

Authority: North York Community Council Report 1, Clause 34,
as adopted by City of Toronto Council on January 31, February 1 and 2, 2006
Enacted by Council: April 24, 2007

CITY OF TORONTO

BY-LAW No. 368-2007

To amend former City of York Zoning By-law No. 1-83, as amended, with respect to lands municipally known as 2462 Dufferin Street.

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. Section 16 of By-law No. 1-83 is amended by adding the following subsection:

“16(1426) LANDS - 2462 DUFFERIN STREET

- (1) Notwithstanding the provisions of By-law No. 1-83, as amended, the lands municipally known as 2462 Dufferin Street, which lands are described in Schedule “A” hereto, may be used for a place of worship, subject to the following conditions:
 - (a) The permitted use of a place of worship shall be located only within the building as shown on Schedule “A” attached hereto.
 - (b) The building shall be located on the site in accordance with the minimum setbacks as shown on the site plan attached as Schedule “B” attached hereto.
 - (c) No part of the building shall be used for any use other than a place of worship.
 - (d) The maximum front yard setback shall not exceed 38 metres.
 - (e) Parking facilities shall be permitted in the front yard.
 - (f) A minimum of 45 parking spaces shall be provided and maintained.
 - (g) The maximum building height in areas adjacent to R1 and R2 districts shall not exceed 5.5 metres.

- (2) 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.”

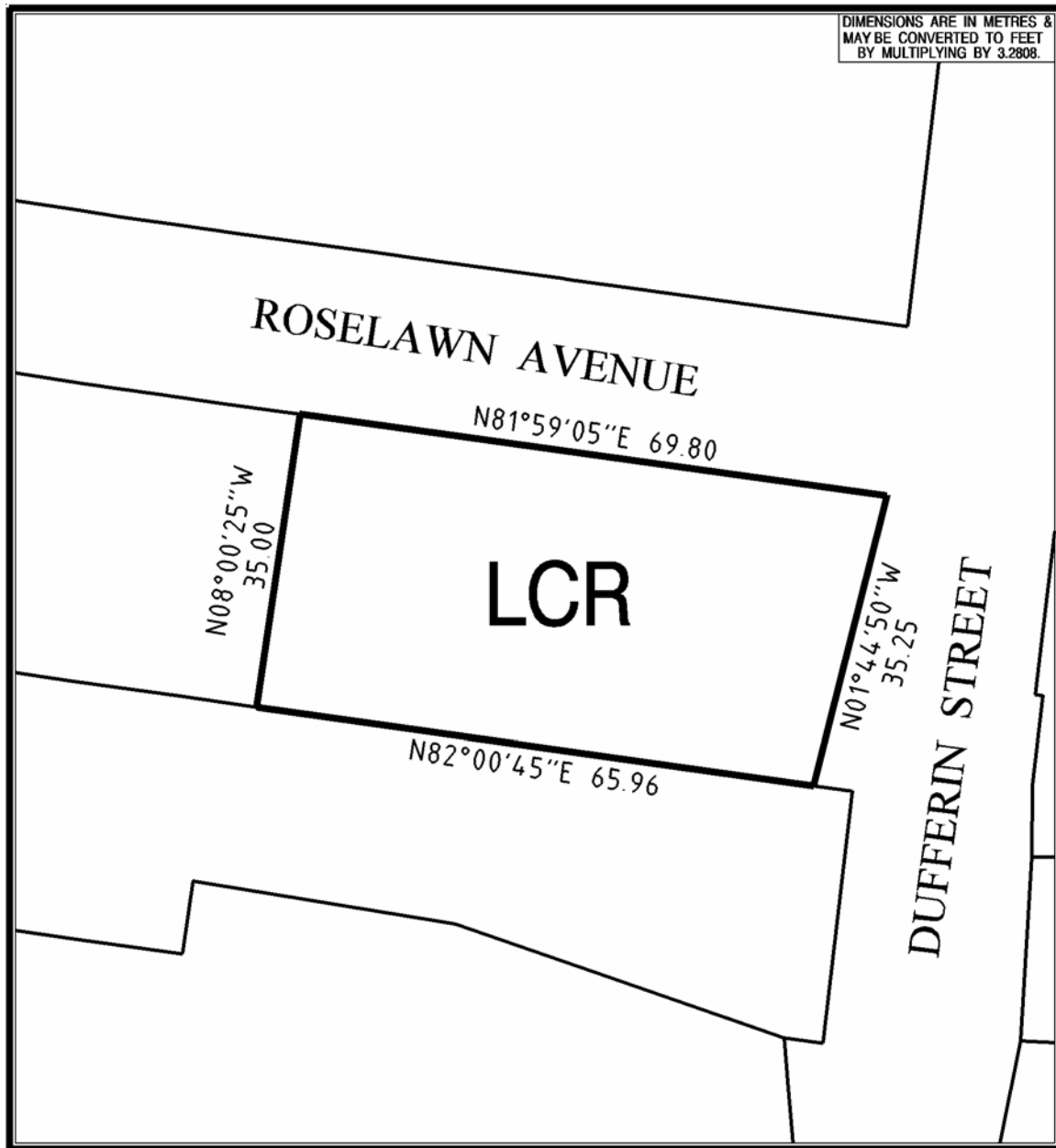
ENACTED AND PASSED this 24th day of April, A.D. 2007.

GLORIA LINDSAY LUBY,
Deputy Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"



This is Schedule " A " to By-Law _____ passed the _____ day of _____, 20 ____		 City Planning Division North District
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR	
Location: Lots 414, 415, 416 & 417 and Part of Lots 1, 2, 3, 4 & 413 Reg. Plan 1844, City of Toronto		
File: 04_104130	Prepared by: A.K.	Approved by: M.P.
Date: Aug. 5, 2004		Filename: 04_104130_dz1
Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District. Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.		

SCHEDULE "B"

<p style="text-align: center;">ROSELAWN AVENUE</p> <p style="text-align: center;">DUFFERIN STREET</p> <p style="text-align: center;">Existing 1 Storey Building</p> <p style="text-align: center;">Proposed 1 Storey Addition</p> <p style="text-align: right;">0.2m</p> <p style="text-align: right;">37.7m</p> <p style="text-align: right;">4.4m</p> <p style="text-align: right;">0.94m</p>		<p style="text-align: center;">Toronto City Planning North</p> <p style="text-align: center;">SUBJECT PROPERTY</p>	
<p>File No. 04_104130.</p> <p>Prepared by: A.K.</p> <p>Approved by: M.P.</p> <p>Date: August 17, 2004</p> <p>Filename: 04_104130_dz2</p>		<p style="text-align: center;">This is Schedule "B" to By-Law _____, passed the _____ day of _____, 20____</p> <p style="text-align: center;">(Sgd.) (Sgd.) MAYOR</p> <p style="text-align: center;">CLERK</p>	
<p>Location: Lots 414, 415, 416 & 417 and Part of Lots 1, 2, 3, 4 & 413 Reg. Plan 1844, City of Toronto</p> <p>Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District. Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.</p>			

DIMENSIONS ARE IN METRES AND
 MAY BE CONVERTED TO FEET
 BY MULTIPLYING BY 3.2808