

Authority: Southwest Community Council Report No. 5, Clause No. 4,
as adopted by City of Toronto Council on May 30, 31 and June 1, 2001
Enacted by Council: June 1, 2001

CITY OF TORONTO

BY-LAW No. 407-2001

To amend former City of York By-law No. 1-83 with respect to the lands in the Rockcliffe Boulevard and Caesar Avenue area.

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 No. 1-83, as amended, be further amended by adding a new Subsection (68) as follows:

“(68) MAP 17

By changing the area shown on District Map 17 more particularly described as those lands within the area bounded on the north by the south limit of Caesar Avenue; on the east by the west limit of Greendale Avenue, and the east limit of Lot 10, Registered Plan 4466 in the former City of York; on the south by the south limit of Lots 10, 11, 12, 13, 14, 15, and 18, Registered Plan 4466 in the former City of York; and, on the west by the east limit of Rockcliffe Boulevard, from R2-Residential Zone (R2) to a R1-Residential Zone (R1) and by changing District Map 17 accordingly”.

SECTION 7 AMENDED

2. That Section 7 of Zoning By-law No. 1-83, as amended, of the former City of York, be further amended as follows:

- (i) by revising Subsection (3) (c) so that it now reads as follows:

“the maximum height of main buildings shall be as follows:

Residential use 11 metres with not more than 3 storeys

Non-Residential use 14 metres with not more than 3 storeys,

provided, however, that within the area bounded on the north by the south limit of Caesar Avenue; on the east by the west limit of Greendale Avenue, and the east limit of Lot 10, Registered Plan 4466 in the former City of York; on the south by the south limit of Lots 10, 11, 12, 13, 14, 15, and 18, Registered Plan 4466 in the

former City of York; and, on the west by the east limit of Rockcliffe Boulevard, the maximum height of main buildings shall be as follows:

Residential use 9 metres with not more than 2 storeys

Non-Residential use 9 metres with not more than 2 storeys.”

(ii) by revising subsection (3) (1) so that it now reads as follows:

“the maximum floor space index shall be 0.4, provided, however, that:

- (i) in the area delineated by heavy broken lines on the map attached as Schedule “A” to By-law No. 331-84, and as Schedule “B” to this Section, the maximum floor space index shall be 0.55;
- (ii) within the area bounded on the north by the south limit of Caesar Avenue; on the east by the west limit of Greendale Avenue, and the east limit of Lot 10, Registered Plan 4466 in the former City of York; on the south by the south limit of Lots 10, 11, 12, 13, 14, 15, and 18, Registered Plan 4466 in the former City of York; and, on the west by the east limit of Rockcliffe Boulevard, the maximum floor space index shall be 0.5; and,
- (iii) provided further that the following gross floor area restrictions shall apply to a place of worship:
 - (A) If located on an arterial or minor arterial road, the maximum gross floor area shall be 2325 square metres; and,
 - (B) If located on a road other than an arterial or minor arterial road, the maximum gross floor area shall be 1400 square metres”.

3. Subject to the provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, this By-law shall come into force and effect on the date of passing.

ENACTED AND PASSED this 1st day of June, A.D. 2001.

CASE OOTES,
Deputy Mayor

JEFFREY A. ABRAMS,
Acting City Clerk

(Corporate Seal)