

Authority: Etobicoke York Community Council Item 38.5,
as adopted by City of Toronto Council on July 6, 7 and 8, 2010
Enacted by Council: July 8, 2010

CITY OF TORONTO

BY-LAW No. 843-2010

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands municipally known as 99 Chandos 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 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), 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 the building that existed on the *lot* as of the date of 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 *residential building* existing on the *lot* as of the date of the passing of this by-law.
- 4. Should the *existing residential building* be demolished, any proposed uses or replacement building(s) shall comply with the provisions of Section 6 of Zoning By-law No. 438-86 as amended and as applicable to the R2 Z0.6 zoning designation.
- 5. Within the lands shown on Map 2 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

For the purpose of this By-law:

- (a) "Parking Space" means 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.

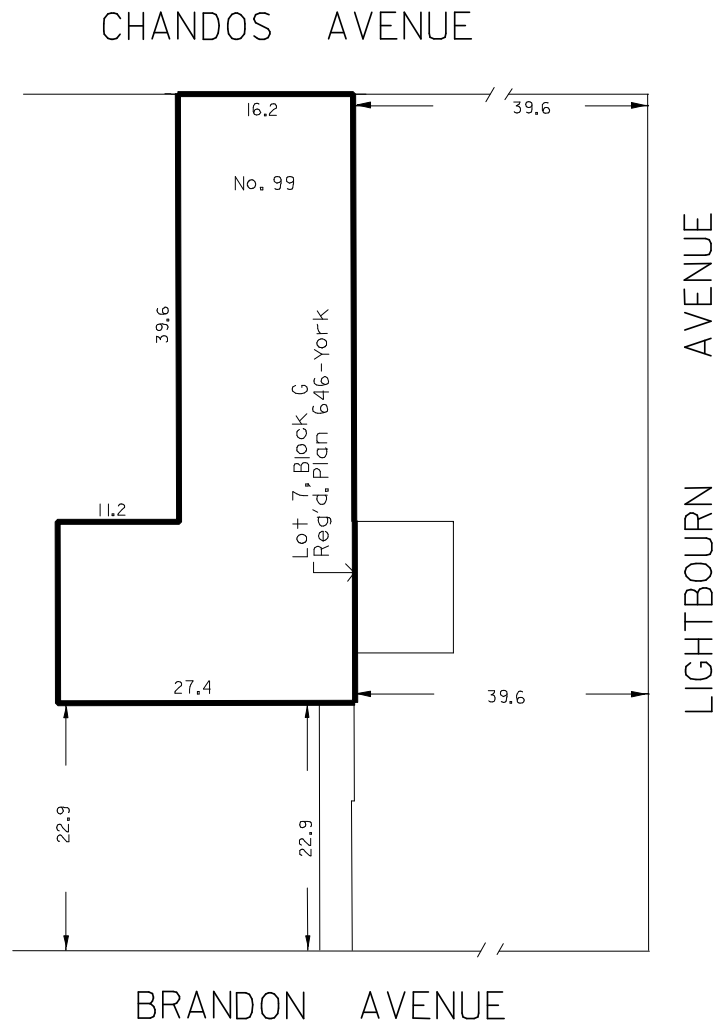
ENACTED AND PASSED this 8th day of July, A.D. 2010.

SANDRA BUSSIN,
Speaker

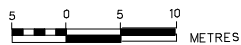
ULLI S. WATKISS
City Clerk

(Corporate Seal)

MAP I

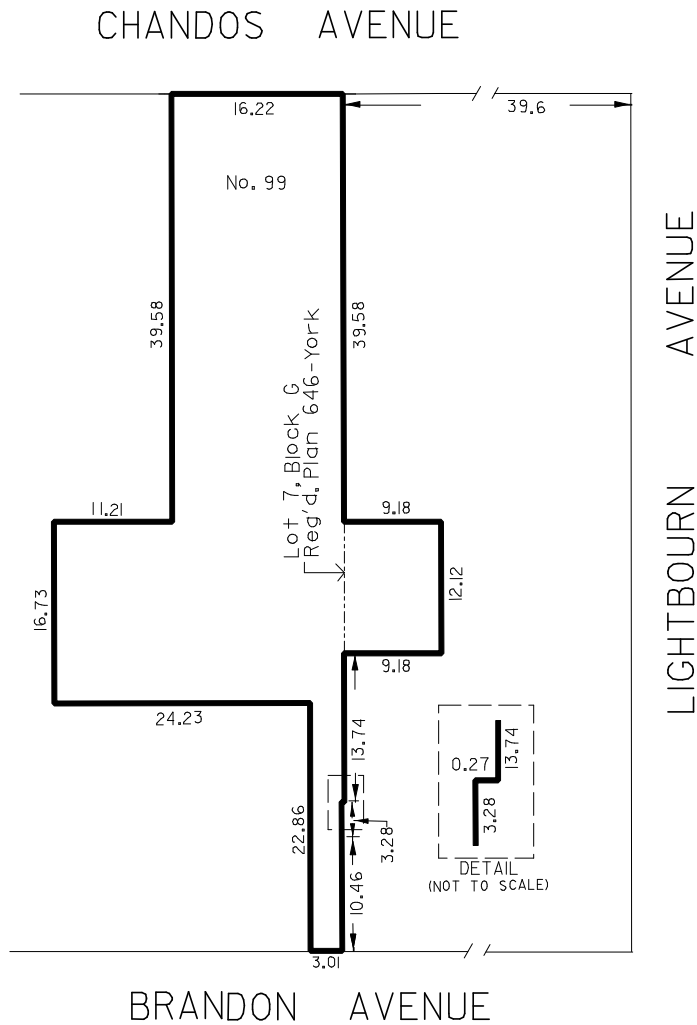


 REDESIGNATED TO R2 Z0.6



SURVEY AND MAPPING SERVICES
TORONTO MARCH 2006
BL06/99CHAN1.DGN
FILE: C39-Z2. 2402.53-3
MAP No. 48J-322 DRAWN: VG

MAP 2



LANDS REFERRED TO AS THE LOT



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