

Authority: Toronto and East York Community Council Report No. 7, Clause No. 7,  
as adopted by City of Toronto Council on September 28, 29, 30 and  
October 1, 2004

Enacted by Council: September 30, 2004

## CITY OF TORONTO

### BY-LAW No. 771-2004

#### **To amend the Zoning By-law No. 6752, as amended, of the former Township of East York with respect to lands known municipally as 1073 Broadview 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 as shown on Schedule 'A' 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 outlined by a heavy black line as shown on Schedule 'A' of this By-law from "Commercial (C)" to Residential R2A-Site Specific (R2A.41)" Zone.
3. Zoning By-law No. 6752, as amended, is hereby further amended by adding a new Section 7.5.4.41 immediately after Section 7.5.4.4.40 of the By-law as follows:

“7.5.4.41        1073 Broadview Avenue Zone

7.5.4.41.1      Area Restricted

The provision of this Section shall apply to those lands being Part Lot 1, Registered Plan 1517 and Part Lot 13, 2nd concession being Part 1 on Reference Plan 66R-21174, known municipally in the year 2004 as 1073 Broadview Avenue and designated as R2A.41 – Site Specific on Schedule 'A' of this By-law.

7.5.4.41.2      General Provisions

On those lands referred to in Section 7.5.4.41.1 hereof, no person shall use, occupy, erect or 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, Buildings and Structures
  - (a) Residential - Multiple Attached Dwellings; and,
  - (b) Uses Accessory to the foregoing.

2) Development Requirements

## (a) Multiple Attached Dwelling Units

- (i) not more than 12 multiple attached dwellings are erected wholly within the Building Envelope outlined in Schedule 'B', attached to and forming part of this By-law, and that there be no more than one *multiple attached dwelling* per Lot;
- (ii) The *height* of each multiple attached dwelling does not exceed the height as shown on Schedule 'B' attached to and forming part of this By-law, but this paragraph does not prevent the erection or use of:
  - (a) *stair towers* and chimneys up to 1.5 metres above the height limits shown on Schedule 'B'; and
  - (b) privacy screens up to 0.6 metres above the height limits shown on Schedule 'B';
- (iii) the aggregate residential *gross floor area* erected or used on the lands shown on Schedule 'B' does not exceed 2,215 square metres.
- (iv) the aggregate *landscaped open space*, including *soft landscaping*, provided and maintained is not less than 25 % of the lands shown on Schedule 'B', attached to and forming part of this By-law;
- (v) for greater clarity, the provisions of this By-law shall continue to apply to the lands identified on Schedule 'A', notwithstanding their division into one or more separate lots and for the establishment of certain portions of the lots as areas to be held in common.
- (vi) the minimum number of off-street parking spaces per each multiple dwelling unit shall be one parking space behind the Main Front Wall.
- (vii) for the purposes of this Bylaw, the following expressions shall have the following meaning:
  - (a) *soft landscaping* means an open, unobstructed area that supports the growth of vegetation such as grass, trees, shrubs, flowers or other plants and permits water infiltration into the ground;
  - (b) a *temporary sales pavilion* means a building or structure used for a limited time frame and for limited purposes as a sales office related to the permanent building to be erected on the site;

- (c) each other word or expression that is italicized in this By-law shall have the same meaning as that word or expression has for the purposes of By-law No. 6752, as amended.
- 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 shall apply to the lands referred to in Section 7.5.4.41.1.
- 4) Additional Temporary Uses
  - (a) The following additional uses may be permitted on the lands:
    - (i) A *temporary sales pavilion* which shall only be used to sell Buildings within the limits of the area identified on Schedule 'B' as "Area Subject To Amendment", which shall provide at least temporary parking stall and which shall be removed within sixty days after the completion of the last Building.

