

Authority: East York Community Council Report No. 13, Clause No. 10,
as adopted by Council on October 1 and 2, 1998
Enacted by Council: November 26, 1998

CITY OF TORONTO

BY-LAW No. 848-1998

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

2. Schedule “A” to By-law No. 6752, as amended, is hereby further amended by changing:

- a) the zoning category for the lands identified as “Area I” on Schedule “1” of this By-law from “HPI - High Performance Industrial Zone” to “R2A Residential - Site Specific (R2A.35) Zone”;
- b) the zoning category for the lands identified as “Area II” on Schedule “1” to this By-law from “HPI - High Performance Industrial Zone” to “ MRC Mixed Residential Commercial - Site Specific (MRC.2) Zone”; and,
- c) the zoning category for the lands identified as “Area III” on Schedule “1” to this By-law from “HPI - High Performance Industrial Zone” to a “G Zone”.

3. Zoning By-law No. 6752, as amended, is hereby further amended by adding a new Section 7.5.4.35 immediately after Section 7.5.4.34 of the By-law as follows:

7.5.4.35 1590 O’Connor Drive R2A.35 Zone

7.5.4.35.1 Area Restricted

The provisions of this Section shall only apply to those lands being Plan 3683 Part Block D in the Land Registry Office for the Land Titles Division of Metropolitan Toronto, Borough of East York, Municipality of Metropolitan Toronto designated R2A.35 on Schedule “A”.

7.5.4.35.2 General Provisions

On those lands referred to in Section 7.5.4.35.1 of this By-law, no person shall use, occupy, Erect, alter, 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:

- a) Residential - Multiple Attached Dwellings,
- b) Residential - Semi-Detached Dwellings,
- c) Buildings and Structures Accessory to the foregoing, including Accessory Dwelling Units. For those Dwellings which are permitted to include an Accessory Dwelling Unit, the provision of Section 5.24 of By-law No. 6752 respecting parking requirements, and Section 5.25 of By-law No. 6752 respecting the location and number of doorways shall apply; and,
- d) a public parkette.

2) Development Requirements

a) Semi-Detached Dwelling Units

- i) Minimum number of Semi-Detached Dwellings 8 Dwelling Units
- ii) Maximum number of Dwelling Units per Lot 1 Dwelling Unit plus any permitted Accessory Dwelling Units
- iii) Maximum Building Length 16.75 m

b) Multiple Attached Dwelling Units

- i) Maximum number of Dwelling Units per Lot 1 Dwelling Unit plus any permitted Accessory Dwelling Units
- ii) Maximum number of Multiple Attached Dwelling Units 55 Dwelling Units plus any permitted Accessory Dwelling Units
- iii) Maximum Building Length 14.0 m

c) Semi-Detached and Multiple Attached Dwellings

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|---|---|---|
| i) | Maximum Number of Semi-Detached and Multiple Attached Dwellings | 63 Dwelling Units not including the permitted Accessory Dwelling Units |
| ii) | Location of all Semi-Detached Dwelling Units and all Multiple Attached Dwelling Units and of all Buildings and Structures Accessory thereto | Wholly within Building envelopes 3 to 9 inclusive delineated on Schedule "1" to By-law No. 848-1998 except that the provisions of Section 5.6 of this By-law shall apply to any projections or encroachments into Yards |
| iii) | Maximum Floor Space Index per Dwelling Unit | |
| (a) applicable to Semi Detached and Multiple Attached Dwellings which are located within Building Envelopes 4 to 9 inclusive, as shown on Schedule "1" to By-law No. 848-1998 | | |
| - for Dwellings without a loft | | 1.50 x the Lot Area; |
| - for Dwellings with a loft | | an additional 0.2 x the Lot Area; |
| - for any end of block Dwelling which incorporate a decorative corner Building projection into the Side Yard | | an additional 0.1 x the Lot Area |
| (b) applicable to all Semi Detached and Multiple Attached Dwellings which are located within Building Envelope 3, as shown on Schedule "1" to By-law No.848-1998 | | |

-	for all Dwellings	1.0 x the Lot Area
iv)	Minimum Lot Area	120.0 m ²
v)	Maximum Lot Coverage per Lot	60%
vi)	Minimum number of off-Street Parking Spaces per Semi-Detached and Multiple Attached Dwelling Unit	1 Parking space behind the Main Front Wall
vii)	Maximum Height	12.5 m and no more than 3 Storeys

3) Other Provisions of the By-law:

- a) None of the provisions of this By-law shall apply to prevent the use, occupation, Erection or alteration of any Building, Structure, land or part thereof on any land referred to in Section 7.5.4.35.1 in accordance with the provisions of Sections 7.5.4.35.2 and 7.5.4.35.3. In all other respects, all the other provisions of By-law No. 6752 shall apply.

