

Authority: Notice of Motion by Councillor Nunziata, seconded by Councillor Saundercook,  
as adopted by Council on November 25, 26 and 27, 1998  
Enacted by Council: November 27, 1998

## **CITY OF TORONTO**

### **BY-LAW No. 884-1998**

#### **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 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; and

WHEREAS the Council of the City of Toronto has, by resolution, directed that a review be undertaken in respect of land use planning policies in the Rockcliffe Boulevard/Caesar Avenue Area of the City;

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

**1.** No person shall within that area of the City of Toronto bounded on the north by the south limit of Caesar Avenue; on the east by the west limit of Greendale Avenue, and the east limit of Lot 10, Registered Plan 4466 in the former City of York; on the south by the south limit of Lots 10, 11, 12, 13, 14, 15 and 18, Registered Plan 4466 in the former City of York; and, on the west by the east limit of Rockcliffe Boulevard, use any land, or erect or use any building or structure except for a detached house; an accessory building or use, a private garage or carport; a parking station, incidental to any permitted use; subject to the following regulations:

- (a) the minimum lot area shall be 370 square metres;
- (b) the minimum lot frontage shall be 12 metres;
- (c) the maximum height of main buildings shall be 11 metres with not more than 3 storeys;
- (d) the minimum ground floor areas shall be as follows:

|                              |                   |
|------------------------------|-------------------|
| 1 storey detached house      | 75 square metres  |
| 1-1/2 storeys detached house | 65 square metres  |
| 2 storey detached house      | 55 square metres; |
- (e) the minimum building setback shall be in accordance with the established front yard depth as defined in Section 2, Clause 46 of former City of York Comprehensive General Zoning By-law No. 1-83, as amended, or, the minimum building setback shall be such that the building does not project in front of a line drawn between the nearest front corners of the main wall of the nearest building on each side, and if there is a building on one side only the minimum building setback shall not be less than the established setback of that building;

- (f) the minimum side yard width for a residential building shall be 1.2 metres;
- (g) the minimum rear yard depth shall be 9 metres;
- (h) the maximum floor space index shall be 0.4;
- (i) not more than one building, other than an accessory building, shall be permitted on any lot;
- (j) no private garage or other building accessory to a dwelling house shall occupy more than 46 square metres in all of the lot;
- (k) the maximum height of accessory buildings shall be as follows:

|                                    |  |
|------------------------------------|--|
| Flat roofed accessory building     | 3.1 metres with not more than 1 storey |
| Pitched roofed accessory buildings | 3.7 metres with not more than 1 storey |
- (l) the definitions contained in Section 2 and the provisions of Section 3 of the former City of York Comprehensive General Zoning By-law No. 1-83, as amended, shall continue to apply.

**2.** This By-law shall be in effect for a period of one year from the date of its passing.

ENACTED AND PASSED this 27th day of November, A.D. 1998.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)