

Authority: York Community Council Report No. 9, Clause No. 11,
as adopted by City of Toronto Council on September 28 and 29, 1999
Enacted by Council: September 29, 1999

CITY OF TORONTO

BY-LAW No. 654-1999

To amend Zoning By-law Number 1-83 of the former City of York respecting lands known as the rear of 1945 Lawrence Avenue West.

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 Number 1-83, as amended, of the former City of York, be and the same is hereby further amended by adding the following Subsection (63):

“(63) MAP 1

By changing the area shown on District Map 1, municipally known as the lands at the rear of 1945 Lawrence Avenue West which lands are more particularly described in Schedule “A” hereto from a PE District to an R2 District and from a PE District to an R3 District as shown on Schedule “B” hereto and by amending District Map 1 accordingly, provided the use of the lands within the said area complies with the provisions of Section 16(393) of this by-law.”

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 (393) as follows:

“(393) LANDS – REAR OF 1945 LAWRENCE AVENUE WEST

Notwithstanding the provisions of Subsection 8.3(a) and Subsections 9.2 and 9.3(a) of this By-law, the lands described in Schedule “A” may be used for the purpose of semi-detached houses and one house of a religious order and accessory uses thereto, subject to the following provisions:

(a) for the semi-detached houses:

- (i) a maximum floor space index of 0.94;
- (ii) a minimum side yard width of 0.6 metres save and except for the northerly most semi-detached lot which shall have a minimum north side yard width of 3.0 metres;

- (iii) a minimum rear yard depth of 6.0 metres;
- (iv) a minimum lot frontage of 5.5 metres;
- (v) a maximum height of building of 11.0 metres with not more than 3 storeys;
- (vi) a minimum front yard setback of 3 metres;
- (vii) semi-detached houses shall be located on lots which front onto Wright Avenue and Gibson Avenue;
- (viii) vehicular access to the parking facilities shall be from the public lane at the rear of the lots;

(b) for the house of a religious order:

- (i) a maximum floor space index of 1.15;
- (ii) notwithstanding the provisions of Subsection 3.2.1 C.1 and Subsection 3.2.1 D.1 a minimum of 12 parking spaces, including 1 handicapped parking space;
- (iii) a maximum height of building of 15 metres with not more than 3 storeys;
- (iv) a minimum side yard width of 6 metres;
- (v) a minimum rear yard depth of 20 metres;
- (vi) a minimum front yard setback of 4 metres;
- (vii) the use shall be located on a lot which fronts onto Pine Street and which has a minimum lot frontage of 45 metres;
- (viii) vehicular access shall be limited to one access point on Pine Street;
- (ix) a maximum ancillary commercial and workshop gross floor area of 950 m²;

(c) a portion of the lands at the rear of the semi-detached lots and the house of the religious order shall be conveyed to the City and dedicated by City By-law for a minimum 9.15 metre wide public lane. A 0.3 metre wide portion of land across the terminus of the public lane at Pine Street and the north limit of the lands shall be conveyed to the City for reserve purposes.

(d) all other provisions of this By-law shall continue to apply except in the case where those provisions 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.P13, this By-law shall come into force and effect on the date of its passing.

ENACTED AND PASSED this 29th day of September, A.D. 1999.