7.5.4.35.3 A landscape buffer having a minimum width of 2.25 metres shall be provided in a location identified on Schedule “1” to By-law No. 848-1998 with a cross hatch overlay.

4. Zoning By-law No. 6752, as amended, is hereby further amended by adding a new Section 7.7.5.24.2 immediately after Section 7.7.5.24.1.2.4 of the By-law as follows:

7.7.5.24.2 1590 O’Connor Drive (MRC.2)

7.7.5.24.2.1 Area Restricted

The provisions of this Section shall only apply to those lands being Plan 3683 Part Block D in the Land Registry Office for the Land Titles Division of Metropolitan Toronto, Borough of East York, Municipality of Metropolitan Toronto designated MRC.2 on Schedule “A”.

7.7.5.24.2.2 General Provisions

On those lands referred to on Section 7.7.5.24.2.1 of this By-law, no person shall use, occupy, Erect, alter, 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

- a) Residential-Multiple Attached Dwellings containing the commercial uses permitted in Section 7.7.5.24.2.2 1) b) below;
- b) Personal Service Shops, travel agencies, Business and Professional Offices including offices of any medical or therapy service providers, pet grooming establishments, artist's studios, teaching establishments limited to no more than 3 students per teaching session, Private Home Daycare, retail shops provided they are restricted to the first floor above grade only, and, establishments which service and/or repair household articles provided there is no outside storage or display; and,
- c) Buildings and Structures Accessory to the foregoing.

2) Use Restrictions

- a) Notwithstanding anything else in Section 7.7.5.24.2.2.1) above, the following uses shall not be permitted:
 - i) Restaurants and food catering establishments of any kind, large equipment or motorized vehicle service or repair, Custom Workshops, laundromats or dry cleaner establishments, sale of perishable food articles, sale of used or damaged merchandise, gaming establishments and Adult Entertainment and/or body rub Parlours; and,
 - ii) Open Outside Storage and outdoor display of merchandise.

3) Development Requirements

- a) Mixed Residential Commercial with commercial units
 - i) Maximum number of Multiple Attached Dwellings containing commercial uses 31 Units
 - ii) Maximum number of Dwelling Units per Lot 1 Unit
 - iii) Minimum number of commercial units on the first Storey above Grade 1 per Multiple Attached Dwelling Unit
 - iv) Minimum Lot Area 120 sq. m.
 - v) Maximum Floor Space Index

- for Buildings without a loft	1.6 x the Lot Area
- for Buildings with a loft	an additional 0.2 x the Lot Area
-for any end of block Building which incorporates a decorative corner Building projection into the Side Yard	an additional 0.1 x the Lot Area
vi) Maximum Lot Coverage per Lot	60%
vii) Maximum Height than 4 Storeys	13.5 m and no more
viii) Minimum Height	3 Storeys
ix) Minimum number of off-Street Parking Spaces per Dwelling Unit	1 Parking Space behind the Main Front Wall
x) Minimum number of off-street Loading Spaces	none
xi) Location of all Multiple Attached Dwelling Units containing commercial uses	Wholly within the Building Envelopes 1 and 2 shown on Schedule "1" to By-law No. 848-1998, except that the provisions of Section 5.6 of this By-law shall apply to any projections or encroachments into Yards

4) Other Provisions of the By-Law

- a) None of the provisions of this By-law shall apply to prevent the use, occupation, Erection or alteration of any Building, Structure, land or part thereof on any land referred to in Section 7.7.5.24.2.1 in accordance with the provisions of Section 7.7.5.24.2.2. In all other respects, all the other provisions of By-law No. 6752 shall apply.

5. The following additional uses shall be permitted on the lands described in Section 7.5.4.35.1 and 7.7.5.24.2.1:

- a) temporary sales pavilion which shall:
 - i) only be used to sell the Buildings located within the limits of the area identified on Schedule "1" to this By-law;
 - ii) provide at least 3 Parking Spaces; and,
 - iii) be removed within sixty (60) days after the completion of the last Building.

