

Authority: Southwest Community Council Report No. 4, Clause No. 7,
as adopted by Toronto City Council on April 23, 24, 25, 26, 27, 30 and May 1
and 2, 2001
Enacted by Council: July 26, 2001

CITY OF TORONTO

BY-LAW No. 697-2001

To amend former City of York By-law No. 1-83 with respect to the lands municipally known as 440 - 454 St. John's Road.

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. That Section 16 of By-law No. 1-83, as amended, of the former City of York, be further amended by adding thereto the following as a new Subsection (402):

“(402) LANDS – 440 – 454 St. John's Road

Notwithstanding any provisions of this By-law, the lands municipally known as 440 - 454 St. John's Road which are more particularly described in Schedule “A” (hereinafter referred to as “the Lands”) attached hereto and shown on the plan attached as Schedule “B” attached hereto, may be used for a combination of street townhouses and semi-detached houses and accessory buildings and structures, subject to the following regulations:

- (a) A maximum of 12 street townhouses and 2 pairs of semi-detached dwelling houses (four units) shall be permitted;
- (b) The maximum Floor Space Index for the Lands shall be 1.16;
- (c) Street townhouses shall only be permitted fronting St. John's Road;
- (d) The minimum front yard setback for street townhouses shall be 1.5 metres and a maximum setback of 2.2 metres;
- (e) The minimum side yard setback for corner street townhouses shall be 1.6 metres;
- (f) The minimum rear yard for a street townhouse shall be 6.8 metres;
- (g) The minimum lot frontage for street townhouses shall be 4.8 metres;
- (h) Street townhouses shall be limited to a maximum height of 9.5 metres measured from grade at the front of the townhouse to the roof peak;

- (i) The maximum Floor Space Index shall be 1.24 for interior street townhouses and 0.93 for corner street townhouses on a gross basis including that full portion of the public lane, which abuts the townhouse lot;
- (j) A minimum of 30% of the area of the front yard of the street townhouses shall be provided and maintained as Green Landscaped Open Space;
- (k) Accessory structures shall not be permitted on any street townhouse yard;
- (l) Street townhouse rear yard fences shall be limited to wrought iron only and shall not be permitted within 5 metres of the public lane;
- (m) Parking space dimensions shall be a minimum of 2.4 metres wide by 5.7 metres long, in the street townhouse rear yards where two parking spaces shall be provided and maintained for each street townhouse;
- (n) The portion of the Lands indicated as public lane shall be conveyed to the City and shall be dedicated by City By-law as a public lane;
- (o) Access to parking facilities for the street townhouses shall be from the public lane at the rear of the lots;
- (p) Semi-detached houses shall only be permitted fronting onto Willard Avenue or Priscilla Avenue;
- (q) The minimum lot frontage for a semi-detached house on a lot abutting a public lane shall be 4.8 metres and 5.7 metres for a semi-detached house on a lot that does not abut a public lane;
- (r) The maximum Floor Space Index shall be 1.27 for semi-detached houses on lots abutting a public lane and 1.07 for semi-detached houses on lots that do not abut a public lane;
- (s) Where a semi-detached house abuts a public lane, the minimum side yard setback shall be 0.3 metres;
- (t) A minimum of 20% of the front yard area for each semi-detached house shall provided and maintained as Green Landscaped Open Space.
- (u) All other provisions of this By-law shall continue to apply except in the case where provisions of this Subsection are in conflict in which case the provisions of this Subsection shall prevail.”

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

ENACTED AND PASSED this 26th day of July, A.D. 2001.

