

Authority: York Community Council Report No. 1, Clause No. 2,
as adopted by City of Toronto Council on February 2, 3 and 4, 1999
Enacted by Council: February 4, 1999

CITY OF TORONTO

BY-LAW No. 51-1999

To Amend former City of York By-law No. 1-83 (220 Bowie Avenue).

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:

SECTION 6 - AMENDED

1. That Section 6 of Zoning By-law 1-83, as amended, of the former City of York, be further amended by adding a new Subsection (57) as follows:

“(57) MAP 24

By changing the area shown on District Map 24, municipally known as 220 Bowie Avenue and more particularly described in Schedule “A” hereto, from a PE District to an R2 District and by changing District Map 24 accordingly.”

SECTION 16 - AMENDED

2. That Section 16 of Zoning By-law Number 1-83, as amended, of the former City of York, be and the same is hereby further amended by adding a new Subsection (381) as follows:

“(381) LANDS -220 BOWIE AVENUE

Notwithstanding the provisions of Subsections 3.1.4, 3.3.2, 3.3.3, and Section 8 of this By-law, the lands municipally known as 220 Bowie Avenue which lands are more particularly described in Schedule “A” hereto and shown on the plan attached as Schedule “B” hereto (hereinafter referred to as “the Lands”), may be used for the purpose of erecting and using semi-detached houses, and accessory buildings, structures and uses subject to the following provisions:

- (a) a maximum of 14 semi-detached houses shall be permitted;
- (b) there shall not be more than one building, other than permitted accessory buildings on any lot, but for the purpose of this paragraph, one pair of semi-detached houses shall be considered to be one building;

- (c) the minimum lot frontage for each semi-detached house shall be 5.2 metres, save and except for the minimum lot frontage of the northerly most semi-detached house which shall be 7.0 metres;
- (d) the maximum height of building shall be 11 metres, with not more than 3 storeys;
- (e) the minimum front yard setback, rear yard depth and side yard width for all dwellings shall be measured from the main walls of the dwellings and shall be as shown on the plan attached as Schedule "B" hereto;
- (f) the maximum floor space index for the Lands shall be 0.84;
- (g) a minimum of 29 % of the area of the front yard of each semi-detached house on a lot fronting on Caledonia Avenue shall be maintained as Green Landscaped Open Space and a minimum of 18 % of the area of the front yard of each semi-detached house on a lot fronting on Bowie Avenue shall be maintained as Green Landscaped Open Space;
- (h) the portion of the Lands indicated as public lane and reserves shall be conveyed to the City and the portion indicated as public lane shall be dedicated by City By-law as public lane;
- (i) access to the parking facilities for the semi-detached houses on lots fronting onto Caledonia Road shall be from the public lane at the rear of the lots;
- (j) A building permit for the construction of the semi-detached houses, other than a foundation permit, shall not be issued in respect of the Lands, unless:
 - (i) the Chief Building Official for the City is in receipt of a completed "Record of Site Condition" pursuant to the Ministry of the Environment "Guideline for Use at Contaminated Sites in Ontario, February 1997", as amended or updated, marked as having been received by the Ministry of Environment along with a letter from the Ministry of Environment advising that the Record of Site Condition is not subject to an audit review; or, alternatively, a letter from the Ministry of Environment advising that the Record of Site Condition has passed a Ministry audit for compliance with the Guideline; and
 - (ii) The suitable use or uses for the Lands set out in Part 3 of the "Record of Site Conditions" is consistent with the use or uses for which the Building Permit application has been made; and
- (k) All other provisions of this By-law shall continue to apply except in the case where those provisions are in conflict with the provisions of this Subsection, in which case the provisions of this Subsection shall prevail."

3. Subject to the provisions of Section 34 of the Planning Act, R.S.O. 1990 c.P.13 this By-law shall come into force and effect on the date of its passing.

