

Authority: Etobicoke York Community Council Report No. 7, Clause No. 52,  
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. 823-2004**

**To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to lands  
municipally known as 589 and 591 The East Mall.**

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. That the zoning map referred to in Section 320-5, Article II of the Zoning Code, and originally attached to Township of Etobicoke By-law No. 11,737, be and the same is hereby amended by changing the classification of the lands described in Schedule 'A' annexed hereto from Second Density Residential (R2) to Third Density Residential (R3).
2. Notwithstanding the provisions of Section 320-62 of the Zoning Code, development of the lands shall be limited to one semi-detached dwelling on each lot.
3. Notwithstanding the provisions of Section 320-63B. of the Zoning Code, the development of dwellings shall be subject to the following:
  - (a) The minimum lot frontage shall be 6.465 metres per unit.
  - (b) The minimum lot area shall be 260 square metres per unit.
4. Notwithstanding the provisions of Section 320-44A of the Zoning Code, the maximum driveway width shall be 3.0 metres measured at the streetline or 47% of the front yard area.
5. Notwithstanding the provisions of Section 320-40A of the Zoning Code, the minimum front yard setback shall be 9.5 metres from the front property line.
6. Where the provisions of this by-law conflict with the Zoning Code, the provisions of this by-law shall take precedence, otherwise the Zoning Code shall continue to apply.

7. Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this By-law by adding the following to Section 324-1, Table of Site Specific By-laws:

<b>BY-LAW NUMBER AND ADOPTION DATE</b>	<b>DESCRIPTION OF PROPERTY</b>	<b>PURPOSE OF BY-LAW</b>
823-2004 September 30, 2004	Lands located on the east side of the East Mall, south of Rathburn Road, municipally known as 589 and 591 The East Mall.	To rezone the lands from Residential Second Density (R2) to Residential Third Density (R3) in order to permit the development of one semi-detached dwelling on each lot.

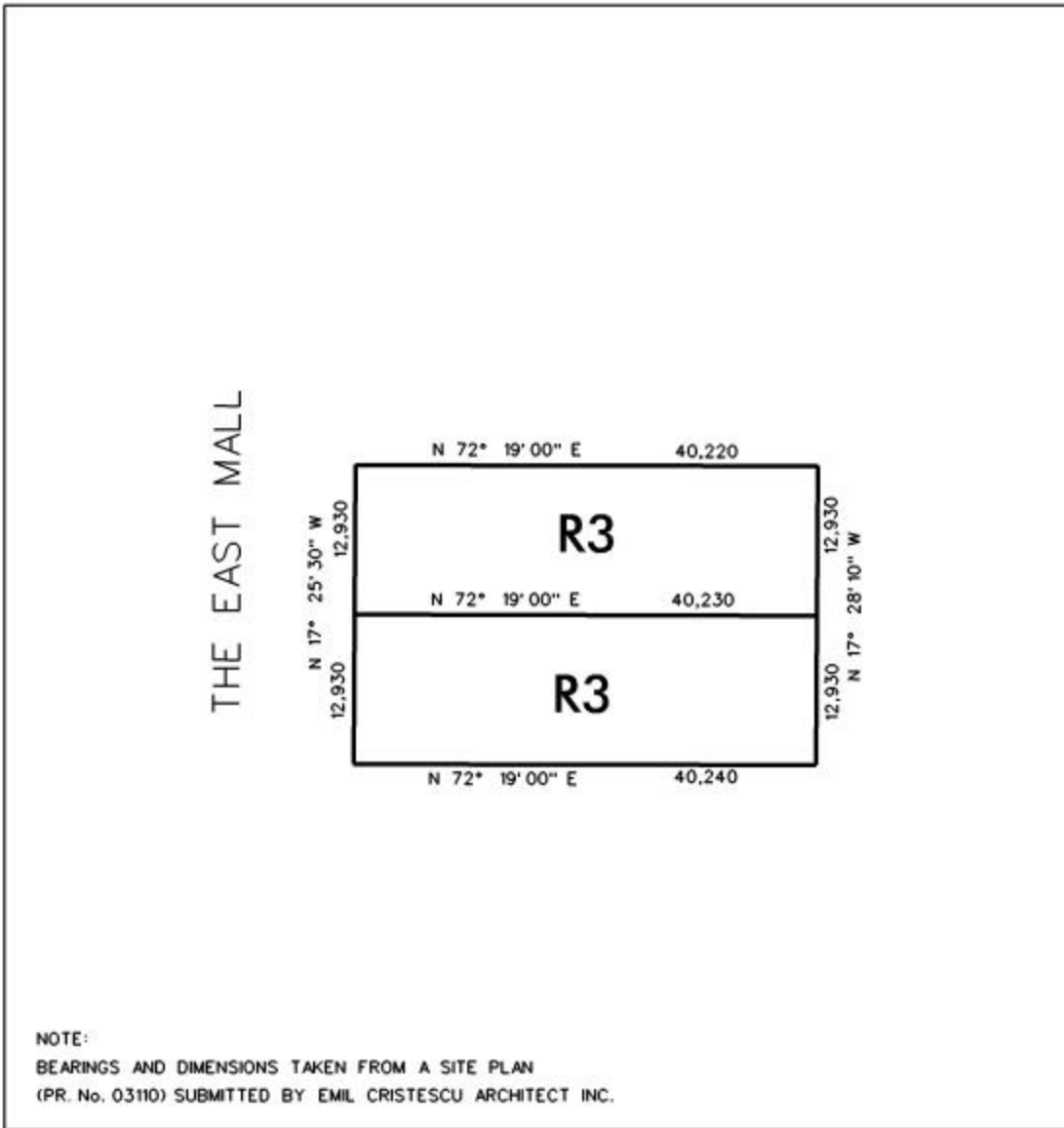
ENACTED AND PASSED this 30th day of September, A.D. 2004.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**TORONTO** Schedule 'A' BY-LAW



NOTE:  
 BEARINGS AND DIMENSIONS TAKEN FROM A SITE PLAN  
 (PR. No. 03110) SUBMITTED BY EMIL CRISTESCU ARCHITECT INC.

**589 & 591 THE EAST MALL**

Applicant's Name:		JAMESON CONSTRUCTION LTD.	
Assessment Map D14	Zoning Code Map/s D14N		
File No. 04_118549, 04_118535, 04_159441	Drawn By: K.P.	scale:	