

Authority: Toronto and East York Community Council Item 20.15,  
as adopted by City of Toronto Council on December 1, 2 and 3, 2008  
Enacted by Council: March 31, 2009

## CITY OF TORONTO

### BY-LAW No. 354-2009

#### **To amend the former Borough of East York Zoning By-law No. 6752, as amended, with respect to the lands municipally known as 2819 St. Clair Avenue East.**

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. 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 Map 1 attached hereto.
2. Schedule “A” to Zoning By-law No. 6752, as amended, is hereby further amended by changing the zoning category for the lands identified as “Area Subject to Amendment” on Map 1 of this By-law from “C (Commercial) Zone” to “CA.24 (Commercial Site Specific) Zone.”
3. Zoning By-law No. 6752, as amended, is hereby further amended by adding a new Section 8.A.24 immediately after Section 8.A.23 of the by-law as follows:

“8.A.24           2819 St. Clair Avenue East (CA.24 Zone)

8.A.24.1        Area Restricted

The provisions of this section shall only apply to those lands being part of Lot 2 and all of Lot 3 and Lot 4 Registered Plan M-621, City of Toronto (formerly Borough of East York), as shown on Map 1 of this By-law.

8.A.24.2        General Provisions:

On those lands referred to in Section 8.A.24 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 this By-law and for the following provisions:

- (1) Permitted Uses, Buildings and Structures:
  - (a) Multiple Attached Dwellings; and
  - (b) Live-Work units.

## (2) Developable Area

For the purpose of this By-law, the development requirements shall only apply to the lands identified on Map 1 attached to this By-law.

## (3) Development Requirements:

(a)	Minimum Lot Area	1115 m <sup>2</sup>
(b)	Maximum No. of Dwelling Units	8 units
(c)	Maximum Residential Gross Floor Area	2100 m <sup>2</sup>
(d)	Maximum Coverage	75%
(e)	Maximum Floor Space Index	1.90 times the lot area
(f)	Minimum Setbacks – North Side	2.0 metres
(g)	Minimum Setbacks – South Side	6 metres
(h)	Minimum Setbacks – East Side	0 metres
(i)	Minimum Setbacks – West Side	0 metres
(j)	Maximum Building Height	11 metres
(k)	Maximum No. of Storeys	3 storeys
(l)	Minimum Residential Amenity Space - Outdoor	18 m <sup>2</sup> per dwelling unit

## (4) Live-Work units:

- (a) The work component of the Live-Work use shall be restricted to the following uses:
- (i) office;
  - (ii) studio;
  - (iii) personal grooming establishment; and
  - (iv) tailoring shop.

## (5) Parking Requirements:

- (a) A minimum of 2 Off-Street Parking Spaces shall be provided for each Dwelling Unit;
- (b) For the purpose of this By-law, the Off-Street Parking Spaces, as referenced above, may be provided as Tandem Parking Spaces; and
- (c) For the purposes of this By-law, Off-Street Parking for visitors is not required.

## (6) Signs:

For the purposes of this By-law, there shall be no roof signs or projecting signs.

## (7) Within the lands shown on Map 1 attached to this By-law, 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 water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

## (8) Division of Lands:

Notwithstanding any existing or future severance or division of the lands subject to this exception, the regulations of the exception shall continue to apply to the whole of the lands.

## (9) Definitions

- (a) “Live-Work unit” shall mean a Dwelling which may be used for work purposes by the residents of the unit and which may also be used for work purposes by persons employed by the resident of the unit, up to a maximum of 2 employees.

- (10) Other provisions of the By-law:
- (a) Excepting the amendments contained in this By-law, all the other provisions of former East York Zoning By-law No. 6752, as amended, shall apply to the lands referred to in Section 8.A.24.

ENACTED AND PASSED this 31st day of March, A.D. 2009.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