CASE OOTES,
Deputy Mayor

JEFFREY A. ABRAMS,
Acting City Clerk

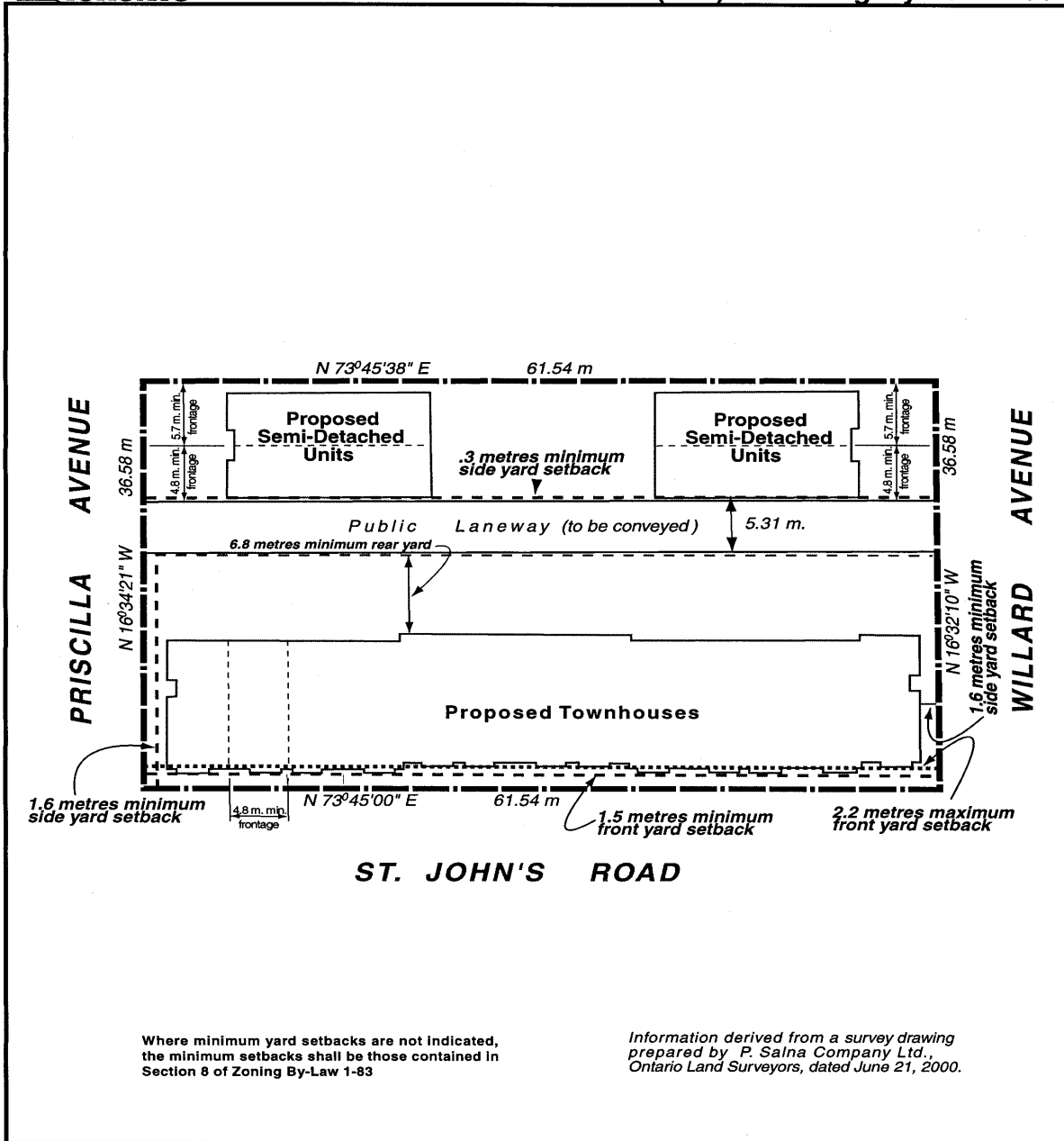
(Corporate Seal)

SCHEDULE “A”

LOTS 68 TO 71 BOTH INCLUSIVE
REGISTERED PLAN 829
CITY OF TORONTO
(FORMERLY CITY OF YORK)



**Schedule 'B' to By-Law Number _____
and to Section 16(402) of Zoning By-Law 1-83**



Where minimum yard setbacks are not indicated, the minimum setbacks shall be those contained in Section 8 of Zoning By-Law 1-83

Information derived from a survey drawing prepared by P. Salna Company Ltd., Ontario Land Surveyors, dated June 21, 2000.

Applicant's Name: FORMULA HOMES INC.			
Assessment Map: 18	Zoning Code Map/s	Not Applicable	
File No. R00-006	Drawing No. R00-006	Date: 03/19/01	Not to Scale

