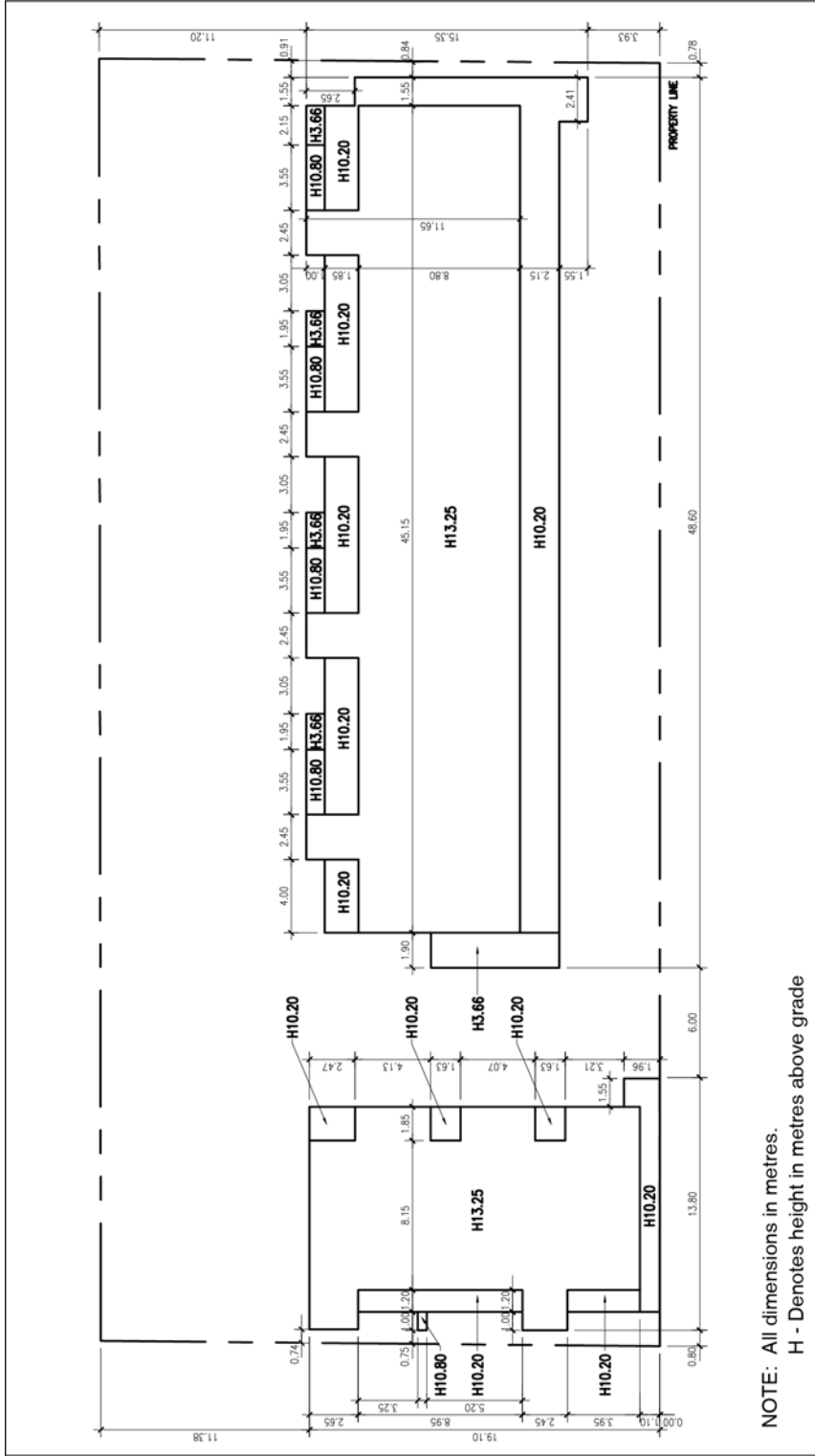


73,77,79 & 83 Woodbine Avenue and 3 Buller Avenue

Map 1

File # 13 153946 STE 32.0Z

↑
Not to Scale
12/08/2015



NOTE: All dimensions in metres.
H - Denotes height in metres above grade

73,77,79 & 83 Woodbine Avenue and 3 Buller Avenue



Map 2
File # 13 153946 STE 32 OZ

