

Authority: North York Community Council Report 9, Clause 20,
as adopted by City of Toronto Council on December 5, 6 and 7, 2005
Enacted by Council: February 14, 2006

CITY OF TORONTO

BY-LAW No. 174-2006

To amend By-law No. 1916, as amended, of the former Borough of East York with respect to lands municipally known as 851 Millwood Road.

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. 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. 1916, as amended, is hereby further amended by changing the zoning category for the lands identified on Schedule “1” of this By-law from “Commercial-General (C1) Zone” to “Residential Site Specific (R2B.4) Zone”.
3. Zoning By-law No. 1916, as amended, is hereby further amended by adding a new Section 6.6.4.4 immediately after Section 6.6.4.3 of the By-law as follows:

“6.6.4.4 851 Millwood Road
 R2B.4 Residential Site Specific Zone”.

(1) Area Restricted

The provisions of this section shall only apply to those lands being Part of Lots 71, 72 and 73, Registered Plan 2120, City of Toronto (formerly Borough of East York), which are zoned Residential Site Specific R2B. 4, on Schedule “A” of By-law No. 1916.

(2) General Provisions

On those lands referred to in Section 6.6.4.4 (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 Schedule “R2B.4” of this By-law and the following provisions:

(1) Permitted Uses

- (a) Multiple Attached Dwellings; and
- (b) Buildings and Structures Accessory to the foregoing.

(2) General Development Requirements

- (a) maximum number of Multiple Attached Dwellings 5
- (b) maximum number of Multiple Attached Dwellings per Lot 1
- (c) Zone Requirements
- (i) minimum area of the lands referred to in Section 6.6.3.4 (1) 736.8 m²
- (ii) Zone requirements for individual Lots

Lot No.	min. Lot Frontage (m)	min. Lot Area (m ²)	Max. Coverage (%) 1	Max. Gross Floor Area (m ²)	max. Building Length (m)
1	6.9	152	51	219.6	11.7
2	7.3	137	66	260.6	11.8
3	7.3	134	68	260.2	11.8
4	7.3	134	67	260.2	11.8
5	10.0	178	54	266.1	13.8

- (d) location of all Multiple-Attached and Accessory Buildings and Structures wholly within the Building envelope delineated on Schedule "R2B.4" to this By-law except that the provisions of Section 5.7 of By-law No. 1916 shall apply to any projections or encroachments into Yards
- (e) maximum Building Height
- (i) for Dwelling on Lot 1 9.7 metres and three storeys
- (ii) for Dwelling on Lot 2 10.7 metres and three storeys
- (iii) for Dwelling on Lot 3 11.0 metres and three storeys
- (iv) for Dwelling on Lot 4 11.3 metres and three storeys
- (v) for Dwelling on Lot 5 11.6 metres and three storeys

- (f) minimum number of off Street Parking Spaces 1 space per lot
- (g) minimum Parking Space dimensions as specified in Section 2.67.a of By-law No. 1916, as amended

(3) Other Provisions of the By-law

- (1) Except as amended in this By-law, all the other provisions of By-law No. 1916 with the exception of 6.9 as it relates to the all the lands referred to in Section 6.6.4.4 (1) shall apply to the lands;
- (2) For the purposes of this By-law;
 - (a) Lot shall mean those Lots identified as Lot No.'s 1 to 5 and shown on Schedule "R2B.4" to this By-law; and
 - (b) Established Grade shall be mean the average elevation of the ground at the side lot line (adjacent Rumsey Road) of the property as shown on Schedule "1" to this By-law.
- (3) The following additional uses shall be permitted on the lands referred to in section 6.6.4.4 (1) provided they are removed within 60 days of substantial construction of Buildings proposed on these lands:
 - (a) not more than two advertising signs provided such signs are located wholly within the limits of the lands identified on Schedule "1" to this By-law, include information related only related only to the sale of the Buildings proposed on those lands and, in all other respects, meet the requirements of Section 5.7 of By-law No. 64-87 as amended being the Sign By-law of the former Borough of East York.

