

Authority: North York Community Council Item 34.80,
as adopted by City of Toronto Council on August 25, 26, 27 and 28, 2014

CITY OF TORONTO

BY-LAW No. 1005-2014

To amend former Borough of East York Zoning By-law No. 1916, as amended, with respect to lands municipally known as 220 McRae Drive and 327-329 Sutherland Drive.

Whereas authority is given to the 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 enacts:

1. The lands subject to this by-law are those lands outlined by a heavy black line and identified on Map 1 attached hereto.
2. Zoning By-law No. 1916, as amended, is hereby further amended by inserting the following new Section 6.6.4.4 immediately after Section 6.6.4.3 as follows:

6.6.4.4 220 McRae Drive and 327-329 Sutherland Drive **R2B.4** Zone

1. Area Restricted

The provisions of this section shall only apply to those lands being part of Part 1 Plan of Lots 262-364 inclusive and Part of Lane, Registered Plan No. 2120 and identified as Area A on Map 2.

2. General Provisions

On those lands referred to in Section 1 of this By-law, no person shall use, occupy, erect, alter, cause to be used, occupied, erected or altered, any Building or Structure or land or part thereof except in accordance with the following provisions:

- (i) Permitted Uses

Residential

- (ii) Permitted Buildings

Multiple Attached Dwelling

Detached Dwelling

Buildings and Structures Accessory to the foregoing

(iii) Definitions

Multiple Attached Dwelling

"Multiple Attached Dwelling" shall mean a building containing three but not more than eight non-communicating one-, two- or three-storey one-family units divided vertically having a common wall between each two adjacent dwelling units.

(iv) General Development Requirements

- (a) multiple attached dwellings must front onto McRae Drive;
- (b) McRae Drive shall be deemed to be the front lot line;
- (c) a minimum lot frontage and unit width of 4.58 metres is required;
- (d) minimum required setbacks shall be as shown on Map 4;
- (e) maximum permitted height shall be as shown on Map 4;
- (f) any stairwell accessing the roof of a multiple attached dwelling unit shall not be considered as storey and may project beyond the maximum permitted height indicated, provided the height of the stairwell does not exceed a height of 3 metres;
- (g) a maximum lot coverage of 66% is permitted;
- (h) a maximum Floor Space Index of 1.77 is permitted;
- (i) a minimum of 1 parking space per multiple attached dwelling unit shall be provided; and
- (j) a minimum of 0.2 visitor parking spaces per multiple attached dwelling unit.

3. Zoning By-law No. 1916, as amended, is hereby further amended by inserting the following new Section 6.2.4.2 immediately after Section 6.4.2.1 as follows:

6.2.4.2 220 McRae Drive and 327-329 Sutherland Drive **R1B.1** Zone

1. Area Restricted

The provisions of this section shall only apply to those lands being part of Part 1 Plan of Lots 262-364 inclusive and Part of Lane, Registered Plan No. 2120 and identified as Area B on Map 2.

2. General Provisions

On those lands referred to in Section 1 of this By-law, no person shall use, occupy, erect, alter, cause to be used, occupied, erected or altered, any Building or Structure or land or part thereof except in accordance with the following provisions:

(i) Permitted Uses

Residential

(ii) Permitted Buildings

Detached Dwelling
Buildings and Structures Accessory to the foregoing

(iii) General Development Requirements

- (a) a maximum of 1 detached dwelling is permitted;
- (b) a minimum lot frontage of 14 metres is required;
- (c) a minimum lot area of 363 square metres is required;
- (d) minimum required setbacks shall be as shown on Map 3;
- (e) maximum permitted height shall be as shown on Map 3;
- (f) a maximum lot coverage of 47.0%; and
- (g) a maximum Floor Space Index of 0.86.

4. This amendment shall apply to all of the lands shown on Map 1 attached to this By-law, regardless of future severance, partition or division.

