

Authority: East York Community Council Report No. 9, Clause No. 9, adopted,  
as amended, by City of Toronto Council on September 28 and 29, 1999  
Enacted by Council: October 27, 1999

**CITY OF TORONTO**

**BY-LAW No. 729-1999**

**To amend Restricted Area Zoning By-law No. 1916,  
as amended, of the former Town of Leaside, respecting lands known as  
206 Laird Drive and 186 Parkhurst Boulevard.**

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 in a heavy black line and identified as “Area Subject to Amendment” as shown on Schedule “1” attached hereto, and as legally described on Schedule “A” attached hereto.

**2.** Schedule “A” to By-law No. 1916, 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 R1A Density Zone” and “Commercial – General C1 Zone” to “Residential R3A – Site Specific (R3A.6) Zone”.

**3.** Zoning By-law No. 1916, as amended, is hereby further amended by adding a new Section 6.7.5.6 immediately after Section 6.7.5.5 of the By-law as follows:

“6.7.5.6            206 Laird Drive and 186 Parkhurst Boulevard

6.7.5.6.1        Area Restricted

The provisions of this Section shall only apply to those lands legally described as:

206 Laird Drive

Lots 527, 528, 529, 530, Parts of Lots 531 and 532, and Part of the Lane, Plan 1925, designated as Part 2 on Plan 64R-11447, City of Toronto (Formerly Borough of East York, Municipality of Metropolitan Toronto).

186 Parkhurst Boulevard

Part of Lots 531, 532, and Part of a Lane now closed by By-law 1077 and registered as Instrument No. 20586 Leaside and 24953 Leaside, Plan 1925, designated as Part 1 on Plan 64R-11447 in the Borough of East York, Municipality of Metropolitan Toronto.

which are designated R3A.6 on Schedule “A”.

6.7.5.6.2 General Provisions

On those lands referred to in Section 6.7.5.6.1 of this By-law, no person shall use, occupy, Erect, alter, cause to be used, occupied, Erected or altered any Building, Structure or part thereof except in accordance with the following provisions:

(1) Permitted Uses, Buildings and Structures

(a) Residential

i) Dwelling Apartment

(b) Commercial

i) Business Office

(2) Prohibition

(a) Nothing herein shall permit any of the following uses:

(i) The keeping or having of any billiard, pool or bagatelle table by persons for hire or gain.

(ii) The keeping or having of any games of skill or chance, or part skill and part chance, which are operated or activated in whole or in part by or with mechanical or electrical means.

(iii) Adult Entertainment Parlour.

(b) Permitted commercial uses shall be located within a wholly enclosed Building.

- (c) Outside open storage of goods, materials and equipment and the outdoor display of merchandise, whether accessory to a permitted use or not, are prohibited.
- (d) Permitted commercial uses shall not be located above the first storey above Finished Grade.

(3) Development Requirements:

- |     |   |  |
|-----|---|--|
| (a) | Minimum Lot Area  | 2,170 m <sup>2</sup>                         |
| (b) | Maximum no. of Dwelling Units                                   | 33   |
| (c) | Maximum Gross Floor Area  | 4,520 m <sup>2</sup>                         |
| (d) | Maximum Gross Floor Area<br>- Commercial                        | 478 m <sup>2</sup>                           |
| (e) | Minimum Side Yard setbacks                                      |  |
|     | i) North  | 0.1 metres                                   |
|     | ii) South   | 0.04 metres                                  |
|     | iii) East   | 0.5 metres                                   |
|     | iv) West  | 12.0 metres                                  |
| (f) | Maximum Building Height (exclusive<br>of mechanical enclosures) | 13.0 metres                                  |
| (g) | Maximum number of Storeys                                       | Four (4)                                     |
| (h) | Minimum number of on-site<br>Parking Spaces                     |  |
|     | Residential   | 1.25 Parking Spaces<br>per Dwelling Unit     |
|     | Commercial  | In accordance with<br>Sections 5.17 and 5.18 |

(4) Other Provisions of the By-law

None of the provisions of this By-law shall apply to prevent the use, occupation, Erection or alteration of any Building, land or part thereof, on any lands referred to in Subsection 6.7.5.6.1 in accordance with the provisions of Sections 6.7.5.6.2(1), (2) and (3). In all other respects, all of the other provisions of this By-law shall apply to the lands referred to in Section 6.7.5.6.1.”

ENACTED AND PASSED this 27th day of October, A.D. 1999.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**SCHEDULE “A” TO BY-LAW No. 729-1999**206 Laird Drive

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