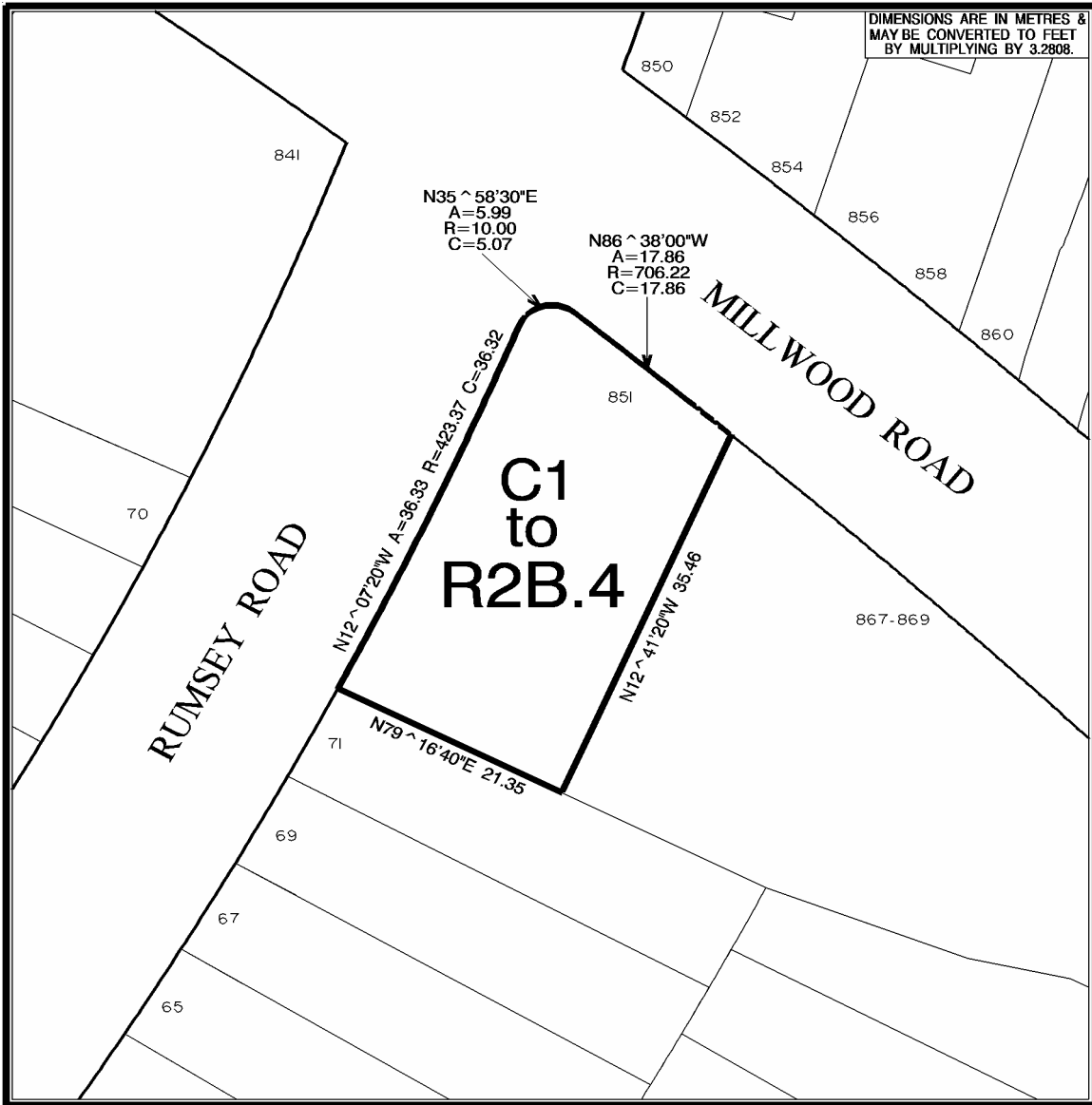
ENACTED AND PASSED this 14th day of February, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