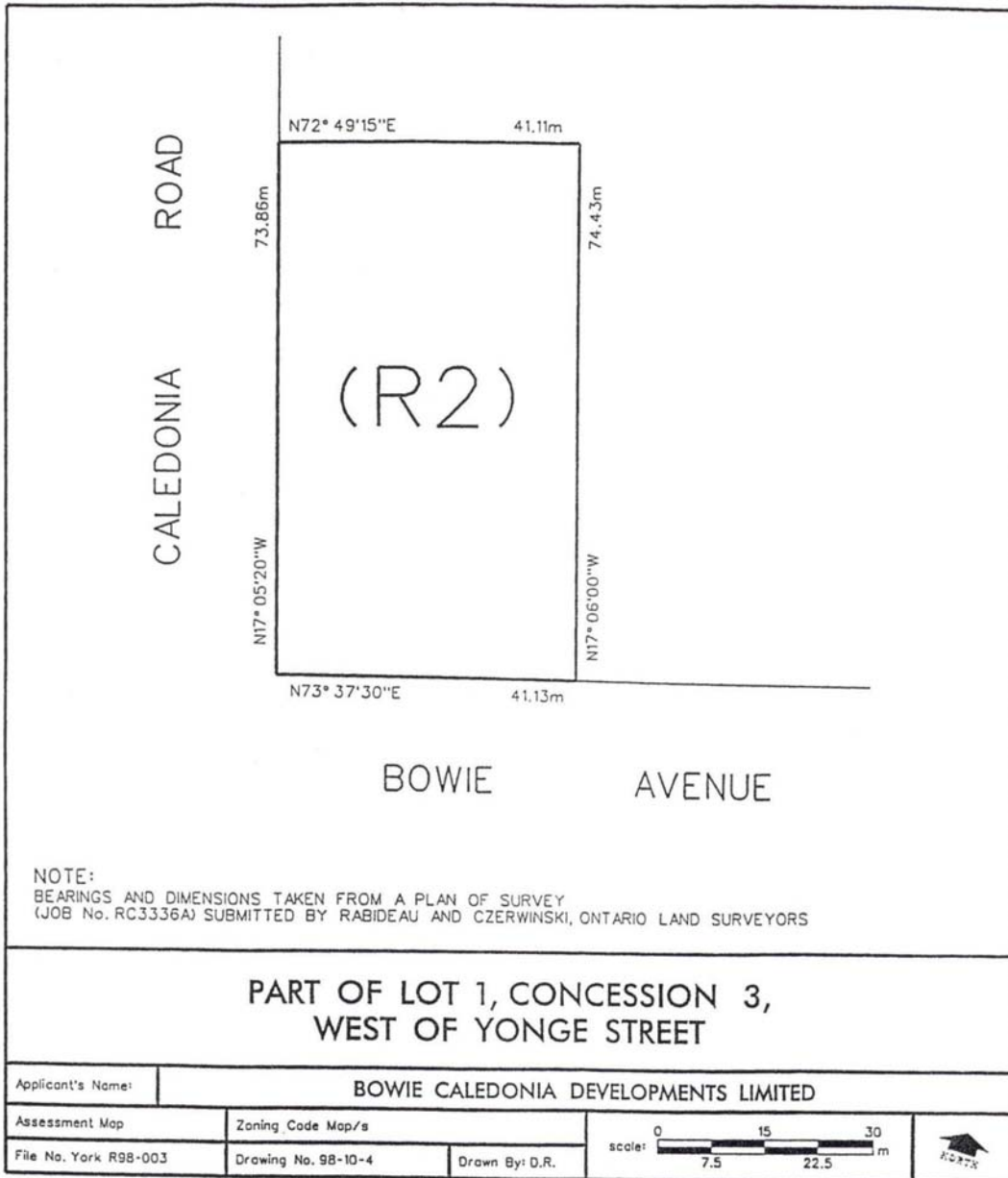
ENACTED AND PASSED this 4th day of February, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "A" TO BY-LAW No. 51-1999



SCHEDULE "B" TO BY-LAW No. 51-1999