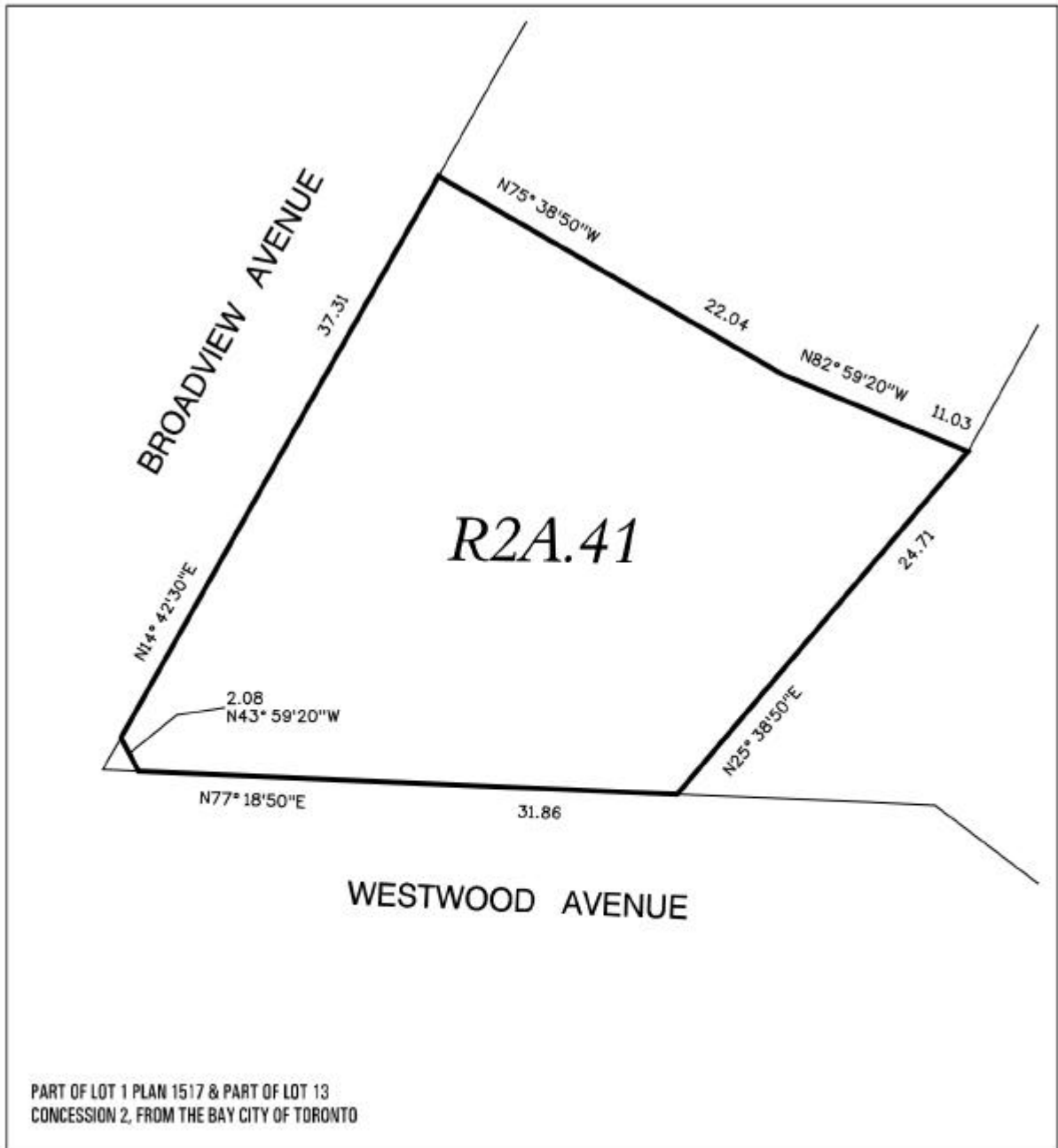
ENACTED AND PASSED this 30th day of September, A.D. 2004.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE 'A'**



