

Authority: Etobicoke York Community Council Item EY31.2, as adopted by City of Toronto Council on June 26, 27, 28 and 29, 2018

## CITY OF TORONTO

### BY-LAW 824-2018

#### To amend Chapters 320 and 324 of the Etobicoke Zoning Code, as amended, with respect to the lands municipally known as 1124, 1128 and 1130 Islington Avenue.

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 enacts:

1. That notwithstanding Chapters 320-39, 320-40, 320-41, 320-42, 320-44, of the Etobicoke Zoning Code, the following development standards shall apply to the Lands described in Schedule A attached and marked with the zone symbol "R4G".

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

1. Definitions

The provisions of Section 304-3 Definitions of the Zoning Code shall apply unless inconsistent with the provisions of this By-law. For the purposes of this By-law the following definition will apply:

**"Lands"** shall mean the Lands described in Schedule A attached.

2. Permitted Uses

- (a) No buildings or structures shall be erected or used on the Lands with a Zone Symbol "R4G", except for the following uses:
  - i. Townhouse dwellings;
  - ii. Semi-detached dwellings; and
  - iii. Nothing in this By-law shall prevent the use of the **Lands** for a temporary sales office or temporary sales structure for the purpose of marketing and sales related to the uses permitted on the property, within the building on the same **Lands**. There shall be no development standards for a temporary sales office or structure.

3. Minimum/Maximum Height

- (b) The maximum height is restricted to 4 storeys and a total of 12.95 metres from average grade;

4. Setbacks

(a) Sideyard setbacks for Townhouses:

- i. Minimum side yard setback (north): 1.20 metres;
- ii. Minimum front yard setback (Islington Avenue): 3.30 metres;
- iii. Minimum rear yard setback (west): 18.0 metres; and
- iv. Minimum side yard setback (south): 1.3 metres.

(b) Semi-detached dwellings:

- i. Minimum side yard setback (west): 1.20 metres;
- ii. Minimum front yard setback (Chauncey Avenue): 4.00 metres;
- iii. Minimum rear yard setback (north): 36.0 metres; and
- iv. Minimum side yard setback (east): 25.0 metres.

(c) Garages (semi-detached dwellings):

- i. Minimum side yard setback (west): 0.25 metres;
- ii. Minimum rear yard setback (north): 17.5 metres;
- iii. Minimum front yard setback (south): 25.0 metres; and
- iv. Minimum side yard setback (east): 25.0 metres.

5. Gross Floor Area

- (a) The maximum gross floor area, as defined herein, permitted on the Lands with a Zone Symbol "R4G" shall be 2,815 square metres.

6. Parking and Loading Requirements

- (a) A total of 34 spaces are required on site of which include:

- i. 30 residential spaces (including 14 tandem spaces); and
- ii. 4 visitor parking spaces (including one accessible space).

7. Maximum Lot Coverage

- (a) The maximum lot coverage (including detached garages) shall be 44 percent.

8. Minimum Landscaped Area
  - (a) The minimum soft landscaped area shall be 39 percent.
9. Notwithstanding section 320-39, two buildings as shown on Schedule B, consisting of 12 townhouses in Block A and 2 semi-detached dwellings on Block B are permitted.
10. Notwithstanding any existing or future severance or division of the lands subject to this exception, the regulations of the exception shall continue to apply to the whole of the lands.
11. Within the lands shown on Schedule A, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
  - (a) All new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, except in the case of a conditional foundation permit issued at the discretion of the Chief Building Official; and
  - (b) All water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
12. Chapter 324, Site Specifics, of the Zoning Code is amended to include a reference to this By-law by adding the following to Section 324.1, Table of Site Specific By-laws.

