

Authority: East York Community Council Report No. 6, Clause No. 3,
as adopted by City of Toronto Council on June 9, 10 and 11, 1999
Enacted by Council: May 11, 2000

CITY OF TORONTO

BY-LAW No. 306-2000

To amend Restricted Area Zoning By-law No. 6752, as amended, of the former Township of East York respecting the lands located on the southeast corner of Dawes Road and Goodwood Park Court.

WHEREAS authority is given to Council by Section 34 of the Planning Act 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 R3A - Site Specific (R3A.23)” Zone to “Residential R2A - Site Specific (R2A.37)” Zone.
3. Zoning By-law No. 6752, as amended, is hereby further amended by deleting Section 7.7.5.23 R3A.23 Zone in its entirety.
4. Zoning By-law No. 6752, as amended, is hereby further amended by adding a new Section 7.5.4.37 immediately after Section 7.5.4.36 of the By-law as follows:

7.5.4.37 157 Dawes Road R2A.37 Zone

7.5.4.37.1 Area Restricted

The provisions of this Section shall only apply to those lands being Part of Lot B Registered Plan 1193 and Part of Lots 46 and 56, Registered Plan 781 City of Toronto (formerly Borough of East York) designated R2A.37 on Schedule “A”.

7.5.4.37.2 General Provisions

On those lands referred to in Section 7.5.4.37.1 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;
 - (b) residential - Multiple Attached Dwellings; and
 - (c) Buildings and Structures Accessory to the foregoing.
- (2) Development Requirements:
- (a) maximum number of Semi-Detached Dwellings 4 Dwellings
 - (b) maximum number of Multiple-Attached Dwellings 12 Dwellings
 - (c) maximum number of Dwellings per Lot 1 Dwelling
 - (d) minimum Lot Area for developed with Multiple-Attached Dwellings 89 m²
 - (e) minimum Lot Area for Semi-Detached Dwellings 119 m²
 - (f) siting of all Dwellings or Structures or portions thereof wholly within the Building envelope shown on Schedule "1" to Section 7.5.4.37, except that the provisions of Section 5.6 of this By-law shall apply to any projections or encroachments into Yards
 - (g) maximum Floor Space Index
 - (i) for Multiple-Attached Dwellings 1.5 x the Lot Area
 - (ii) for Semi-Detached Dwellings 1.0 x the Lot Area

- (h) maximum Lot Coverage
 - (i) for Multiple-Attached Dwellings 60%
 - (ii) for Semi-Detached Dwellings 42 %
 - (i) maximum Building Height
 - (i) for Dwelling on Lot 1 11.2 m
 - (ii) for Dwellings located on Lots 2 to16 9.8 m
 - (j) minimum number of Parking Spaces 18 Parking Spaces
2 of which shall be reserved for visitors
 - (k) minimum Parking Space size 2.8 m x 5.5 m
15.4 m²
 - (l) Section 4.23 of the By-law No. 6752 does not apply to the lands shown in Schedule 1 attached
- (3) Other Provisions of the By-law:
- (a) Except as amended in this By-law all the other provisions of By-law No. 6752 with the exception of Sections 7.5.1 to 7.5.3 inclusive, shall apply to the lands referred to in Section 7.5.4.37.1
- (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 Section 7.5.4.37;
 - (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 11th day of May, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "1" (on file)