

Authority: East York Community Council Report No. 5 , Clause No. 4
as adopted by City of Toronto Council on May 11 and 12, 1999
Enacted by Council: May 12, 1999

CITY OF TORONTO

BY-LAW No. 291-1999

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, RSO 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 the zoning category for the lands identified as “Area Subject to Amendment” 1” on Schedule “1” of this By-law from “Residential R1B Zone” to “ Residential R2A - Site Specific (R2A.36) Zone”.

3. Zoning By-law No. 6752, as amended, is hereby further amended by adding a new Section 7.5.4.36 immediately after Section 7.5.4.35 of the By-law as follows:

7.5.4.36 401 Dawes Road R2A.36 Zone

7.5.4.36.1 Area Restricted

The provisions of this Section shall only apply to those lands being Lots 24, 25, 26 and Part of Lot 27 on Registered Plan M - 395, City of Toronto (formerly Borough of East York) designated R2A.36 on Schedule “A”.

7.5.4.36.2 General Provisions

On those lands referred to in Section 7.5.4.36.1 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; and,
 - b) Buildings and Structures Accessory to the foregoing.

- 2) Development Requirements:
- a) minimum Lot Area
 - i) for the Dawes Road facing Lots 99.0 m²
 - ii) for the Gower Street facing Lots 74.0 m²
 - b) maximum number of Dwellings per Lot 1 Dwelling
 - c) maximum number of Dwellings for all the lands Referred to in Section 7.5.4.36.1 11 Dwellings
 - d) minimum Lot Frontage per Lot for all the lands referred to in Section 7.5.4.36.1 4.2 m
 - e) siting of any Dwelling or Structure or portion thereof
Wholly within the Building envelope shown on Schedule "1" to By-law No. 291-1999, except that the provisions of Section 5.6 of this By-law shall apply to any projections or encroachments into Yards
 - f) the Front Yard, exclusive of the Buildings and Structures permitted by Section 7.5.4.36.2.1) a) and b) shall be used exclusively for landscaping purposes
 - g) maximum Floor Space Index
 - i) for Dwellings facing Dawes Road 0.9 x the Lot Area
 - ii) for Dwellings facing Gower Street 1.1 x the Lot Area
 - h) maximum Lot Coverage
 - i) for Dwellings facing Dawes Road 45%
 - ii) for Dwellings facing Gower Street 60%

- i) maximum Building Length 10.4 m
 - j) maximum Building Height 9.75 m
 - k) minimum width of the 'Private -Right-of-Way' as shown on Schedule "1" to By-law No. 291-1999 5.75 m
 - l) minimum number of Parking Spaces 11 Parking Spaces which shall be sized to meet the requirements of Section 4.23 of the By-law
 - m) notwithstanding the requirement in Section 4.23 of the By-law, that all Parking Spaces be located on the same Lot as the Building for which they are provided and that they have an adequate and uninterrupted vehicular access to the public Street or Lane, the Parking Spaces shown on Schedule "1" hereto may be :
 - i) accessed via a private 'Lane' shown as 'Private Right- of-Way' on Schedule "1" hereto; and,
 - ii) in the case of Parking Spaces 1 to 6, located outside Lots 6 to 11 for which they are provided, and in the area shown as 'Parking Area for Dwellings on Lots 6 to 11' on Schedule "1" hereto.
- 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 7.5.4.36.1 in accordance with the provisions of Section 7.5.4.36.2. In all other respects, all the other provisions of By-law 6752 with the exception of Sections 5.6 g) and 7.5.1 to 7.5.3 inclusive, shall apply to the lands referred to in Section 7.5.4.36.1.
- 4) The following additional uses shall be permitted on the lands described in Section 7.5.4.36.1:
- a) temporary sales trailer 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 1 temporary parking stall; and,

- iii) be removed within sixty (60) days after the completion of the last Building.

ENACTED AND PASSED this 12th day of May, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