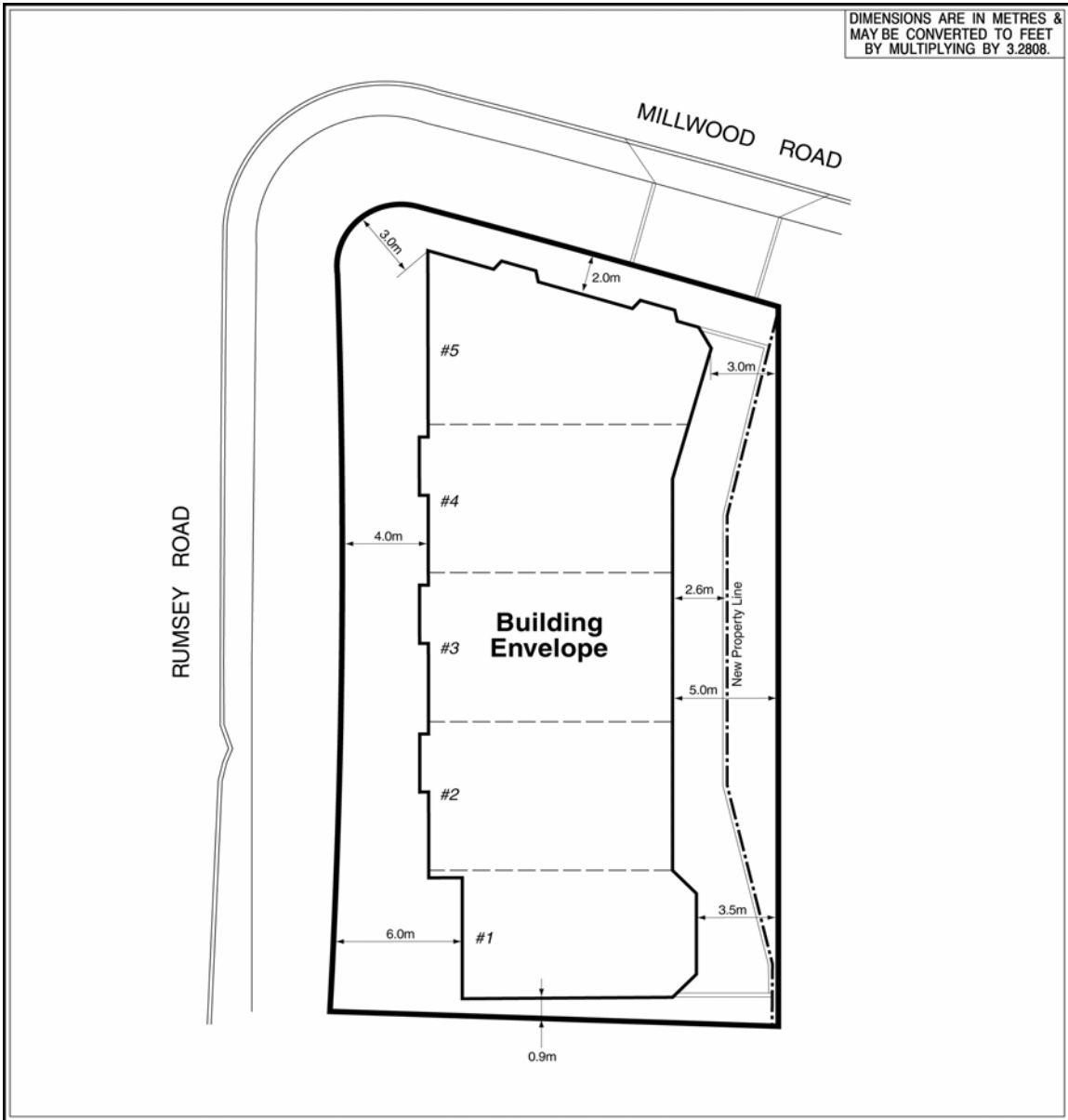
SCHEDULE "1"




DIMENSIONS ARE IN METRES & MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.2808.

<p>This is Schedule " 1 " to By-Law _____</p> <p>passed the _____ day of _____, 20 ____</p>		 City Planning Division North District	
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR		
<p>Location: Part of Lots 71, 72 & 73 Registered Plan 2120, City of Toronto</p>			
<p>File: 03_035114</p>	<p>Prepared by: A.K.</p>	<p>Approved by: D.N.</p>	<p>Date: Oct. 27, 2004</p>
<p><small>Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District. Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.</small></p>			 SUBJECT PROPERTY

SCHEDULE "R2B.4"



<p>This is Schedule " R2B.4 " to By-Law _____ passed the _____ day of _____, 20 ____</p>		 City Planning Division North District
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR	
Location: Part of Lots 71, 72 & 73 Registered Plan 2120, City of Toronto		
File No. 03_035114	Prepared by: A.K.	Approved by: D.N.
Date: Sept. 2, 2005	Filename: 03_035114_dz2	
<small>Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District. Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.</small>		