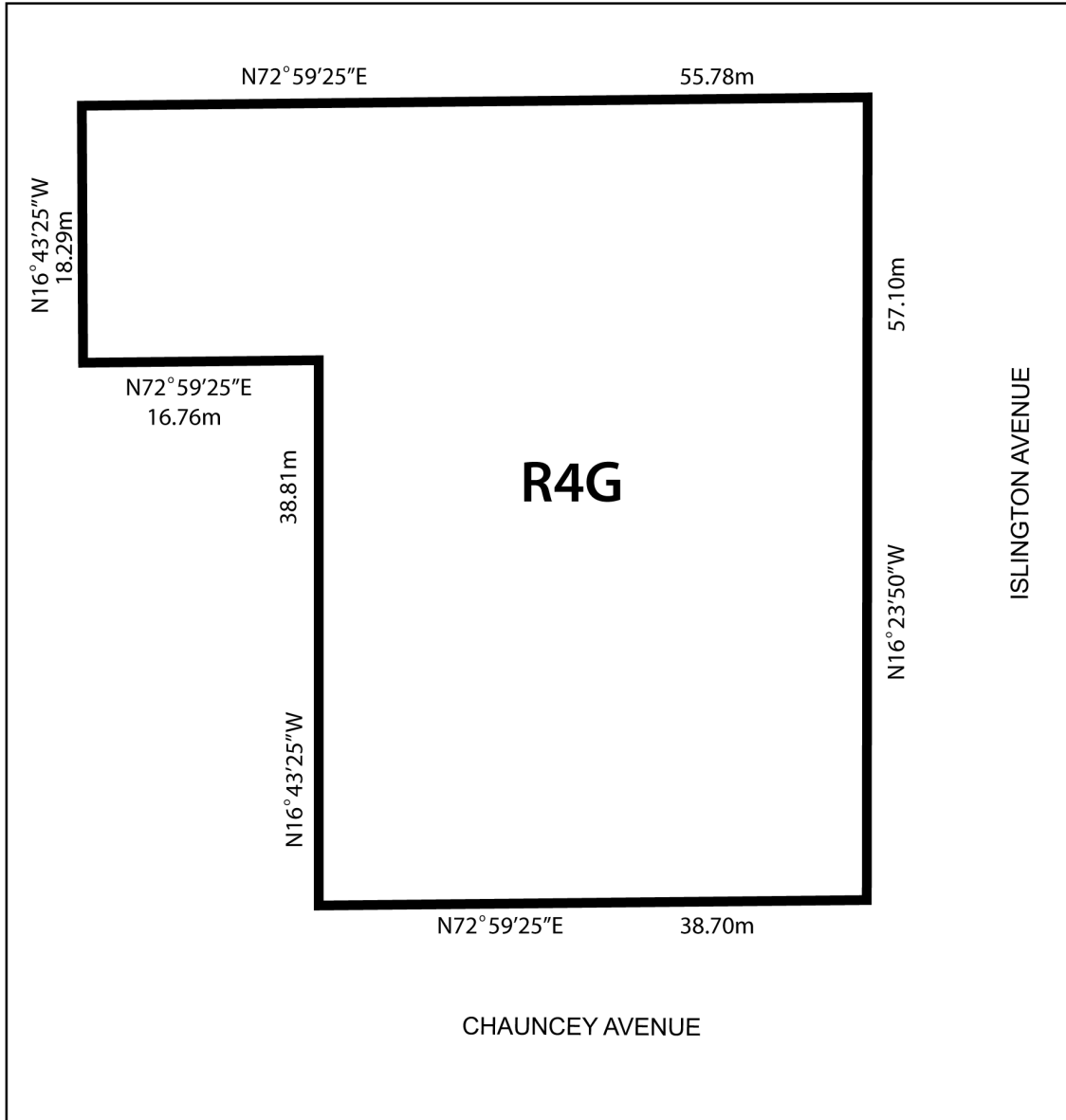
<b>BY-LAW NUMBER AND ADOPTION DATE</b>	<b>DESCRIPTION OF PROPERTY</b>	<b>PURPOSE OF BY-LAW</b>
824-2018 June 29, 2018	Lands located on the west side of Islington Avenue and the north side of Chauncey Avenue, known as 1124, 1128 and 1130 Islington Avenue	To permit 12 residential townhouse units and 2 residential semi-detached units

Enacted and passed on June 29, 2018.

Frances Nunziata,  
Speaker

(Seal of the City)

Ulli S. Watkiss,  
City Clerk



 **TORONTO**  
Schedule A

1124, 1128 and 1130 Islington Avenue

File # 16 268406 WET 05 0Z

  
Former City of Etobicoke By-Law 11,737  
Not to Scale  
5/16/2018

