

Authority: East York Community Council Report No. 5(9), April 16, 1998  
Intended for first presentation to Council: April 16, 1998  
Adopted by Council: April 16, 1998

## **CITY OF TORONTO**

### **BY-LAW No. 175-1998**

#### **To amend Restricted Area Zoning By-law No. 6752, as amended, of the former Township of East York.**

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

**1.** Zoning By-law No. 6752, as amended, is hereby further amended, by adding a new Section 8.A.23 immediately after Section 8.A.22 of the By-law as follows:

8.A.23 CA ZONE SITE SPECIFIC (458 Dawes Road)

8.A.23.1 Area Restricted

The provisions of this Section shall only apply to those lands being Part of Lot 7 Registered Plan 5433 Borough of East York, Municipality of Metropolitan Toronto, designated CA.23 on Schedule "A" of this By-law.

8.A.23.2 General Provisions

On those lands referred to in Section 8.A.23.1 of this By-law, no person shall use, occupy, Erect, or alter or cause to be used, occupied, Erected or altered any Building, Structure, or land or part thereof except in accordance with the following provisions:

(1) Permitted Uses Buildings and Structures

i) Retail Commercial

- Food Store, provided it does not include any sitting or eating areas intended for the consumption of food on the premises;
- convenience/variety store;
- novelty store;
- craft store
- Personal Service Shop;
- Service and Repair Shop;
- boutique; and
- Custom Workshop.

ii) uses Accessory to the foregoing

(2) Use Restrictions

- i) Notwithstanding anything else in this by-law, Adult Entertainment Parlours and the keeping and having of any games of skill and chance, or part skill and part chance which are operated or activated in whole or in part by or with mechanical or electrical means, shall be prohibited.
- ii) All uses shall be located within a wholly enclosed Building. Open Outside Storage of goods, materials equipment and the outdoor display of merchandise, whether accessory to a permitted use or not, shall be prohibited. This provision shall not however apply to the temporary outside display of goods or materials being offered for sale during the hours of operation of the respective retail commercial uses set out in Section 8.A.23.2.(1) i) of this by-law.

(3) Development Requirements

- i) Minimum lot Area 156.0 m<sup>2</sup>
- ii) Minimum Lot Frontage 6.3 m
- iii) Minimum Yards
  - Front 0 m
  - north Side 0 m
  - south Side 3.3 m
  - Rear 5.0 m
- iv) Maximum Gross Floor Area
  - Devoted to the uses set out in Section 8.A.23.2.(1) i) and accessible to the general public 60.0 m<sup>2</sup>
  - Devoted to storage and not accessible to the general public 48.0 m<sup>2</sup>
- v) Minimum number of Parking and Loading Spaces as set out in Section 8.5.3 of this by-law: “General Exceptions” in By-law No. 6752

- vi) Notwithstanding the minimum requirements of section 8.A.23.2.(3) iii) above, steps or stairs may encroach into the required Rear Yard.
- vii) None of the provisions of this By-law shall apply to prevent the use, occupation, erection or alteration of any Building, land or part thereof on any lands referred to in Section 8.A.23.1. in accordance with Section 8.A.23.2 In all other respects all of the provisions of this By-law with the exception of Section 8.1.3, 8.2, 8.4.1 to 8.4.4 inclusive, 8.5.1 and 8.5.2, shall apply to the lands referred to in Section 8.A.23.1.

**2.** That the lands subject of this By-law shall consist of those lands outlined in a heavy black line and identified as “Area Subject to Amendment” on Schedule “1” which is attached and forms part of this by-law.

**3.** That Schedule “A” to By-law No. 6752, as amended, is hereby further amended by changing the zone category for the “Area Subject to Amendment”, identified on Schedule “1” hereto from Industrial SI to Commercial CA. 23 - Site Specific.