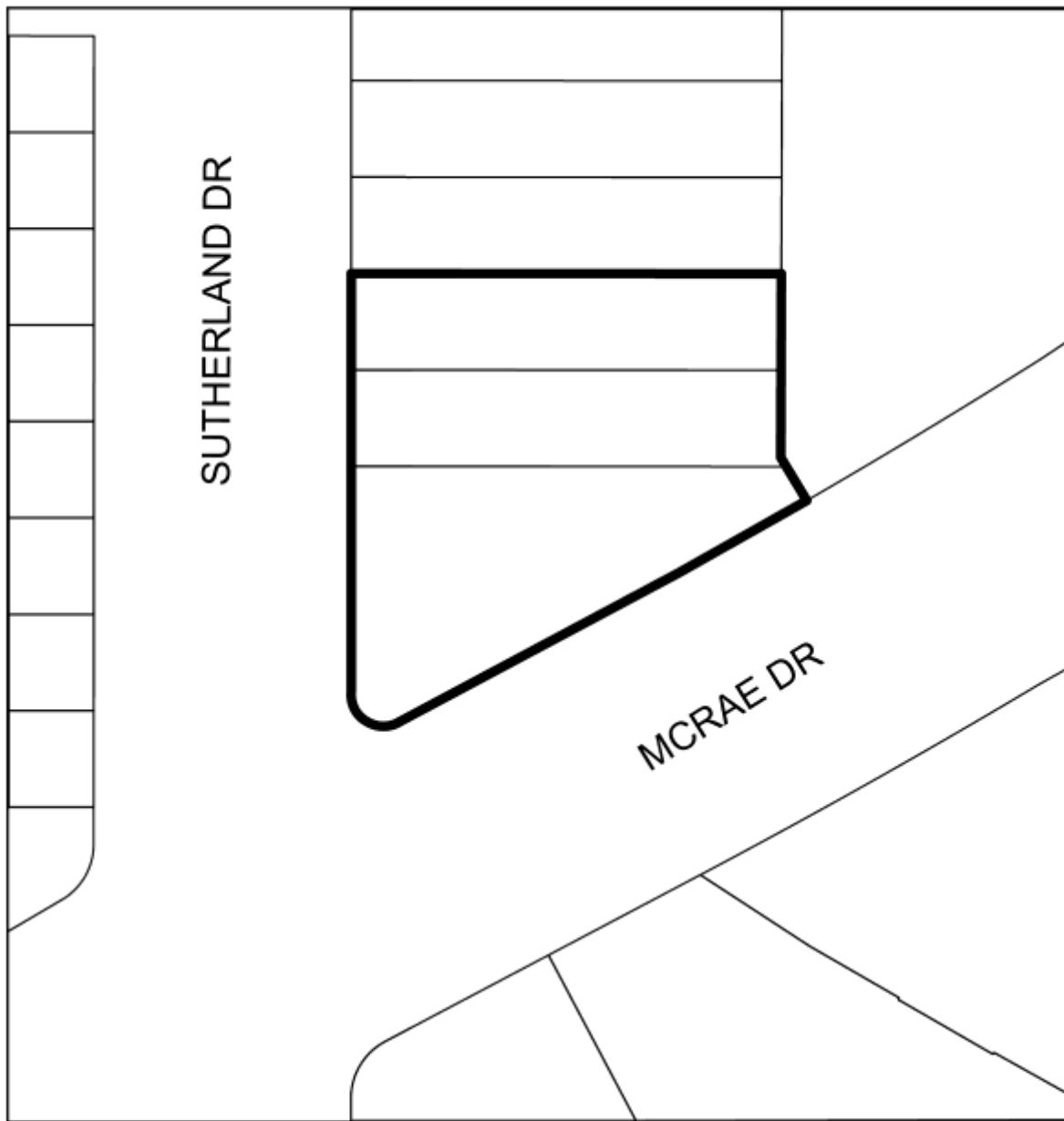
5. Except as amended in this By-law, all other provisions of By-law No. 1916, as amended, shall apply to the lands.

Enacted and passed on August 28, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



 **Toronto** City Planning
Map 1

220 McRae Drive & 327-329 Sutherland Drive

File # 13 190357 NNY 26 0Z

Approved by: Guy Matthew


East York By-Law 1916
Not to Scale
07/15/2014

