

Authority: Etobicoke Community Council Report No. 1, Clause No. 1,
as adopted by City of Toronto Council on February 2, 3 and 4, 1999; and
Notice of Motion J(9), by Councillor Jones, Seconded by Councillor Giansante,
as adopted by City of Toronto Council on April 13, 14 and 15, 1999
Adopted by Council: April 15, 1999

CITY OF TORONTO

BY-LAW No. 227-1999

**To amend Chapters 320 and 324 of the Etobicoke Zoning Code
with respect to certain lands located on the north side of Evans Avenue,
west of Alan Avenue and municipally known as 112 Evans Avenue and 801 Oxford Street.**

The Council of the City of Toronto HEREBY ENACTS as follows:

1. That the Zoning Map referred to in Section 320-5, Article II of the Zoning Code, originally attached to the Township of Etobicoke Zoning By-law Number 11,737, as amended, be and the same is hereby amended by rezoning the lands shown on Schedule 'A' attached hereto from Class One industrial (IC1) and Second Density Residential (R2) to Group Area Fourth Density Residential Holding (R4G-H) and Public Open Space (OS). The following provisions shall apply to the lands zoned Group Area Fourth Density Residential Holding (R4G-H):

- (a) A maximum of 127 row dwellings shall be permitted. Satellite dishes greater than 61 cm in diameter shall not be permitted.
- (b) The maximum building height for each unit shall be 14.0 m, measured as the perpendicular distance between the average finished grade, measured across the front of each unit, to the highest point of the roof. Notwithstanding the foregoing, the maximum height for those units contained within Blocks K, L, M and N on Schedule 'B' attached hereto shall be 10.3 m.
- (c) Subject to the provisions of section 1 (i) of this by-law:
 - (i) The maximum floor space index shall be 0.99.
 - (ii) The maximum building coverage shall be 39% of the lot area.
 - (iii) A minimum of 30% of the lot area shall be devoted to landscape open space.
- (d) A minimum of one parking space shall be provided within each dwelling unit. Driveways for the individual units shall be a minimum of 6.0 m in length. Notwithstanding the foregoing, two parking spaces shall be provided within each of those units contained within Blocks K, L, M and N on Schedule 'B' attached hereto, and said spaces may be provided in tandem at a length of 6.0 m.

- (e) A minimum of thirty three visitor parking spaces shall be provided, and of this total up to nine visitor parking spaces may be provided off-site, within the abutting Oxford Street road allowance.
- (f) The row dwellings shall comply with the minimum setbacks identified on Schedule 'B' attached hereto.
- (g) No required building setback shall be obstructed by any construction other than the following:
 - (i) uncovered steps to grade;
 - (ii) an open and/or roofed porch or veranda or canopy projecting a maximum of 1.7 m from the exterior front wall of the dwelling unit;
 - (iii) chimney breasts, eaves, bay windows, or other projections projecting a maximum of 0.4 m from any exterior wall of a building provided that they are a minimum of 1.0 m from the street line or common driveway.
- (h) The maximum height of fencing may be 2.4 m.
- (i) Notwithstanding the definition of 'lot' in Section 304-3 of the Zoning Code, the standards of this by-law shall apply to the lands identified as (R4G-H) in Schedule 'A' attached hereto in their entirety.

2. For the purpose of this by-law, the Group Area Fourth Density Residential Holding (R4G-H) designation is a holding zone pursuant to Section 36 of the Planning Act, 1990. The (H) symbol indicates that lands so zoned cannot be used for a purpose permitted by the (R4G) zoning provisions, as amended by this by-law, until the (H) symbol is removed by a by-law amendment pursuant to Section 36 of the Planning Act, 1990. Upon deletion of the (H) symbol, from all or part of the lands, the (R4G) uses shall be permitted subject to the development standards applicable thereto.

The lifting of the (H) symbol shall be subject to the following conditions:

- (i) The submission to and acceptance by the City and the Ministry of the Environment of a Site Specific Risk Assessment (SSRA) in accordance with the MOE Guideline for Use at Contaminated Sites in Ontario or any other City and MOE approved environmental remediation strategy.
- (ii) An MOE Acknowledgement of Receipt has been received for a Record of Site Condition for the subject property.
- (iii) The developer and mortgagee(s) of the subject property execute and register legally binding agreements with the City to guarantee the implementation of any requirements of the City and MOE.

- (iv) The developer and mortgagee(s) of the subject property execute and register amendments to the Development Agreement required to give effect to the recommendations and requirements of the City and MOE.
- (v) Finalization of a storm water management report and grading plans to the satisfaction of Works and Emergency Services and Urban Planning and Development Services.

