

Authority: Etobicoke Community Council Report No. 11, Clause No. 42,
as adopted by City of Toronto Council on October 3, 4 and 5, 2000
Enacted by Council: October 5, 2000

CITY OF TORONTO

BY-LAW No. 893-2000

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located in the south east corner of Milton Street and Oxford Street, municipally known as 83 and 85 Milton Street.

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 held at least one public meeting in accordance with the Planning Act; and

WHEREAS the matters herein set out are in conformity with Official Plan Amendment No. 83-2000 as adopted by the Council of the City of Toronto.

THEREFORE 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, and originally attached to Township of Etobicoke By-law 11,737, be and the same is hereby amended by changing the classification of the lands located in the former Township of Etobicoke as described in Schedule 'A' annexed hereto from Third Density Residential (R3) to Group Area Fourth Density Residential (R4G) provided that the following provisions shall apply to the development of the (R4G) lands identified in Schedules 'A' and 'B' attached hereto.

2. Nothing in this by-law shall preclude row dwelling or group dwelling units from being divided into individual lots within the meaning of the Planning Act.

3. Notwithstanding the definition of "lot" in Section 304-3 of the Zoning Code, the standards of this by-law shall apply to the (R4G) lands identified in Schedules 'A' and 'B' attached hereto in their entirety and nothing in this by-law shall preclude the (R4G) lands identified in Schedule 'A' attached hereto from being divided into individual lots within the meaning of the Planning Act

4. Notwithstanding Sections 320-18, 320-70 and 320-71 of the Zoning Code, the following development standards shall now be applicable to the lands described in Schedule 'A' attached hereto:

- (a) A maximum of 8 dwelling units shall be permitted, including semi-detached dwellings.
- (b) The minimum building setbacks shall not be less than the measurements shown on Schedule 'B' attached hereto, and shall be measured from the main walls of each row dwelling, semi-detached dwelling and group dwelling.

- (c) Required building setbacks and separations shall not be obstructed by any construction other than the following:
 - (i) uncovered steps to grade;
 - (ii) chimney breasts, eaves, bay windows, or other projections extending a maximum of 0.4 metres from any exterior wall of a building provided they are a minimum of 1 metres from the street line or public right-of-way.
 - (iii) open, uncovered (or roofed) porchway or veranda and grade-related patios projecting a maximum of 1.5 metres from the exterior front wall, or side wall abutting Oxford Street and the internal driveway, and 3 metres from the exterior rear wall of the dwelling unit.
- (d) The maximum floor space index (combined) shall not exceed 1.27.
- (e) The maximum building coverage (combined) shall not exceed 51% of the site area, exclusive of those provisions included within Section (c) of this by-law.
- (f) Minimum landscape open space (combined) shall not be less than 44% of the site area. For the purposes of this by-law, landscaped open space shall include walkways and those provisions included within Section (c) of this by-law.
- (g) The maximum building height of each unit shall be 12.7 metres, measured from the geodetic datum (96.30), to the highest point of the roof.
- (h) The minimum width of each dwelling unit shall be 6.5 metres.
- (i) For each dwelling unit, one parking space shall be provided within an enclosed and attached garage at grade with a minimum dimension of 3 metres by 6 metres and one additional parking space shall be provided on the driveway at grade immediately in front of the garage of each dwelling unit with a minimum dimension of 2.7 metres by 6 metres to be measured from the property line for units fronting onto Milton Street or the internal roadway curb.
- (j) Permitted accessory uses shall include private home daycare, central air and conditioning units, tool sheds, decks within the required building setback, and satellite dishes not exceeding 1.2 square metres in area. Carports, detached garages, television antennae, playhouses, swimming pools and structures in conjunction with such swimming pools, shall be prohibited.

- (k) Notwithstanding Section 320-43 N. of the Zoning Code, central air conditioning units shall be permitted in the rear yard only, not less than 0.2 metres from the side lot lines and/or 3.0 metres from the street lines.
- (l) Notwithstanding Section 320-46 A of the Zoning Code, fences may be constructed to a maximum height of 1.9 metres, from grade or the top of the retaining wall.

5. Where the provisions of the by-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this by-law shall apply.

6. Chapter 324, Site Specifics, of the Etobicoke 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

893-2000 October 5, 2000	Lands located in the southeast corner of Milton Street and Oxford Street.	To rezone the lands from Third Density Residential (R3) to Group Area Fourth Density Residential (R4G) to permit 8 dwelling units subject to site-specific development standards.
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ENACTED AND PASSED this 5th day of October, A.D. 2000.

