

Authority: Etobicoke York Community Council Item EY8.1, as adopted by City of Toronto Council on September 30, October 1 and 2, 2015

CITY OF TORONTO

Bill No. 546

BY-LAW No. -2016

To amend former City of York Zoning By-law No. 1-83, as amended, with respect to the lands municipally known as 11 Avon Avenue.

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 enacts:

SECTION 6 AMENDED

1. That Section 6 of Zoning By-law No. 1-83, as amended, of the former City of York, is further amended by adding the following as new Subsection (93):

"(93) MAP 17

By changing the area shown on District Map 17 municipally known as 11 Avon Avenue and more particularly shown on Schedule 'A' attached hereto from a LCR Local Commercial Residential Zone to a R2 Residential Zone and Section 16(452) and by changing District Map 17 accordingly".

SECTION 16 AMENDED

2. That Section 16 of Zoning By-law No. 1-83, as amended, of the former City of York, is further amended by adding the following as a new Subsection (452):

"(452) LANDS – 11 Avon Avenue

Notwithstanding the regulations of Section 3.4.7 and Section 8 Subsection 3, of this By-law relating to the lands known as 11 Avon Avenue and more particularly shown on Schedule 'A' attached hereto, any Detached House on these lands shall comply with the following regulations:

1. The maximum lot area shall be 465 square metres;
2. The minimum lot frontage shall be 12.0 metres;
3. The minimum side yard width shall be 0.3metres on the south side and shall be 4.9 metres on the north side;
4. The minimum rear yard depth shall be 17.0 metres;
5. The minimum required front yard setback shall be 4.8 metres;
6. The minimum front yard green landscaped open space shall be 25 square metres;
7. The maximum projection of an unenclosed porch from this main front wall shall be 1.6 metres; and

8. The minimum rear yard landscaping shall be 65 square metres".
3. All other provisions of former City of York Zoning By-law No. 1-83, as amended, shall continue to apply to the Lands shown on Schedule 'A' attached hereto, except in the cases where provisions of this Subsection are in conflict with former City of York Zoning By-law No. 1-83, as amended, the provisions of this subsection shall prevail.
4. Within the lands shown on Schedule 'A' attached hereto, 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 on June , 2016.

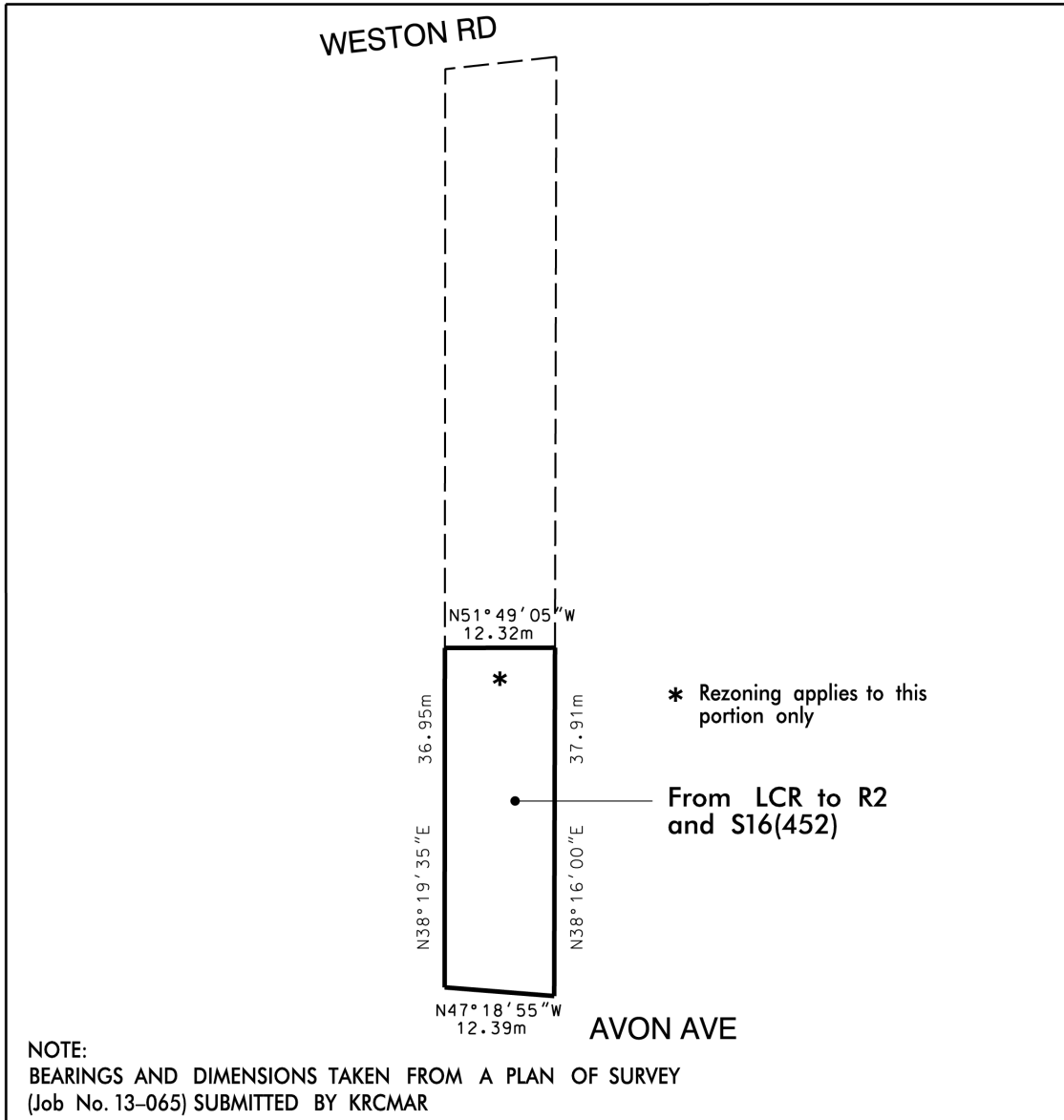
Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



Schedule 'A' BY-LAW Number and to
16(452) of Zoning BY-LAW 1-83



**PART OF LOT 39
CONCESSION 3, FROM THE BAY
CITY OF TORONTO**

Applicant's Name:	JKP PLANNING SERVICES INC		
Address: 702 Weston Road & 11 Avon Avenue		scale:	
File # 13 264497 WET 11 OZ	Dwg No. 13_264497_dz1		