

Authority: Etobicoke Community Council Report No. 10, Clause No. 8,
as adopted by City of Toronto Council on July 27, 28, 29 and 30, 1999.
Enacted by Council: July 29, 1999

CITY OF TORONTO

BY-LAW No. 532-1999

To Amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located at the south west corner of Humberwood Boulevard and Humberline Drive.

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:

1. The zoning of the lands shown as outlined by a heavy black line on Schedule "A" attached hereto (hereinafter referred to as the "Lands") is hereby reaffirmed as Sixth Density Residential (R6).

2. Notwithstanding the provisions of Sections 320-39, 320-40, 320-41, 320-42, 320-75, 320-76, and 320-77 of the Zoning Code, which shall not apply to the Lands, the Lands shall only be used in accordance with the following provisions:

- (a) the only use permitted on the Lands shall be town house dwellings comprising of not more than 63 dwelling units;
- (b) the maximum floor space index as calculated on the basis of the total area of the Lands shall be 0.55;
- (c) the buildings shall comply with the minimum setbacks identified on Schedule "B" attached hereto;
- (d) no required building setback shall be obstructed by any construction other than the following:
 - (i) uncovered steps to grade;
 - (ii) chimney breasts, eaves or bay windows projecting a maximum of 0.4 metres from any exterior wall of a building provided that the projection is a minimum of 1.0 metres from the street line or edge of the private roadway;
 - (iii) a deck encroaching up to a maximum of 1.5 metres into the required building setback at the rear of the dwelling unit, provided the deck is restricted to the ground floor level of the dwelling unit;

- (e) notwithstanding paragraphs (c) and (d) above, no building or structure, including a deck and a swimming pool, shall be located within 10.0 metres from the top of the bank of the West Branch of the Humber River as established by the Toronto and Region Conservation Authority;
- (f) a minimum of 40% of the Lands shall be provided as landscaped open space;
- (g) the driveway for each of the dwelling units shall be a minimum of 6.0 metres in length. For the purposes of this by-law, the driveway length shall be the distance between the front wall of the garage of the dwelling unit and the curb of the private roadway, or where there is a sidewalk, the distance between the front wall of the garage and the edge of the sidewalk closest to the garage;
- (h) a minimum of 2 parking spaces per dwelling unit and 16 visitor parking spaces shall be provided on the Lands; and
- (i) the maximum building height shall be 2 storeys.

3. Where the provisions of Section 2 of this by-law conflict with the Zoning Code, the provisions of Section 2 shall take precedence, otherwise the Zoning Code shall continue to apply.

4. By-law 1992-68 is hereby repealed.

5. Chapter 324, Site Specific 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	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW DATE
532-1999	Lands located at southwest corner of Humberwood Blvd. and Humberline Drive	To amend the Sixth Density Residential (R6) provisions to permit townhouses

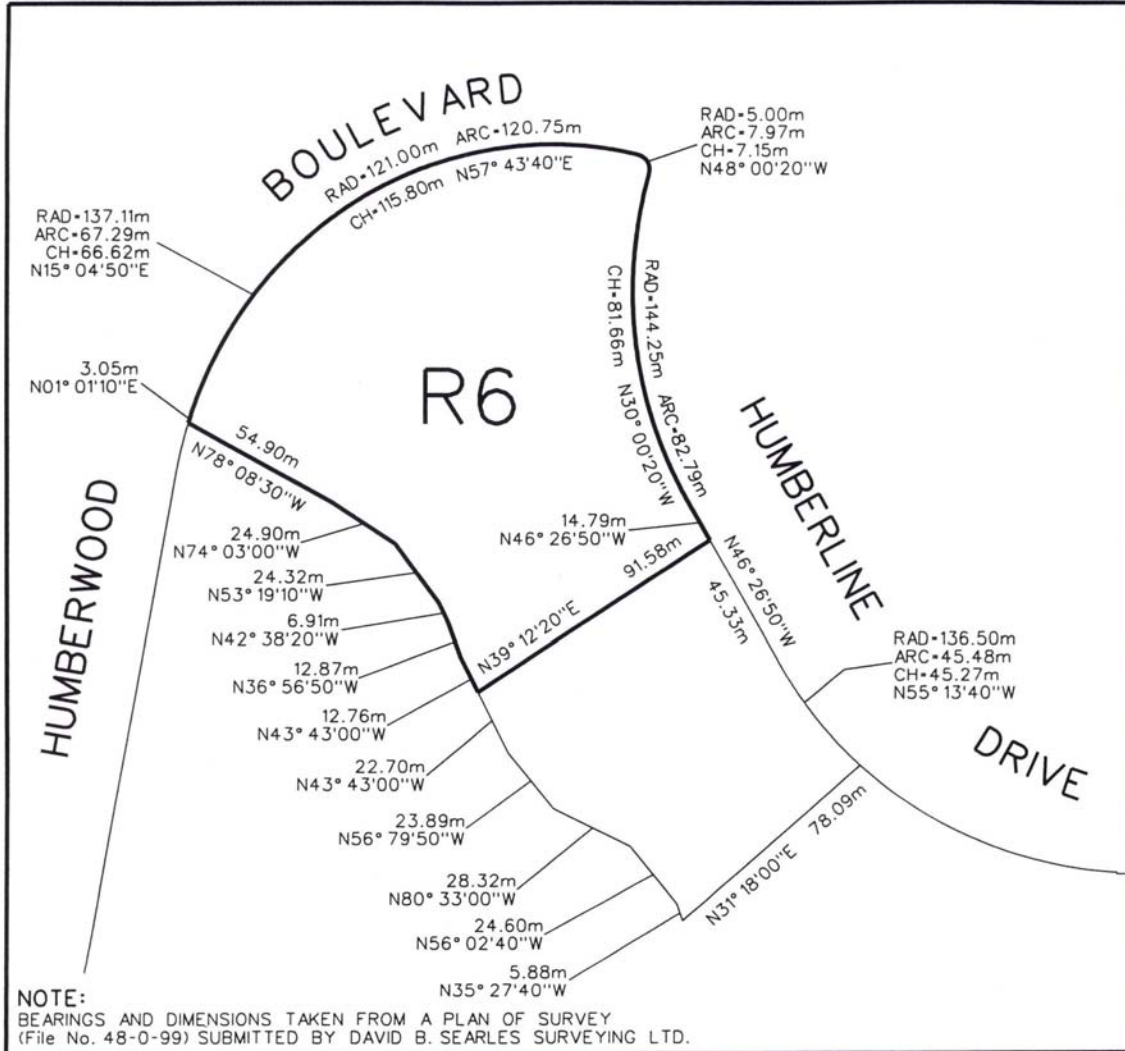
ENACTED AND PASSED this 29th day of July, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

