

Authority: Etobicoke York Community Council Report 3, Clause 6, as adopted by City of Toronto Council on April 25, 26 and 27, 2006, and Notice of Motion J(20), moved by Councillor Palacio, seconded by Councillor Nunziata, as adopted by City of Toronto Council on June 27, 28 and 29, 2006
Enacted by Council: July 17, 2008

CITY OF TORONTO

BY-LAW No. 774-2008

To amend the General Zoning By-law No. 438-86 of the former City of Toronto, with respect to lands municipally known as 99 Chandos Avenue.

WHEREAS authority is given to Council by Section 39 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. District Maps Nos. 48J-323 in Appendix "A" of By-law No. 438-86, as amended, is further amended by re-designating the lands outlined by heavy lines on Map 1 attached to and forming part of this By-law from I1 D2 to R2 Z0.6 as shown on the said Map 1.
2. Except as otherwise provided herein, the provisions of By-law No. 438-86, as amended, being "A By-law to regulate the use of land and the erection, use bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", shall continue to apply to the *lot* as shown on Map 2.
3. None of the Provisions of Section 2(1) with respect to the definition of "parking space" and Sections 4(4)(b), 4(4)(c)(ii), 4(17), 6(3) PART I 1, 6(3) PART II, 6(3) PART III 1 and 6(3) PART III 3, of the aforesaid by-law as amended, shall apply to prevent the use of a the building that existed on the lot as of the date of the passing of this by-law for use as a *residential building*, provided that:
 - (a) The *residential building* contains a maximum of 15 residential *dwelling units*.
 - (b) The *residential gross floor area* of the *residential building* shall not exceed 1716 square metres.
 - (c) No *accessory* buildings or structures shall be permitted.
 - (d) A minimum of 10% of the area of the portion of the *lot* between the *front lot line* and the line of the main *front wall* of the *residential building* as produced to the *side lot line* is provided and maintained as *soft landscaped open space*.
 - (e) A minimum of 10 *parking spaces* are to be provided and maintained at the rear of the *lot*.

- (f) The outer boundary of the rear parking area is to be fenced with a 2.0 metre high privacy fence.
 - (g) No additions or enlargements shall be permitted to the building existing on the site as of the date of the passing of this by-law.
- 4.** Should the building that existed on the *lot* as of the time of the passing of this by-law be demolished, any proposed uses or replacement building(s) shall comply with the provisions of Zoning By-law No. 438-86 for R2 Z0.6.

For the purpose of this By-Law:

- (a) “Parking space” is required to be an unobstructed area, at least 5.5 metres in length and at least 2.4 metres in width that is readily accessible at all times for the parking and removal of a motor vehicle without the necessity of moving another motor vehicle.
 - (b) Each other word or expression which is italicized in this by-law shall have the same meaning as each word or expression as defined in the aforesaid By-law No. 438-86, as amended.
- 5.** This By-law shall be in effect for a period of one (1) year from the date of its passage.