3. Chapter 324, Site Specifics, of the Zoning Code, is hereby amended to include reference to this by-law by adding the following to Section 324-1, Table of Site Specific By-laws:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
227-1999 April 15, 1999	Lands located on the north side of Evans Avenue, west of Alan Avenue	To rezone the lands from Class One Industrial (I.C1) and Second Density Residential (R2) to Group Area Fourth Density Residential (R4G) and Public Open Space (OS) to permit 127 row dwellings and specific development standards, subject to Holding provisions.

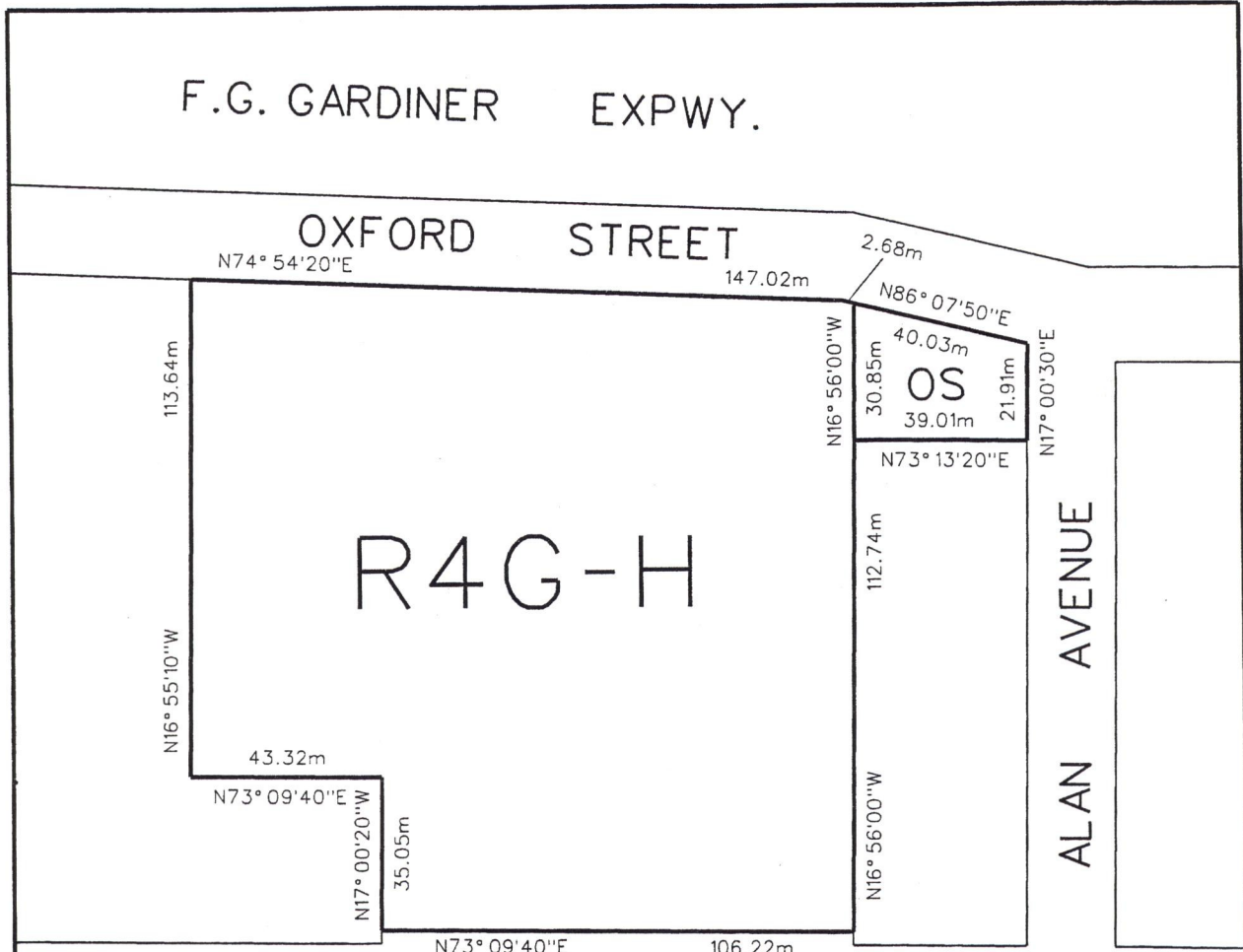
ENACTED AND PASSED this 15th day of April, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE 'A' TO BY-LAW No. 227-1999



NOTE:
 BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY (PLAN No. RC2727A2)
 SUBMITTED BY RABIDEAU & CZERWINSKI O.L.S. AND INCLUDES PARTS 1 & 3 ONLY

**PART OF LOT 8
 SECOND MERIDIAN CONCESSION**

Applicant's Name:		ZANINI DEVELOPMENTS INC.	
Assessment Map B12	Zoning Code Map/s B12 north	scale:	
File No. Z-2268	Drawing No. 99-2-21		

SCHEDULE 'B' TO BY-LAW No. 227-1999

