

Authority: East York Community Council Report No. 5(8), April 16, 1998
Intended for first presentation to Council: June 3, 1998
Adopted by Council: June 5, 1998

CITY OF TORONTO

BY-LAW No. 283-1998

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

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. Zoning By-law No. 6752, as amended, is hereby further amended by adding a new subsection 7.5.4.33 immediately following subsection 7.5.4.32 as follows:

“7.5.4.33 221 O’Connor Drive

7.5.4.33.1 Area Restricted

The provisions of this Section shall only apply to those lands being Lot 44 and Part Lot 77, Plan M513, known municipally in the year 1998 as 221 O’Connor Drive, and designated as R2A Residential - Site Specific (R2A.33) Zone on Schedule “A” of this By-law.

7.5.4.33.2 General Provisions

On those lands referred to in Section 7.5.4.33.1 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

- a) A detached Dwelling containing no more than three Dwelling Units;
- b) All of the uses permitted in Section 7.5 of this By-law.

2) Development Requirements

- a) For the uses permitted in Section 7.5.4.33.2.1)a) of this By-law, the R2A Zone Requirements for One Family Detached Dwellings under Section 7.8 and Section 5.6 regarding encroachments into required yards shall apply.

- b) For the uses permitted in Section 7.5 of this By-law, the following Zone Requirements shall apply:

i)	Minimum Lot Frontage	6.0 metres
ii)	Minimum Lot Area	185 m ²
iii)	Minimum Front Yard setback	6.0 metres
iv)	Minimum Side Yard setback	
	East	0.3 metres
	West	0.6 metres
v)	Minimum Rear Yard	0.3 metres
vi)	Maximum Coverage	76.5%
vii)	Maximum Floor Space Index	0.93
viii)	Maximum Height	8.5 metres
ix)	Maximum Building Length	35 metres
x)	Minimum number of Off Street Parking Spaces	1 Parking Space per Dwelling Unit which shall be located behind the Main Front Wall of the Dwelling

3) Other Provisions of the By-law

None of the other provisions of this By-law shall apply to prevent the use, occupation, erection or alteration of any Building, Structure, land or part thereof on the lands referred to in Section 7.5.4.33.1 in accordance with the provisions of Section 7.5.4.33.2. In all other respects, all of the other provisions of this By-law shall apply to the lands described in Section 7.5.4.33.1.

2. The lands subject to this By-law are those lands outlined in a heavy black line identified as “Area Subject to Amendment” on Schedule “1” attached hereto.

3. Schedule “A” to Zoning By-law No. 6752, as amended, is hereby further amended by changing the zoning category for the lands identified as “Area Subject to Amendment” on Schedule “1” attached hereto from “R1C Residential Zone” to “R2A Residential - Site Specific (R2A.33) Zone”.

ENACTED AND PASSED this 5th day of June, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "1" TO BY-LAW No. 283-1998