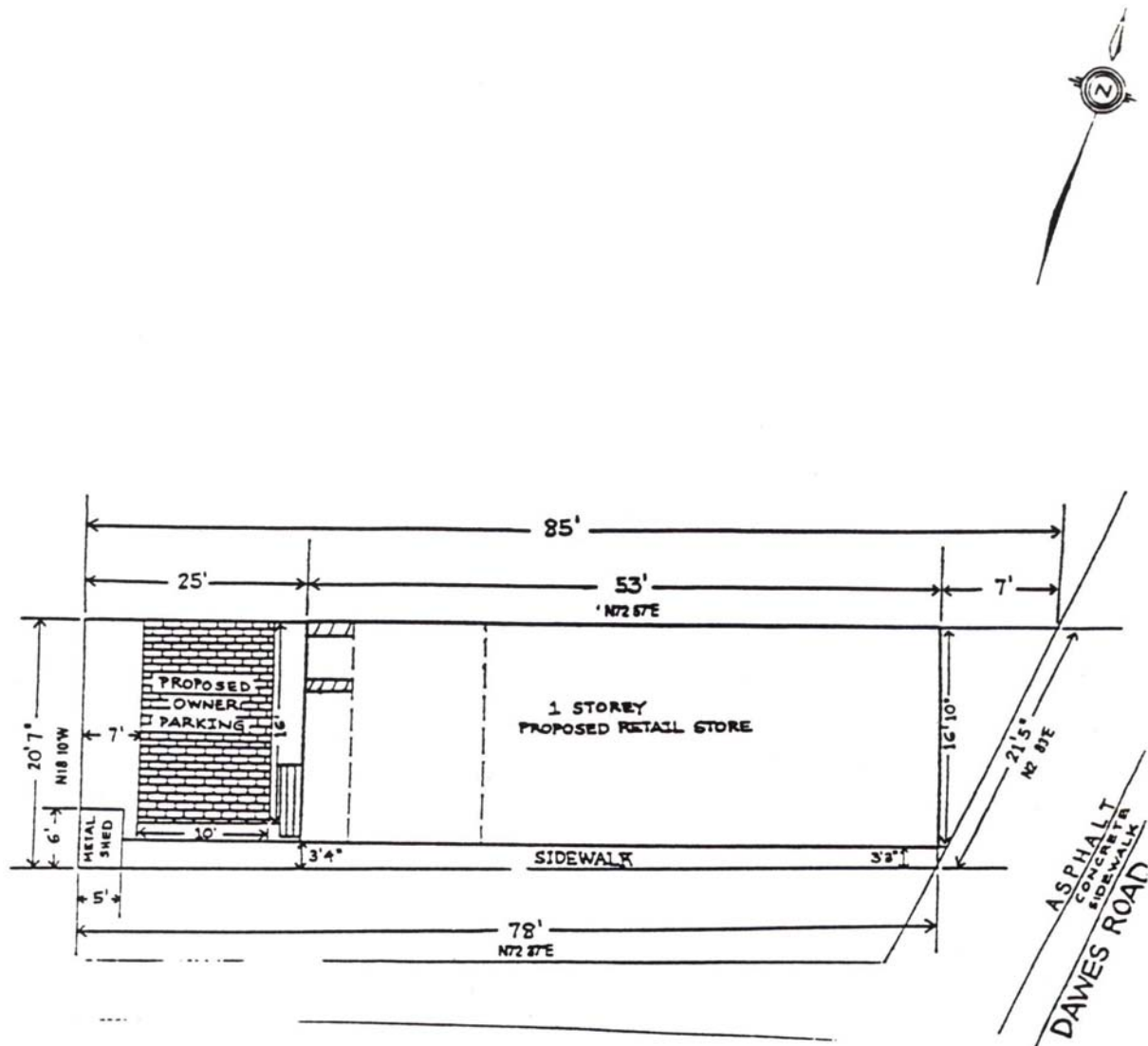
ENACTED AND PASSED this 16th day of April, A.D. 1998.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

## SCHEDULE "1"



AREA SUBJECT TO AMENDMENT