

Authority: East York Community Council Report No. 9, Clause No. 8,
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. 658-1999

**To amend Zoning By-law No. 6752, as amended, of the former Township of East York
respecting the lands known as 41-63 Halsey 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:

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" on Schedule "1" of this By-law from "Residential - Site Specific (R3A.1)" Zone to "Residential R2A - Site Specific (R2A.38)" Zone.
3. Zoning By-law No. 6752, as amended, is hereby further amended by adding a new Section 7.5.4.38 immediately after Section 7.5.4.37 of the By-law as follows:

"7.5.4.38 41-63 Halsey Avenue R2A.38 Zone

7.5.4.38.1 Area Restricted

The provisions of this Section shall only apply to those lands being Part of Lot 2, Concession 2, From the Bay; Part of Block H and Part of Halsey Avenue, Registered Plan M - 780; and Part of Lots 6, 7, and 8, Registered Plan M-714; City of Toronto (formerly Borough of East York), being Parts 1 and 2 on Plan R-4172, designated R2A.38 on Schedule "A".

7.5.4.38.2 General Provisions

On those lands referred to in Section 7.5.4.38.1 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 – Semi-detached Dwellings; and
 - b) Buildings and Structures Accessory to the foregoing.
- 2) Development Requirements
 - a) maximum number of semi-detached dwellings 14 dwellings
 - b) maximum number of dwellings per lot 1 dwelling
 - c) the siting of any Dwelling or Structure or portion thereof shall be wholly within the Building envelope shown on Schedule “1” to By-law No. 658-1999, except that the provisions of Section 5.6 of By-law 6752 shall apply to any projections or encroachments into the yard
 - d) notwithstanding Section 5.6 of By-law 6752, a projection of .67 metres for a second storey bay window is permitted beyond the front wall of the buildings
 - e) maximum lot coverage 37%
- 3) Other Provisions of the By-law:
 - a) Except as amended in this By-law all the other provisions of By-law 6752 shall apply to the lands referred to in Section 7.5.4.38.1.
- 4) The following additional uses shall be permitted on the lands:
 - 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 By-law No. 658-1999;
 - ii) provide at least 1 temporary parking stall; and

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

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

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

