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)
City of Toronto By-law No. 1005-2014

Map 4

220 McRae Drive & 327-329 Sutherland Drive

File # 13190357 NNY 26 OZ

Approved by: Guy Matthew

East York By-Law 1916
Not to Scale
07/18/2014