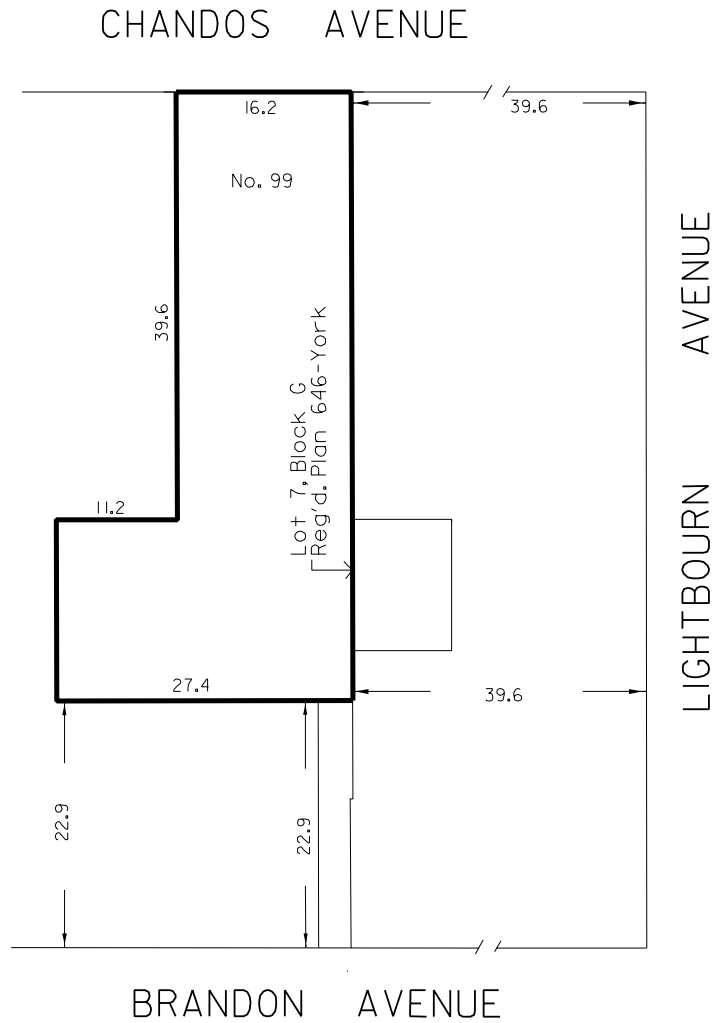
ENACTED AND PASSED this 17th day of July, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

MAP I



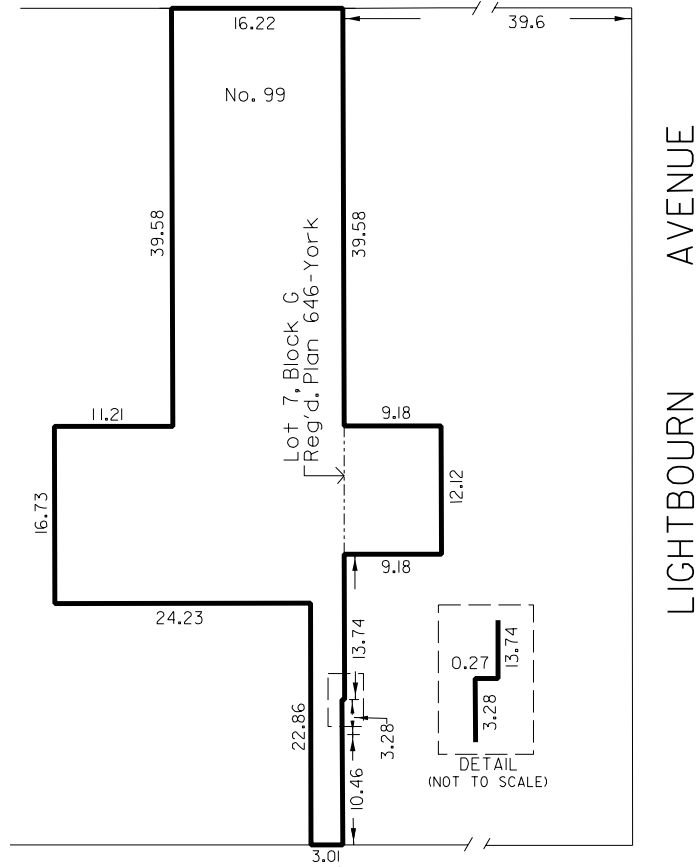
 REDESIGNATED TO R2 Z0.6



SURVEY AND MAPPING SERVICES
TORONTO MARCH 2006
BL06/99CHAN1.DGN
FILE: C39-22.2402.53-3
MAP No. 48J-322 DRAWN: VG

MAP 2

CHANDOS AVENUE



BRANDON AVENUE

LANDS REFERRED TO AS THE LOT



SURVEY AND MAPPING SERVICES
 TORONTO MARCH 2006
 BL6/99CHAN2.DGN
 FILE: C39-Z2
 MAP No. 48J-322 DRAWN: VG