

Authority: Toronto and East York Community Council Item 12.7,
adopted as amended, by City of Toronto Council on January 29 and 30, 2008
Enacted by Council: January 30, 2008

CITY OF TORONTO

BY-LAW No. 130-2008

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands bounded by Sunlight Park Road, Eastern Avenue, including 999 and 1001 Eastern Avenue, the Don Valley Parkway, Lake Shore Boulevard East and lands fronting the east side of Woodfield Road.

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

1. By-law No. 438-86, as amended, is further amended by:

(1) Adding to Section 12 (1) Permissive Exceptions the following exception:

“475. to prevent the use of offices within the I1, I2, I3 and IC zones in the area bounded on the north by Sunlight Park Road and Eastern Avenue, on the west by the Don Valley Parkway, on the south by Lake Shore Boulevard East and to the east by and including the properties fronting on the east side of Woodfield Road, offices are a permitted use.”

(2) Adding to Section 12 (2) Restrictive Exceptions the following exception:

“342. No person shall erect or use a building or structure, on a *lot* within the area bounded by Sunlight Park Road, Eastern Avenue, the Don Valley Parkway, Lake Shore Boulevard East and the properties fronting on the east side of Woodfield Road, for the following purposes:

drive-through facility, open storage yard, builders' supply yard, taxicab stand or station, automobile service and repair shop; automobile service station; car washing establishment, motor vehicle repair shop, class A, motor vehicle repair shop, class B, tannery, place of worship, dry cleaner's distributing station, cleaning plant and a retail coal, coke and wood yard.”

(3) Adding to Section 9 (3) PART V – LOADING/STORAGE

“No person shall, on a *lot* in the *South of Eastern Area* in an I2 or I3 district, use or maintain an open storage area accessory to a permitted use in the *South of Eastern Area* unless it is either screened from the public by landscaping or it is enclosed by a fence not less than 1.68 metres and not exceeding 2.0 metres in height.

(4) Adding to Section 12 (1) Permissive Exceptions the following exception:

“476. to prevent the use of *live/work units* within the R2 and R3 zones in the *South of Eastern Area*.

For the purposes of this exception,

Live/work unit means a *dwelling unit* that is also used for work purposes, provided the resident or residents of such accommodation work in the *dwelling unit* and may also be used for work purposes by any number of persons.”

2. Height and Minimum Lot Frontage Map Nos. 52G – 321, 52G-322, 52G-323, 52G – 324, 53G – 321 and 53G–322 contained in Appendix “B” of By-law No. 438-86, as amended, are further amended by adding a 30 metre height limit, for the *lots* in an I2, I3 or IC zone within the *South of Eastern Area*, where no height limit is indicated.
3. In the *South of Eastern Area*, a minimum building setback of two metres, above and below *grade*, from any *lot* abutting the following streets, Sunlight Park Road, Eastern Avenue and between the Don Valley Parkway and Woodfield Road, including lands known in 2007 as No. 1 Woodfield Road, and 999 and 1001 Eastern Avenue.
4. Repeal Exception 12 (1) 160 “to prevent the use of the *lot* known in 1981 as 633 Eastern Avenue for the purpose of a *tannery*, provided the *non-residential gross floor area* does not exceed 3.0 times the area of the *lot*”.
5. Repeal the Minimum Lot Frontage requirement of 4.5 metres for a *detached house*, *semi detached house*, *row house*, *duplex*, or *triplex*, shown on Map 53G –321 Appendix “B” and Map 53G – 322 Appendix “B” in the *South of Eastern Area*.
6. For the purposes of this By-law, the following expression shall have the following meaning:
 - (a) *South Of Eastern Area* is bounded by Sunlight Park Road, Eastern Avenue, including 999 and 1001 Eastern Avenue, the Don Valley Parkway, Lake Shore Boulevard East and the lands fronting on the east side of Woodfield Road.
 - (b) each other word or expression, which is italicized in this by-law, shall have the same meaning as each such word or expression as defined in the said By-law No. 438-86, as amended.

ENACTED AND PASSED this 30th day of January, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)