

Authority: East York Community Council Report No. 11(7), July 29, 30 and 31, 1998  
Intended for first presentation to Council: July 29, 1998  
Adopted by Council: July 31, 1998

## **CITY OF TORONTO**

### **BY-LAW No. 484-1998**

#### **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 7.5.4.34 immediately following subsection 7.5.4.33 as follows:

“7.5.4.34      1150 Woodbine Avenue

7.5.4.34.1    Area Restricted

The provisions of this Section shall only apply to those lands being Part of Lot 115, Plan M-394, being Part 2 on Reference Plan 66R-17057, known municipally in the year 1998 as 1150 Woodbine Avenue, and designated as R2A.34 on Schedule "A" of this By-law.

7.5.4.34.2    General Provisions

On those lands referred to in Section 7.5.4.34.1 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 not more than three Dwelling Units
- b)      All of the uses permitted in Section 7.5 of this By-law.

2)      Development Requirements

The R2A Zone Requirements for One Family Detached Dwellings under Section 7.8 and Section 5.6 regarding encroachments into required yards shall apply to the uses permitted in Section 7.5.4.34.2 1) a) and b).

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 7.5.4.34.1 in accordance with the provisions of Section 7.5.4.34.2. In all other respects, all of the other provisions of this By-law shall apply to the lands described in Section 7.5.4.34.1.”

**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 “R2A Residential Zone” to “R2A Residential - Site Specific (R2A.34) Zone”.

ENACTED AND PASSED this 31st day of July, A.D. 1998.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**SCHEDULE “1” TO BY-LAW No. 484-1998**