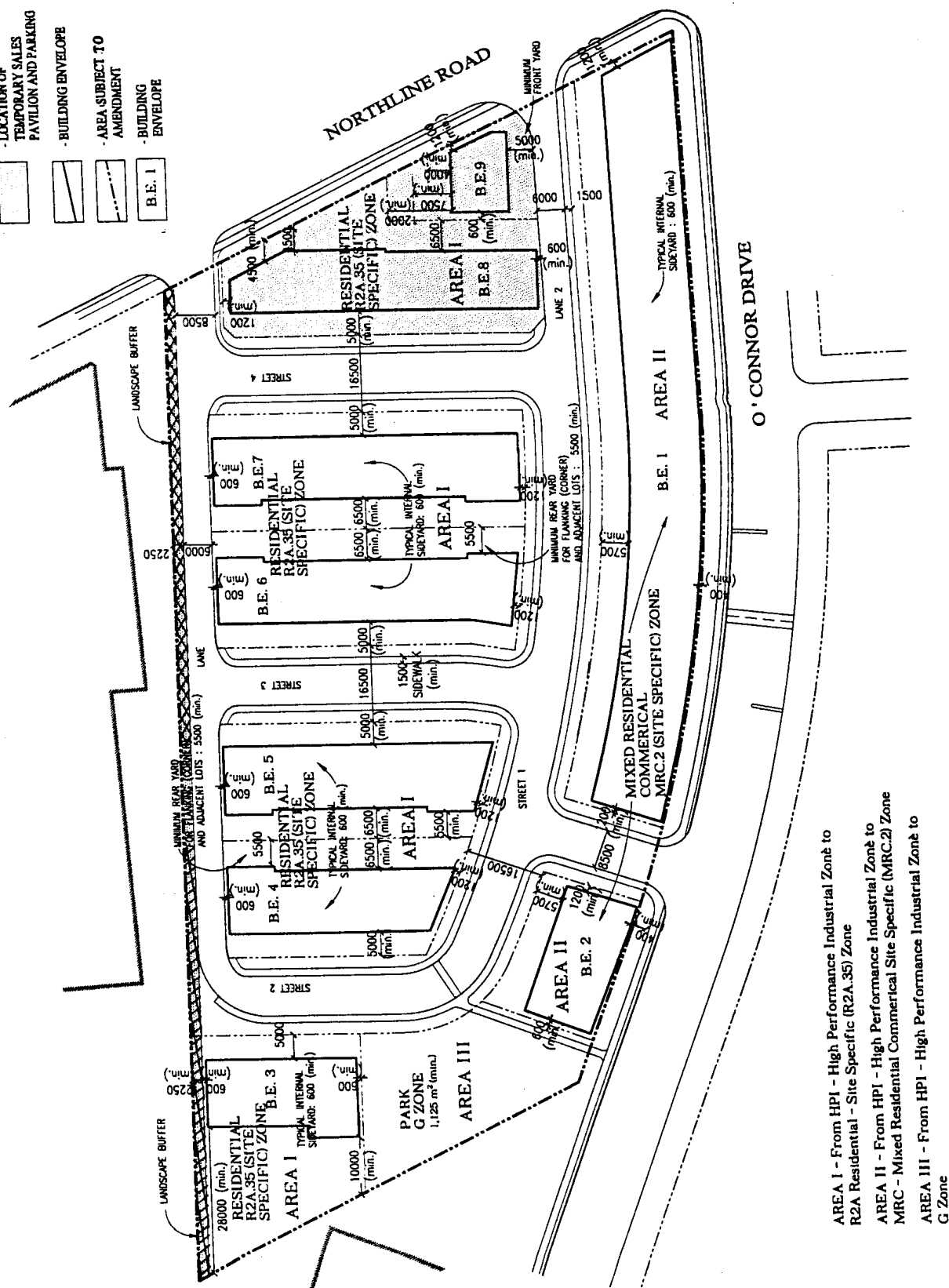
ENACTED AND PASSED this 26th day of November, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

	- LOCATION OF TEMPORARY SALES PAVILION AND PARKING
	- BUILDING ENVELOPE
	- AREA SUBJECT TO AMENDMENT
	- BUILDING ENVELOPE



AREA I – From HPI – High Performance Industrial Zone to R2A Residential – Site Specific (R2A.35) Zone
AREA II – From HPI – High Performance Industrial Zone to MRC – Mixed Residential Commercial Site Specific (MRC.2) Zone
AREA III – From HPI – High Performance Industrial Zone to G Zone