Authority: Etobicoke York Community Council Item 21.2, as adopted by City of Toronto Council on February 20 and 21, 2013

CITY OF TORONTO

Bill No. 240

BY-LAW No. -2013

To amend Chapter 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located on the west side of Royal York Road, north of Anglesey Boulevard, municipally known as 1216 Royal York 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;

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. City of Etobicoke By-law Number 1992-24 is hereby repealed for 1216 Royal York Road.

2. The Zoning Map referred to in Section 320-5, Article II of the Zoning Code, originally attached to Township of Etobicoke By-law 11,737, is hereby amended by changing the classification of the lands located in the former Township of Etobicoke as described in Schedule “A” attached hereto from First Density Residential (R1) to Third Density Residential (R3) to permit a semi-detached dwelling, provided that the following provisions shall apply to the development of the Third Density Residential (R3) identified in Schedule “A”.

3. Notwithstanding Section 320-39 and 320-63.B. (1) of the Etobicoke Zoning Code, the following development standards shall now be applicable to the lands described in Schedule “A” and Schedule “B” attached hereto.

4. (a) A semi-detached dwelling, with a maximum of 2 dwelling units, shall be permitted on the lands shown on Schedule “A”.

   (b) Unless otherwise stated in this by-law, the minimum building setbacks shall not be less than the measurements shown on Schedule “B”.

   (c) Required building setbacks and separations shall not apply to 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;
      (iii) Porchways or verandas and grade-related patios; and
      (iv) Open uncovered decks and terrace can project a maximum of 6 metres from the rear main wall.

   (d) The development of the lands shown on Schedule “A” shall not exceed a maximum permitted gross floor area of 754 square metres.
(e) The minimum lot frontage shall be 7.5 metres.

(f) The setback from the Proposed Property Line, as shown on Schedule “B”, shall be zero metres.

5. For the purposes of this by-law, Section 304-3 of the Etobicoke Zoning Code shall apply.

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

7. Notwithstanding the conveyance or dedications of any portion of the lands shown on Schedule “A” for municipal purposes, the lands shall be deemed to include such conveyances or dedications for the purpose of compliance with the provisions of this by-law.

8. 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:

<table>
<thead>
<tr>
<th>BY-LAW NUMBER AND ADOPTION DATE</th>
<th>DESCRIPTION OF PROPERTY</th>
<th>PURPOSE OF BY-LAW</th>
</tr>
</thead>
<tbody>
<tr>
<td>_____ - 2013, __________, 2013</td>
<td>Lands located on the west side of Royal York Road, north of Anglesey Boulevard, municipally known as 1216 Royal York Road.</td>
<td>To permit a 2-storey semi-detached dwelling.</td>
</tr>
</tbody>
</table>

Enacted and passed on February, 2013.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)
NOTES:
BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY
(Ref No. 10-7259) SUBMITTED BY DONALD E. ROBERTS LTD., O.L.S.

PART 1, PLAN OF LOT 97
REGISTERED PLAN 3650
CITY OF TORONTO