

Authority: Humber York Community Council Report No. 6, Clause No. 12,
as adopted by City of Toronto Council on July 22, 23 and 24, 2003
Enacted by Council: January 30, 2004

CITY OF TORONTO

BY-LAW No. 141-2004

**To amend former City of York By-law No. 1-83 in respect of lands located at
7 Holmesdale 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:

SECTION 16 AMENDED

1. That Section 16 of Zoning By-law No. 1-83, as amended, of the former City of York, is hereby further amended by adding the following as a new Subsection:

“(418) LANDS - 7 Holmesdale Road

Notwithstanding the provisions of this By-law, the lands municipally known as 7 Holmesdale Road, as shown in Schedule “A” to this By-law and to this Subsection may be used for purpose of erecting and using townhouses, subject to the following conditions:

- (a) Any building or buildings shall be located within the buildable area shown on Schedule “A” to this By-law so as to comply with the minimum building setbacks shown on Schedule “A”;
- (b) A maximum of seven (7) townhouses shall be permitted;
- (c) The maximum Floor Space Index for the lands shall be 1.5 inclusive of any lands registered as a common elements condominium;
- (d) The minimum width of the driveway shall be 4.88 metres along the entire length of the property;
- (e) A walkway having a minimum width of 1.2 metres shall be provided in front of the entrance to each townhouse;

- (f) A minimum of 1 parking space for each townhouse shall be provided and maintained within the garage space provided within each townhouse;
- (g) A minimum of 1 visitor parking space shall be provided and maintained on the lands with a minimum width of 2.7 metres and a minimum length of 5 metres;
- (h) The height of building for each townhouse shall be a maximum of 11.4 metres;
- (i) A minimum of 4m² of amenity space in the form of balconies shall be provided for each townhouse;
- (j) Green Landscaped Open Space shall be provided and maintained as follows:
 - (i) a minimum 9.5 square metre area in the yard abutting Holmesdale Road/Dufferin Street; and
 - (ii) a minimum 6.5 square metre area in the yard abutting the southwest lot line;
- (k) Notwithstanding the definition of “lot” in Section 2(64) of Zoning By-law No. 1-83, as amended, the standards of this Subsection shall apply collectively to the lands identified in Schedule “A” attached hereto in their entirety and nothing in this Subsection shall preclude the townhouses being divided into individual lots and a common elements condominium corporation being registered on the remaining portion of the lands.
- (l) Any columns required for the support of a building or structure shall be permitted encroachments within the lands registered as a common elements condominium;
- (m) Accessory buildings or structures shall not be permitted;
- (n) 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, as amended, this By-law shall come into force and effect on the date of its passing.

ENACTED AND PASSED this 30th day of January, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE 'A' BY-LAW NO. 141-2004 AND TO SCHEDULE 16(418) OF ZONING BY-LAW NO. 1-83

