

**Extension of Interim Control By-law No. 884-1998  
Rockcliffe Boulevard/Caesar Avenue Area  
Ward 27, York Humber**

*(City Council on November 23, 24 and 25, 1999, adopted this Clause, without amendment.)*

**The York Community Council recommends the adoption of the following report (October 14, 1999) from the Director, Community Planning, West District:**

Purpose:

To consider extending the term of Interim Control By-law No. 884-1998, pertaining to certain lands within the Rockcliffe Boulevard/Caesar Avenue area, for an additional one-year period.

Funding Sources, Financial Implications and Impact Statement:

City funding is not required. There are no impacts on capital or operating budgets.

Recommendation:

It is recommended that:

- (1) Council enact a By-law to extend the term of Interim Control By-law No. 884-1998 pertaining to certain lands within the Rockcliffe Boulevard/Caesar Avenue area, for an additional one-year period, in accordance with the draft By-law attached as Schedule 1, worded to the satisfaction of the City Solicitor; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Background:

On November 27, 1998, Toronto Council adopted Interim Control By-law No. 884-1998, which limited the development of certain lands within the Rockcliffe Boulevard/Caesar Avenue area to detached dwellings, accessory buildings or uses, private garages or carports and parking stations, subject to specified development standards.

This by-law was enacted in response concerns identified by area residents in conjunction with an application for consent before the York Committee of Adjustment, whereby the applicant was seeking to sever a single, detached property with 12.2 m frontage, into two lots with 6.1 m frontage, to allow the construction of a pair of three-storey, semi-detached dwellings.

The residents were concerned that the proposed development was not in character with the surrounding community, which consists primarily of one-storey bungalows. These concerns were identified to the York Community Council at their meeting of November 12, 1998, at which time a resolution was adopted requesting the Director of Community Planning to undertake a review

of the applicable zoning provisions. The review was intended to examine the appropriateness of the by-law standards in terms of its ability to promote compatible development within residential neighbourhoods.

Prior to enacting Interim Control By-law No. 884-1998, Toronto Council, by resolution, directed that a review be undertaken respect of the land use planning policies in the Rockcliffe Boulevard/Caesar Avenue area.

Comments:

While the review is underway, given recent staffing constraints within the West District office, staff have been unable to complete the review of the land use policies within the time frame prescribed in the Interim Control By-law. It is therefore recommended that Council extend the term of Interim Control By-law No. 884-1998 for an additional one-year period. It is anticipated that the review will be completed early in the new year.

Conclusions:

In order to allow staff to complete their review of the applicable zoning provisions within the Rockcliffe Boulevard/Caesar Avenue area, including an examination of the appropriateness of the by-law standards to promote compatible development, it is appropriate for the Interim Control By-law to be extended.

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SCHEDULE 1

Draft By-law To Amend Interim Control By-law No. 884-1998

Authority: York Community Council Report No.      Clause No.      as adopted by City of Toronto Council on

Enacted by Council:

CITY OF TORONTO

BY-LAW No.

To amend City of Toronto By-law Number 884-1998 being a By-law  
To Designate an Interim Control Area in the  
Rockcliffe Boulevard/Caesar Avenue Area of the City (Interim Control)

Whereas authority is given to Council by Section 38 (1) of the Planning Act, R.S.O. 1990, c.P.13, as amended, to pass an Interim Control By-law, for a period of time which shall not exceed one year from the date of passage of the By-law;

Whereas Council on November 27, 1998, passed By-law No. 884-1998 to designate an Interim Control Area in the Rockcliffe Boulevard/Caesar Avenue Area of the City for a period of one year from the date of its passing; and,

Whereas authority is given to Council by Section 38(2) of the Planning Act, R.S.O. 1990, c.P.13, as amended, to extend the period of time during which an Interim Control By-law is to be in effect, provided the total period of time does not exceed two years from the date of the passing of the Interim Control By-law;

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

1. That section 2 of the City of Toronto By-law No. 884-1998 be amended by deleting the words “for a period of one year from the date of its passing” and replacing them with the words “until November 26, 2000.”

ENACTED AND PASSED this      day of      A.D. 1999.

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Mayor

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City Clerk

