

Authority: Etobicoke Community Council Report No. 11, Clause No. 16,  
as adopted by City of Toronto Council on September 28 and 29, 1999  
Enacted by Council: October 27, 1999

## **CITY OF TORONTO**

### **BY-LAW No. 735-1999**

#### **To amend Chapters 340 and 342 of the Etobicoke Zoning Code with respect to certain lands located on the west side of Royal York Road, north of Vanevery Street and municipally known as 200 Royal York Road.**

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

**1.** That notwithstanding the Commercial (C-Mimico) provisions contained in Section 340-37 of the Etobicoke Zoning Code, a maximum of 9 Town House dwelling units shall be permitted on the lands shown on Schedule "A" attached hereto, subject to the following provisions:

- (a) Satellite dishes greater than 61 cm. in diameter shall not be permitted.
- (b) The maximum building height for each unit shall be 10.0 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.
- (c) The maximum floor space index shall be 0.80.
- (d) The maximum building coverage shall be 40% of the lot area.
- (e) A minimum of 30% of the lot area shall be devoted to landscape open space.
- (f) A minimum of 16 parking spaces shall be provided, 3 of which shall be reserved and signed exclusively for visitor parking. Said parking may be provided at-grade, adjacent to the westerly property line.
- (g) A minimum 0.9 m setback shall be provided from the north and south property lines and a minimum 1.6 m setback shall be provided from the Royal York Road frontage, all as shown on Schedule "A" attached hereto.
- (h) 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 0.9 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 0.9 m from the street line.

- (i) Commercial uses may be permitted on the ground floor of the units subject to the provisions of Section 304-21 of the Etobicoke Zoning Code, Supplementary Regulations for Home Occupations.
- (j) Notwithstanding the definition of 'lot' contained in Section 304-3 of the Etobicoke Zoning Code, the standards of this by-law shall apply to the lands identified in Schedule "A" attached hereto in their entirety.
- (k) Nothing in this by-law shall preclude the lands identified in Schedule "A" attached hereto from being divided into individual lots within the meaning of The Planning Act.

2. Chapter 342, Site Specifics, of the Zoning Code, is hereby amended to include reference to this by-law by adding the following to Section 342-1, Table of Site Specific By-laws:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
735-1999 October 27, 1999	Lands located on the west side of Royal York Road, north of Vanevery Street	To amend the (C-Mimico) zoning provisions to permit 9 town house units, subject to specific development standards

ENACTED AND PASSED this 27th day of October, A.D. 1999.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

SCHEDULE "A" TO BY-LAW No. 735-1999

