

Authority: Midtown Community Council Report No. 5, Clause No. 35,  
as adopted by City of Toronto Council on June 24, 25 and 26, 2003  
Enacted by Council: June 26, 2003

## **CITY OF TORONTO**

### **BY-LAW No. 573-2003**

**To amend By-law No. 1916, as amended, for the former Borough of East York with respect to the lands municipally known as 237, 239 and 241 McRae Drive and 207 and 209 Randolph Road.**

WHEREAS the Council of the City of Toronto has been requested to amend its zoning by-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, and to pass this By-law; and

WHEREAS the Council of the City of Toronto has conducted a public meeting under section 34 of the *Planning Act* regarding the proposed zoning by-law amendment; and

WHEREAS the Council of the City of Toronto, at its meeting held June 24, 25 and 26, 2003 determined to amend Zoning By-law No. 1916, as amended, for the former Town of Leaside;

Therefore, 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 as "Area 1" on Schedule 1 of this By-law from "Commercial (C1) Zone" to "Residential Site Specific R2B.3 Zone".
3. Schedule "A" to Zoning By-law No. 1916, as amended, is hereby further amended by changing the zoning category for the lands identified as "Area 2" on Schedule 1 of this By-law from "Residential (R1A) Zone" to "Residential Site Specific R2B.3 Zone".
4. Zoning By-law No. 1916, as amended, is hereby further amended by adding a new Section 6.6.4.3 immediately after Section 6.6.4.2.3 of the By-law as follows:

**"6.6.4.3**        237, 239 and 241 McRae Drive and 207 and 209 Randolph Road  
                    "R2B.3 Residential Site Specific Zone

**6.6.4.3.1**        Area Restricted

The provisions of this section shall only apply to those lands being Lots 536, 537 and 538 and Part Lot 539, Registered Plan 2120, City of Toronto (formerly Borough of East York), which are zoned Residential Site Specific R2B. 3, on Schedule "A" of By-law No. 1916, as amended.

## General Provisions

On those lands referred to in Section 6.6.4.3.1 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 '2' of this By-law and the following provisions:

a) Permitted Uses

- i) Multiple Attached Dwellings;
- ii) Semi-Detached Dwellings; and
- iii) Buildings and Structures Accessory to the foregoing

b) General Development Requirements

- |      |  |                         |
|------|--|-------------------------|
| i)   | maximum number of<br>Multiple Attached Dwellings                                   | 10                      |
| ii)  | maximum number of<br>Semi-Detached Dwellings                                       | 2                       |
| iii) | maximum number of<br>Multiple Attached and<br>Semi-Detached Dwellings per Lot      | 1                       |
| iv)  | Zone Requirements  |                         |
|      | A) minimum area of the lands<br>referred to in Section 6.6.4.3.1<br>of this By-law | 1 871.56 m <sup>2</sup> |
|      | B) Zone requirements for<br>individual Lots  |                         |

Lot No.	Min. Lot Frontage (m)	Min. Lot Area (m <sup>2</sup> )	Max. Coverage (%)	Max. Floor Space Index (x the lot area)	Max. Building Length (m)
1	6.3	137.0	57	1.71	13.6
2	5.3	109.0	72	2.16	14.2
3	5.4	102.0	78	2.34	14.6
4	5.3	96.0	82	2.46	14.6
5	4.0	118.0	72	1.95	13.1
6	7.2	90.0	85	2.40	12.7

<b>Lot No.</b>	<b>Min. Lot Frontage (m)</b>	<b>Min. Lot Area (m<sup>2</sup>)</b>	<b>Max. Coverage (%)</b>	<b>Max. Floor Space Index (x the lot area)</b>	<b>Max. Building Length (m)</b>
7	4.4	80.0	90	2.28	15.4
8	4.5	80.0	90	2.28	15.4
9	4.5	80.0	90	2.28	15.4
10	9.4	107.0	75	2.25	12.7
11	7.4	145.0	72	2.16	16.0
12	6.7	200.0	60	1.80	19.0

- v) Location of all Multiple-Attached, Semi-Detached and Accessory Buildings and Structures wholly within the Building envelope delineated by heavy black lines on Schedule '2' to this By-law, except that the provisions of section 5.7 of By-law No. 1916, as amended, shall apply to any projections.
- vi) maximum Building Height
  - A) for Dwellings on Lots 1 to 10 inclusive 12.2 metres
  - B) for Dwellings on Lots 11 and 12 11.1 metres
- vii) minimum number of off Street Parking Spaces 1 space per Lot
- viii) minimum Parking Space dimensions as specified in Section 2.67.a of By-law No. 1916, as amended

#### **6.6.4.3.3** Other Provisions

- a) Except as amended in this By-law, all the other provisions of By-law No. 1916, as amended, with the exception of Sections 6.9 and 5.6 as it relates to Lots 11 and 12 shown on Schedule '2' to this By-law, shall apply to the lands referred to in Section 6.6.4.3.1;

- b) For the purposes of this By-law:
- i) Lot shall mean those Lots identified as Lot No.'s 1 to 12 and shown generally on Schedule '2' to this By-law;
  - ii) Any access driveway, or portion thereof, of a common elements condominium corporation, pursuant to the *Condominium Act, 1998*, S.O. 1998, c. 19, as amended, shall, for the purpose of Lots 11 and 12 generally shown on Schedule '2' to this By-law, be deemed to be a Street; and
  - iii) Unless otherwise specified, the provisions hereof shall apply collectively to the lands referred to in Section 6.6.4.3.1 in their entirety and nothing in this By-law shall preclude the Multiple Attached and Semi-Detached Dwellings on Lots 1 to 12 generally shown on Schedule '2' to this By-law from being divided into individual Lots within the meaning of the *Planning Act* and in accordance with the minimum zoning requirements for Lots set out in this By-law.
- c) The following additional uses shall be permitted on the lands referred to in section 6.6.4.3.1 provided they are removed within 60 days of substantial construction of Buildings proposed on these lands:
- i) temporary sales pavilion and Accessory surface Parking Spaces used solely for the purpose of promoting and selling the residential Buildings proposed on the lands identified on Schedule 1 to this By-law; and
  - ii) 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 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 26th day of June, A.D. 2003.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)



 Area Subject to Amendment

 Area 1 - Commercial (C) Zone to Residential Site Specific R2B.3 Zone

 Area 2 - Residential R1A Zone to Residential Site Specific R2B.3 Zone

## Schedule 1

Applicant's Submitted Drawing

237, 239 & 241 McRae Drive and  
207 & 209 Randolph Road

File # TD CMB 2002 0008

Not to Scale  
04/10/08



Schedule 1