CASE OOTES,
Deputy Mayor

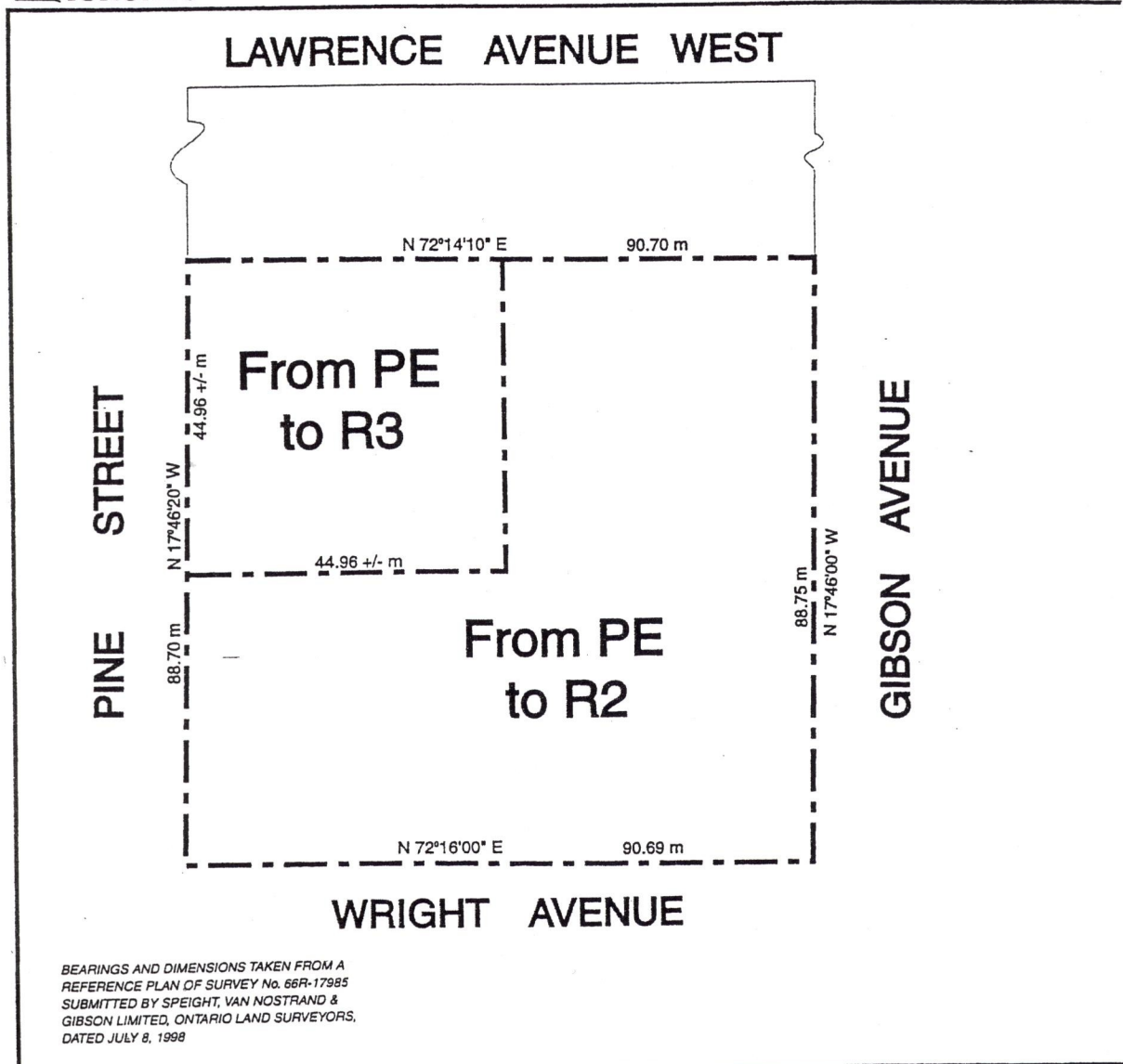
NOVINA WONG,
City Clerk

(Corporate Seal)

**SCHEDULE “A” TO BY-LAW NO. 654-1999
AND TO SUBSECTION (63) OF SECTION 6 AND SUBSECTION (393) OF
SECTION 16 OF ZONING BY-LAW NO. 1-83**

Part of Block A, Registered Plan M-304, City of Toronto (formerly City of York in the Municipality of Metropolitan Toronto) being composed of Part 2 on Reference Plan of Survey No. 66R-17985 deposited in the Land Titles Division of Toronto (No. 66).

SCHEDULE "B" TO BY-LAW NO. 654-1999



BEARINGS AND DIMENSIONS TAKEN FROM A
 REFERENCE PLAN OF SURVEY No. 66R-17985
 SUBMITTED BY SPEIGHT, VAN NOSTRAND &
 GIBSON LIMITED, ONTARIO LAND SURVEYORS,
 DATED JULY 8, 1998

**PART OF BLOCK A REGISTERED PLAN M-304
 (Rear of 1945 Lawrence Avenue West)**

Applicant's Name: FOREST GREEN HOMES		Scale in Metres: 		 NORTH
Assessment Map: 1	Zoning Code Map/s	Not Applicable		
File No. OR98-003	Drawing No. 99.08.9	Drawn By: mcd		