

Authority: Toronto and East York Community Council Report No. 9, Clause No. 4,  
adopted as amended, by City of Toronto Council on November 30,  
December 1 and 2, 2004  
Enacted by Council: December 2, 2004

## CITY OF TORONTO

### BY-LAW No. 1046-2004

#### **To amend By-law No. 6752 of the former Borough of East York with respect to lands municipally known as 5 Everett Crescent.**

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 legally known as: PIN 10433-0306 (LT), Lot 62 on Plan 2035, Township of York, except CA507058.
2. Schedule "A" to Zoning By-law No. 6752, as amended, is hereby further amended by changing the zoning category for the subject lands from "Conservation G Zone" to "Residential RIC Zone".
3. Zoning By-law No. 6752 as amended, is hereby further amended by adding a new Section 7.4.4.6 immediately after Section 7.4.4.5 of the By-law as follows:

"7.4.4.6        Area Restricted

The provisions of this section shall only apply to those lands being Part Lot 62 on Registered Plan 2025 City of Toronto designated RIC Zone on Schedule "A" of this By-law and known municipally in the year 2004 as 5 Everett Crescent.

7.4.4.6.1        General Provisions

On those lands referred to in Section 7.4.4.6 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 Dwelling Unit; and
- (b)        Buildings and Structures Accessory to the foregoing.

- (2) Development Requirements (3 Everett Crescent)
- |     |   |         |
|-----|---|---------|
| (a) | maximum number of One Family Detached Dwelling Unit | 1       |
| (b) | minimum Front Yard Setback                          | 1.66 m  |
| (c) | minimum Rear Yard Setback                           | 11.05 m |
| (d) | minimum Side Yard Setback from east property line   | 2.06 m  |
| (e) | maximum Lot Coverage                                | 31%     |
| (f) | maximum Floor Space Index                           | 57%     |
- (3) Development Requirements (5 Everett Crescent)
- |     |   |        |
|-----|---|--------|
| (a) | maximum number of One Family Detached Dwelling Unit | 1      |
| (b) | minimum Front Yard Setback                          | 1.66 m |
| (c) | minimum Rear Yard Setback                           | 10.3 m |
| (d) | minimum Side Yard Setback from north property line  | 1.86 m |
| (e) | maximum Lot Coverage                                | 37%    |
| (f) | maximum Floor Space Index                           | 70%    |
- (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 7.4.4.6”

ENACTED AND PASSED this 2nd day of December, A.D. 2004.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