**TORONTO** Urban Development Services  
**Schedule 'A' By-law #**

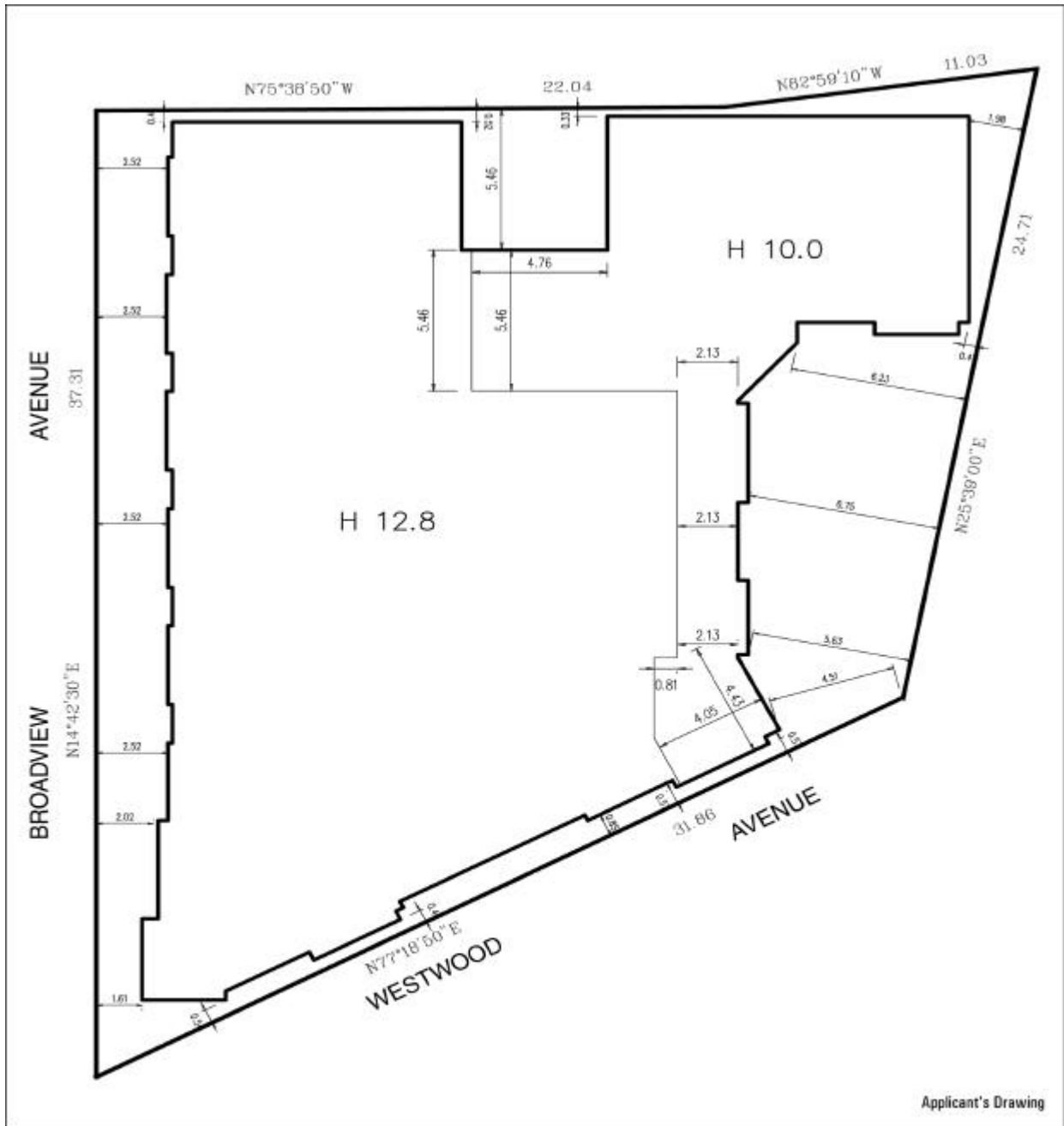
**1073 Broadview Avenue**

File # 03\_194536



Not to Scale  
Zoning By-law 6752 as amended  
08/12/04 - DR

SCHEDULE 'B'



Applicant's Drawing