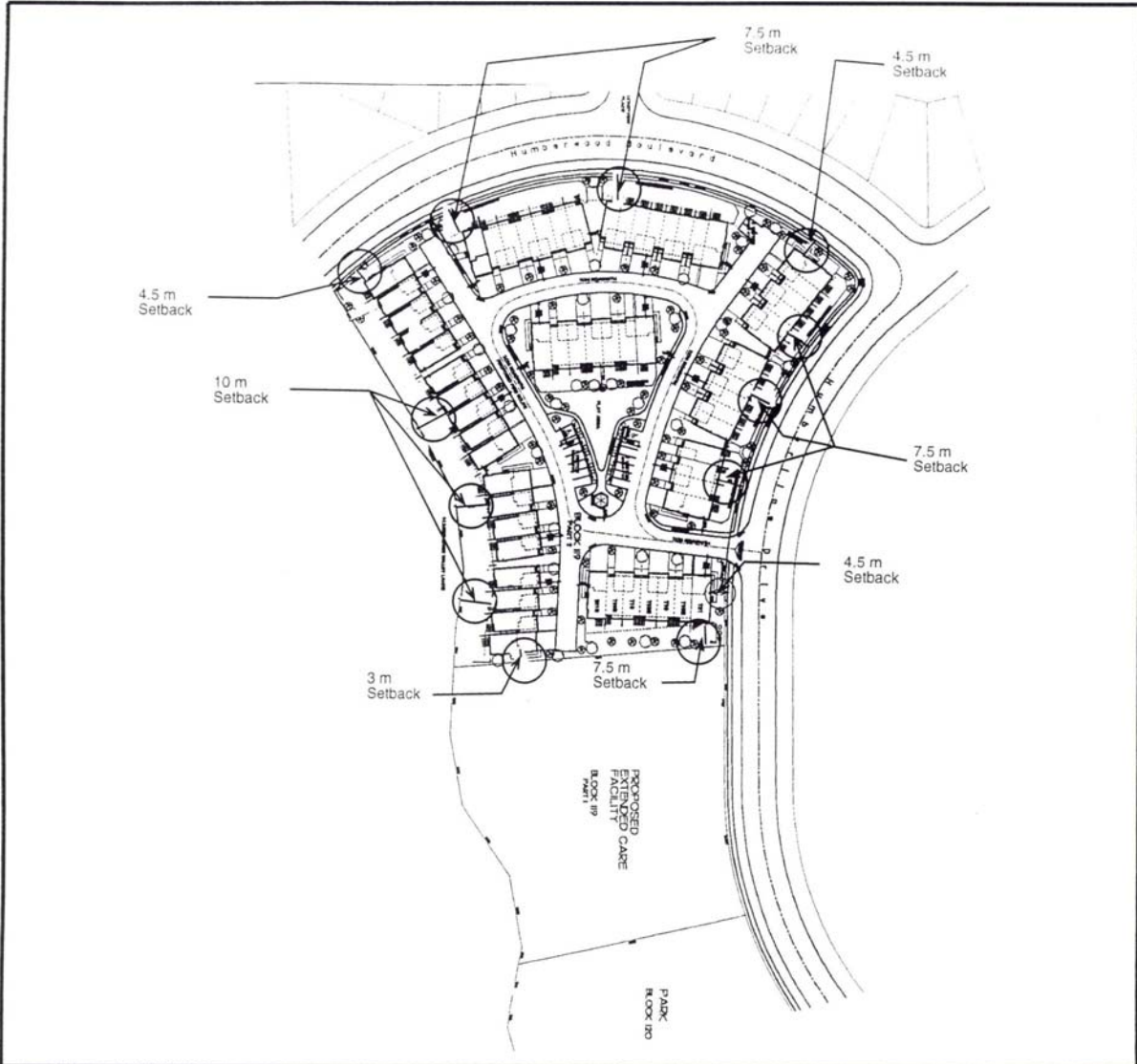
SCHEDULE "A"



PART OF LOT 35, CONCESSION 4, F.T.H.R.

Applicant's Name:		HULLMARK DEVELOPMENTS LIMITED	
Assessment Map	Zoning Code Map/s	scale:	
File No. Z-2295	Drawing No. 99-6-15		

SCHEDULE "B"



PART OF LOT 35, CONCESSION 4, F.T.H.R.

Applicant's Name:		HULLMARK DEVELOPMENTS LIMITED	
Assessment Map	Zoning Code Map/s	not to scale	
File No. Z-2295	Drawing No. 99-6-15A	Drawn By: J.M.	