CASE OOTES,
Deputy Mayor

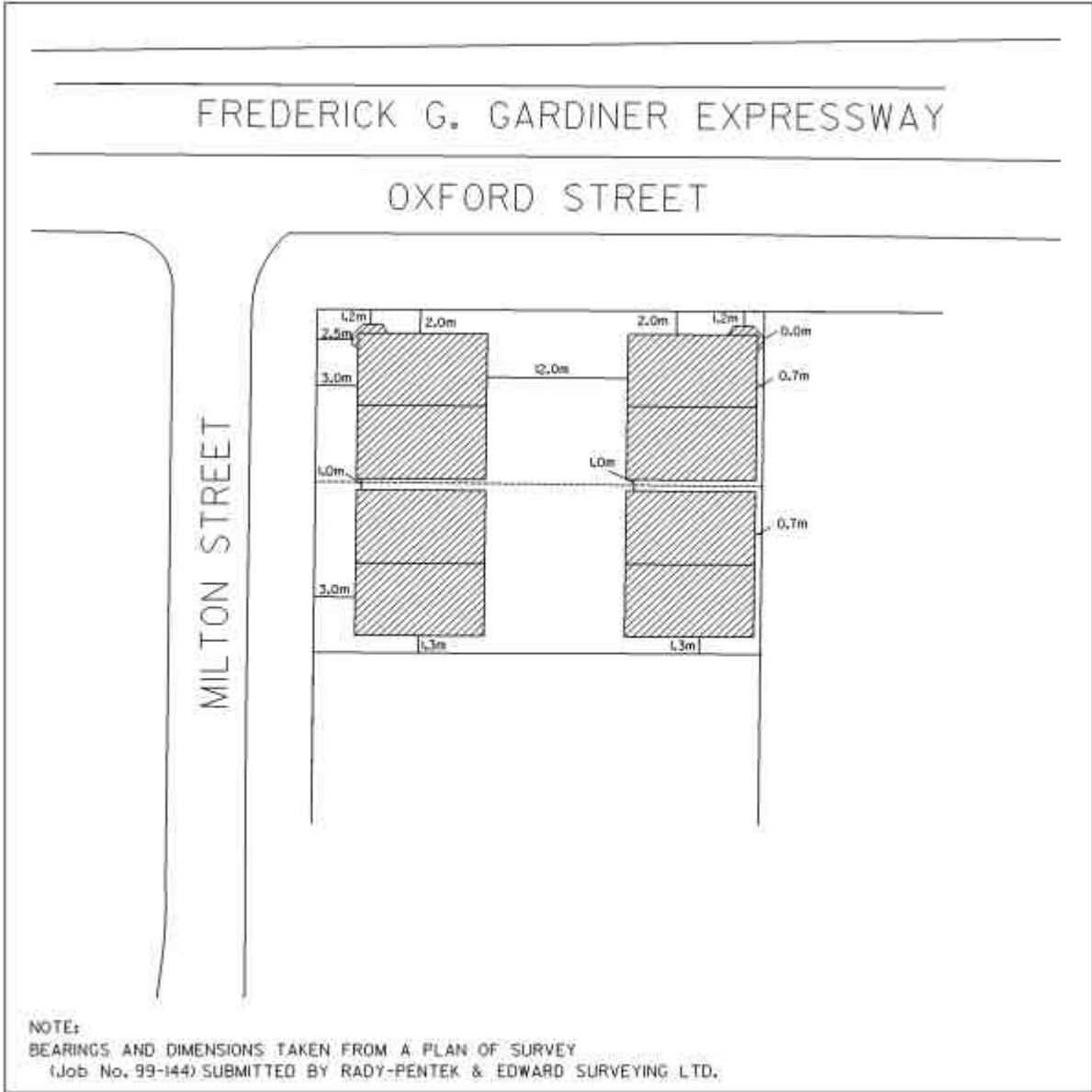
NOVINA WONG,
City Clerk

(Corporate Seal)

Toronto Schedule 'A' BY-LAW



Toronto Schedule 'B' BY-LAW



**LOTS 418,419,420,421,422,434,435 & 436
PLAN M-110 (CITY OF TORONTO)**

Applicant's Name:		OXFORD HILLS DEVELOPMENT (MANITOBA) LTD.	
Assessment Map: B10	Zoning Code Map/s: B10	scale:	
File No. CMB20000006	Drawing No. 2000-T-18A		

