CITY OF TORONTO

BY-LAW No. 884-1998

To designate an Interim Control Area in the Rockcliffe Boulevard/Caesar Avenue Area of the City (Interim Control).

WHEREAS authority is given to Council by Section 38 of the Planning Act, R.S.O. 1990, c.P.13, as amended, to pass an Interim Control By-law, for a period of time which shall not exceed one year from the date of passage of the By-law; and

WHEREAS the Council of the City of Toronto has, by resolution, directed that a review be undertaken in respect of land use planning policies in the Rockcliffe Boulevard/Caesar Avenue Area of the City;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. No person shall within that area of the City of Toronto bounded on the north by the south limit of Caesar Avenue; on the east by the west limit of Greendale Avenue, and the east limit of Lot 10, Registered Plan 4466 in the former City of York; on the south by the south limit of Lots 10, 11, 12, 13, 14, 15 and 18, Registered Plan 4466 in the former City of York; and, on the west by the east limit of Rockcliffe Boulevard, use any land, or erect or use any building or structure except for a detached house; an accessory building or use, a private garage or carport; a parking station, incidental to any permitted use; subject to the following regulations:

   (a) the minimum lot area shall be 370 square metres;

   (b) the minimum lot frontage shall be 12 metres;

   (c) the maximum height of main buildings shall be 11 metres with not more than 3 storeys;

   (d) the minimum ground floor areas shall be as follows:

   1 storey detached house 75 square metres
   1-1/2 storeys detached house 65 square metres
   2 storey detached house 55 square metres;

   (e) the minimum building setback shall be in accordance with the established front yard depth as defined in Section 2, Clause 46 of former City of York Comprehensive General Zoning By-law No. 1-83, as amended, or, the minimum building setback shall be such that the building does not project in front of a line drawn between the nearest front corners of the main wall of the nearest building on each side, and if there is a building on one side only the minimum building setback shall not be less than the established setback of that building;
(f) the minimum side yard width for a residential building shall be 1.2 metres;

(g) the minimum rear yard depth shall be 9 metres;

(h) the maximum floor space index shall be 0.4;

(i) not more than one building, other than an accessory building, shall be permitted on any lot;

(j) no private garage or other building accessory to a dwelling house shall occupy more than 46 square metres in all of the lot;

(k) the maximum height of accessory buildings shall be as follows:

- Flat roofed accessory building 3.1 metres with not more than 1 storey
- Pitched roofed accessory buildings 3.7 metres with not more than 1 storey

(l) the definitions contained in Section 2 and the provisions of Section 3 of the former City of York Comprehensive General Zoning By-law No. 1-83, as amended, shall continue to apply.

2. This By-law shall be in effect for a period of one year from the date of its passing.

ENACTED AND PASSED this 27th day of November, A.D. 1998.

CASE OOTES, NOVINA WONG,
Deputy Mayor City Clerk

(Corporate Seal)