

Authority: York Community Council, Report No. 2, Clause 2,  
as adopted by City of Toronto Council on March 2, 3 and 4, 1999  
Enacted by Council: March 4, 1999

**CITY OF TORONTO**

**BY-LAW No. 128-1999**

**To amend former City of York By-law No. 1-83  
Re: 15 Robina 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 HEREBY ENACTS as follows:

**SECTION 6 - AMENDED**

**1.** THAT Section 6 of the former City of York Zoning By-law No. 1-83, as amended, is hereby further amended by adding thereto the following new Subsection (56):

“(56) MAP 15

By changing the area shown on District Map 15, comprising the lands described in Schedule “A” hereto, from an LCR District to an R2 District and by amending District Map 15 accordingly.”

**SECTION 16 - AMENDED**

**2.** THAT Section 16 of the former City of York Zoning Bylaw No. 1-83, as amended, is further amended by adding the following new Subsection (379):

“(379) 15 ROBINA AVENUE

Notwithstanding the provisions of Subsections 3(a), 3(c) and 3(d) of Section 8 of this By-law, the lands municipally known as 15 Robina Avenue, which lands are more particularly described in Schedule “A” hereto, may be used for semi-detached houses permitted under Section 8 of this By-law, subject to the following conditions:

- (a) The minimum lot frontage shall be 5.4 metres;
- (b) The minimum side yard width shall be 0.6 metres;
- (c) The maximum floor space index shall be 0.95;
- (d) The maximum height of the building shall be 11.0 metres with not more than 3 storeys;

- (e) A minimum of 14 percent of the area of the front yard, excluding the area covered by any porch, verandah, deck or balcony shall be green landscaped open space. No portion of the required green landscaped open space may be used for the parking of motor vehicles;
- (f) The portion of the residential building containing a private garage shall not be constructed more than 0.6 metres closer to the front lot line than that portion of the residential building that does not contain the private garage;
- (g) No building shall be erected on the lands described in Schedule "A" hereto unless a municipal sewer and watermain, located within the Robina Avenue Road allowance, are available to directly service the said lands; and
- (h) All other provisions of this By-law shall continue to apply except in cases when those provisions are in conflict with the provisions and Schedule of this Subsection, in which case the provisions and Schedule of this Subsection shall prevail."

**3.** Subject to the provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, this By-law shall come into force and effect on the date of its passing.

ENACTED AND PASSED this 4th day of March, A.D. 1999.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**SCHEDULE "A" TO CITY OF TORONTO BY-LAW No. 128-1999  
AND TO SUBSECTION (56) OF SECTION 6, AND SUBSECTION (379)  
OF SECTION 16, OF ZONING BY-LAW No. 1-83**

Lot 17 on Registered Plan 2317, save and except for the northerly four feet six inches throughout from front to rear of the said Lot 17, in the City of Toronto (formerly the City of York), registered in the Land Registry Office for the Land Registry Division of Toronto (No. 64).