

Authority: Toronto West Community Council Report No. 5, Clause No. 13,
as adopted by City of Toronto Council on June 22, 23 and 24, 2004
Enacted by Council: May 19, 2005

CITY OF TORONTO

BY-LAW No. 413-2005

To amend the former City of York Zoning By-law No. 1-83 with respect to lands known municipally as 1071-1073 Weston 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:

SECTION 16 - AMENDED

- 1.** That Section 16 of Zoning By-law No. 1-83, as amended, of the former City of York, be and the same is hereby further amended by adding a new Subsection (410):

“(410) LANDS – 1071-1073 Weston Road

Notwithstanding any provisions of By-law No. 1-83, as amended, the lands municipally known as 1071-1073 Weston Road, as shown on Schedule “A” to this Subsection, excluding any lands in the front yard conveyed for roads purposes, may be used for the purposes of a Multiple Dwelling House and accessory uses, provided that the following conditions are complied with:

- (i) The Multiple Dwelling House shall occupy the whole of the building existing on the lands at the time of the passage of the By-law introducing this Subsection, as shown on Schedule “A” attached hereto;
- (ii) The dwelling units shall be limited to a maximum of five (5) units;
- (iii) No dwelling units shall be located entirely in the basement or cellar;
- (iv) A total minimum of 4 parking spaces shall be provided and maintained in the rear yard on the lands such that 2 parking spaces shall be located abutting and parallel to the north property limit and 2 parking spaces shall be located abutting and parallel to the south property limit;
- (v) Parking spaces shall have a minimum width of 2.59 metres and a minimum length of 6.9 metres;
- (vi) Access to parking spaces shall be provided by a driveway having a minimum width of 3.65 metres;

- (vii) The maximum floor space index shall be 1.25;
 - (viii) The maximum total gross floor area for all permitted principal uses shall be 346 square metres;
 - (ix) A total minimum of 2 bicycle parking spaces shall be provided and maintained on the lands in accordance with the following:
 - (a) all bicycle parking spaces shall be provided and maintained in a highly visible weather protected area;
 - (b) the bicycle parking area shall be equipped with a bicycle rack for the purpose of securing and parking bicycles;
 - (c) bicycle parking spaces shall not be provided in a dwelling unit or a balcony thereof; and
 - (d) bicycles shall be parked in a vertical position, with each space having a horizontal dimension of at least 0.6 metres wide by 1.2 metres long and a vertical dimension of at least 1.9 metres high.
 - (x) A rear access stair may project into the rear yard a maximum of 2.5 metres; and
 - (xi) All other provisions of this By-law shall continue to apply except in the case where provisions of this Subsection are in conflict, in which case the provisions of this Subsection shall prevail.”
2. Subject to the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, this By-law shall come into force and effect on the date of the passing.

ENACTED AND PASSED this 19th day of May, A.D. 2005.

DAVID R. MILLER,
Mayor

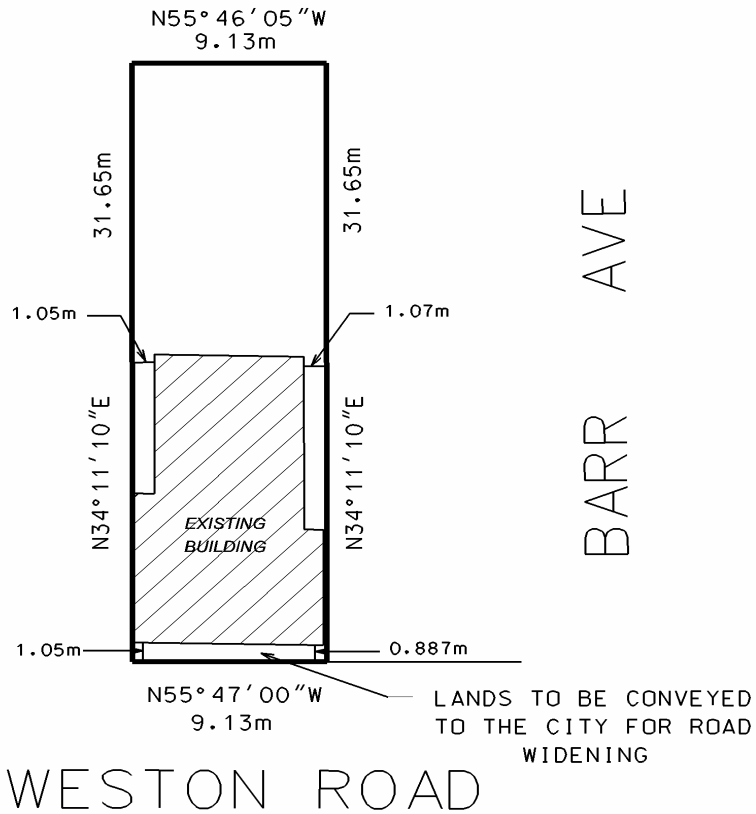
ULLI S. WATKISS
City Clerk

(Corporate Seal)

**SCHEDULE 'A' TO BY-LAW NO. 413-2005 AND TO SECTION 16(410) OF
ZONING BY-LAW NO. 1-83**



**Schedule 'A' to By-Law Number _____
and to Section 16(410) of Zoning By-Law 1-83**



NOTE:
BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY
(Ref No. 99-347) SUBMITTED BY GUIDO PAPA SURVEYING LTD.

**LOT 19
REGISTERED PLAN 1547, CITY OF TORONTO**

Applicant's Name:	VICTOR RODRIGUES, INTERARCH INC.		
Assessment Map N/A	Zoning Code Map/s N/A	scale:	
File No. 01_036374	Drawing No. 01_036374A	Drawn By: K.P.	