

Authority: Downtown Community Council Report No. 2, Clause No. 1,
as adopted by City of Toronto Council on March 6, 7 and 8, 2001
Enacted by Council: October 4, 2001

CITY OF TORONTO

BY-LAW No. 790-2001

Being a by-law to amend By-law No. 6752, of the former Borough of East York, in respect of lands municipally known as 80 and 82 Chapman 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 has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*, R.S.O. 1990, c.P. 13, as amended;

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 Zoning 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 “Special Industrial (SI) Zone” to “Residential R2A -Site Specific (R2A.39)” Zone.
3. Zoning By-law No. 6752, as amended, is hereby further amended by adding a new Section 7.5.4.39 immediately after Section 7.5.4.38 of the By-law as follows:

“7.5.4.39 R2A.39 ZONE (80 AND 82 CHAPMAN AVENUE)

7.5.4.39.1 Area Restricted

The provisions of this section shall only apply to those lands being Lots 1 and 2 on Registered Plan 2429 City of Toronto (formerly Borough of East York) designated R2A.39 on Schedule “A” of this By-law.

7.5.4.39.2 General Provisions

On those lands referred to in Section 7.5.4.39.1 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 – One Family Detached Dwellings; and
 - (b) Buildings and structures accessory to the foregoing.

- (2) Development Requirements (Lot 1 – 82 Chapman Avenue)
- | | | |
|-----|---|-------|
| (a) | maximum number of one family detached dwellings | 1 |
| (b) | minimum front yard setback | 3.5 m |
| (c) | minimum rear yard | 8.0 m |
| (d) | maximum lot coverage | 45 % |
| (e) | maximum floor space index | 90 % |
- (3) Development Requirements (Lot 2 – 80 Chapman Avenue)
- | | | |
|-----|--|-------|
| (a) | maximum number of one family detached dwellings | 1 |
| (b) | minimum front yard setback | 2.5 m |
| (c) | minimum side yard setback from west property line. | .40 m |
- (4) Other Provisions of the By-law

Except as amended in this By-law all the other provisions of By-law No. 6752 shall apply to the lands referred to in Section 7.5.4.39.1”.

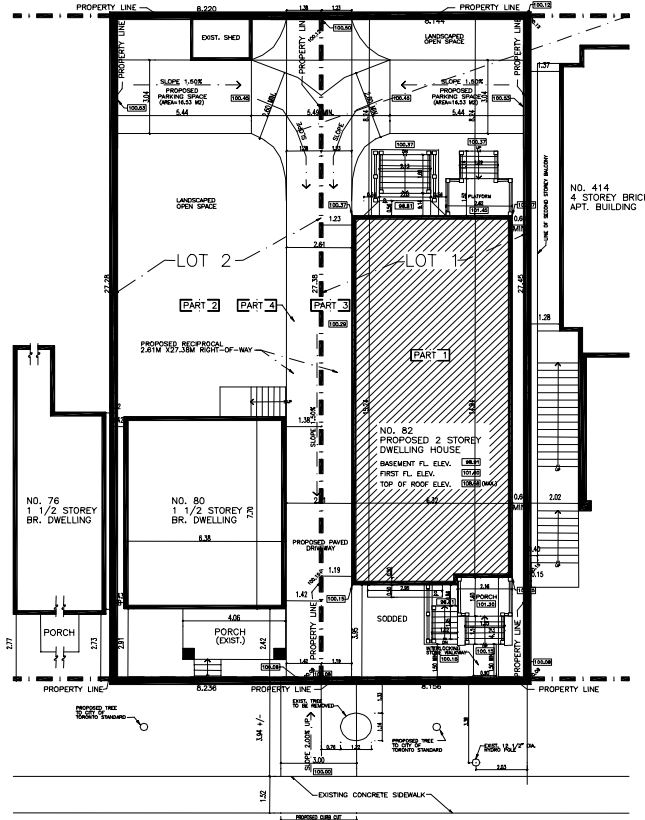
ENACTED AND PASSED this 4th day of October, A.D. 2001.

CASE OOTES,
Deputy Mayor

ULLI WATKISS
City Clerk

(Corporate Seal)


Schedule '1'



CHAPMAN AVENUE

 Urban Planning & Development Services
Zoning By-Law Amendment

File # Z003/00EY

 Area Subject to Amendment
SI Density Zone to R2A.39 Site Specific Zone

 Attachment 6
Not to Scale
Job No. Z003/00EY