

Authority: Midtown Community Council Report No. 1, Clause No. 42,
adopted as amended, by City of Toronto Council on February 4, 5 and 6, 2003
Enacted by Council: February 7, 2003

CITY OF TORONTO

BY-LAW No. 122-2003

To amend former City of York By-law No. 1-83 with respect to the lands municipally known as 203, 205 and 207 Raglan 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 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 (413):

“(413) LANDS - 203, 205 and 207 Raglan Avenue

Notwithstanding any provisions of this By-law, the lands municipally known as 203, 205 and 207 Raglan Avenue which are more particularly identified in Schedule “A” attached hereto, and shown on the plan attached as Schedule “B” hereto (hereinafter referred to as “the Lands”) may be used for the purpose of erecting and using semi-detached houses, and accessory buildings, structures and uses subject to the following provisions:

- (a) A maximum of six (6) semi-detached houses shall be permitted;
- (b) There shall not be more than one building, other than permitted accessory buildings on any lot, but for the purpose of this paragraph, one pair of semi-detached houses shall be considered to be one building;
- (c) The minimum lot frontage for each semi-detached house shall be 6 metres;
- (d) The maximum height of building shall be 10 metres, with not more than 3 storeys;
- (e) The minimum front yard setback, rear yard depth and side yard width for all dwellings shall be measured from the main walls of the dwellings and shall be as shown on the plan attached as Schedule “B” hereto;
- (f) A minimum 1.2 metre wide easement or right-of-way for pedestrian access shall be provided and maintained in the side yard between abutting lots where at least one side yard is less than 0.9 metres in width, prior to the use of any dwelling house on such a lot. The easement or right-of-way shall extend into the front yard and rear yard of each abutting lot so as to provide a minimum 1.2 metre wide access into each abutting front yard and rear yard;

- (g) A minimum of 30% of the area of the front yard of each semi-detached house shall be maintained as Green Landscaped Open Space save and except for the southerly most lot which shall maintain a minimum of 12% of the area of the front yard as Green Landscaped Open Space;
 - (h) One maximum 4.0 metre wide shared curb access ramp shall be provided and maintained for each pair of semi-detached houses and the maximum shared driveway width at the front lot line shall be 4.7 metres;
 - (i) The maximum floor space index shall be 0.8 on the Lands;
 - (j) 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 passing.

ENACTED AND PASSED this 7th day of February, A.D. 2003.

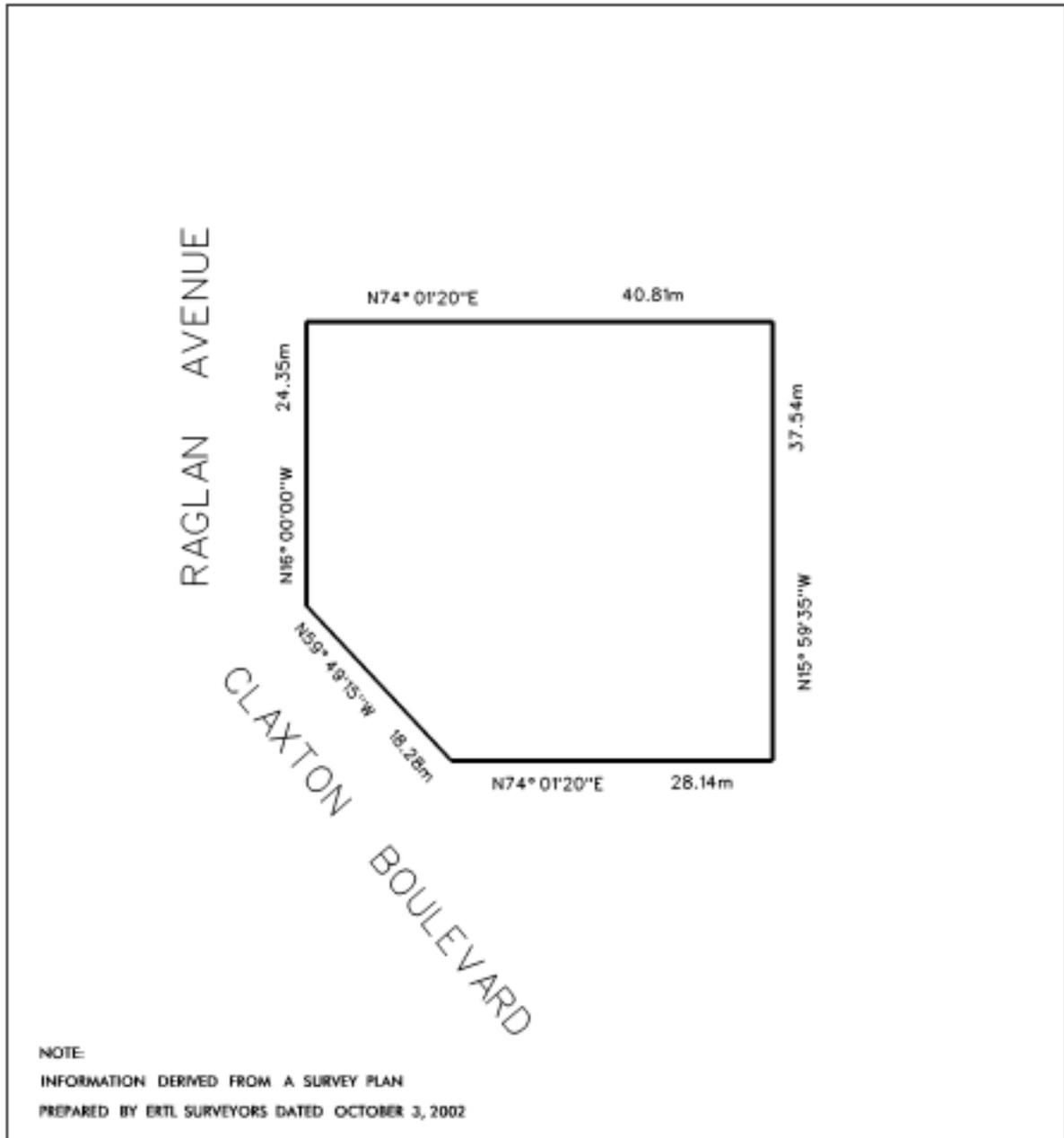
CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



Schedule 'A' to BY-LAW Number _____
and to Section 16(410) of Zoning By-Law 1-83



NOTE:
INFORMATION DERIVED FROM A SURVEY PLAN
PREPARED BY ERTL SURVEYORS DATED OCTOBER 3, 2002

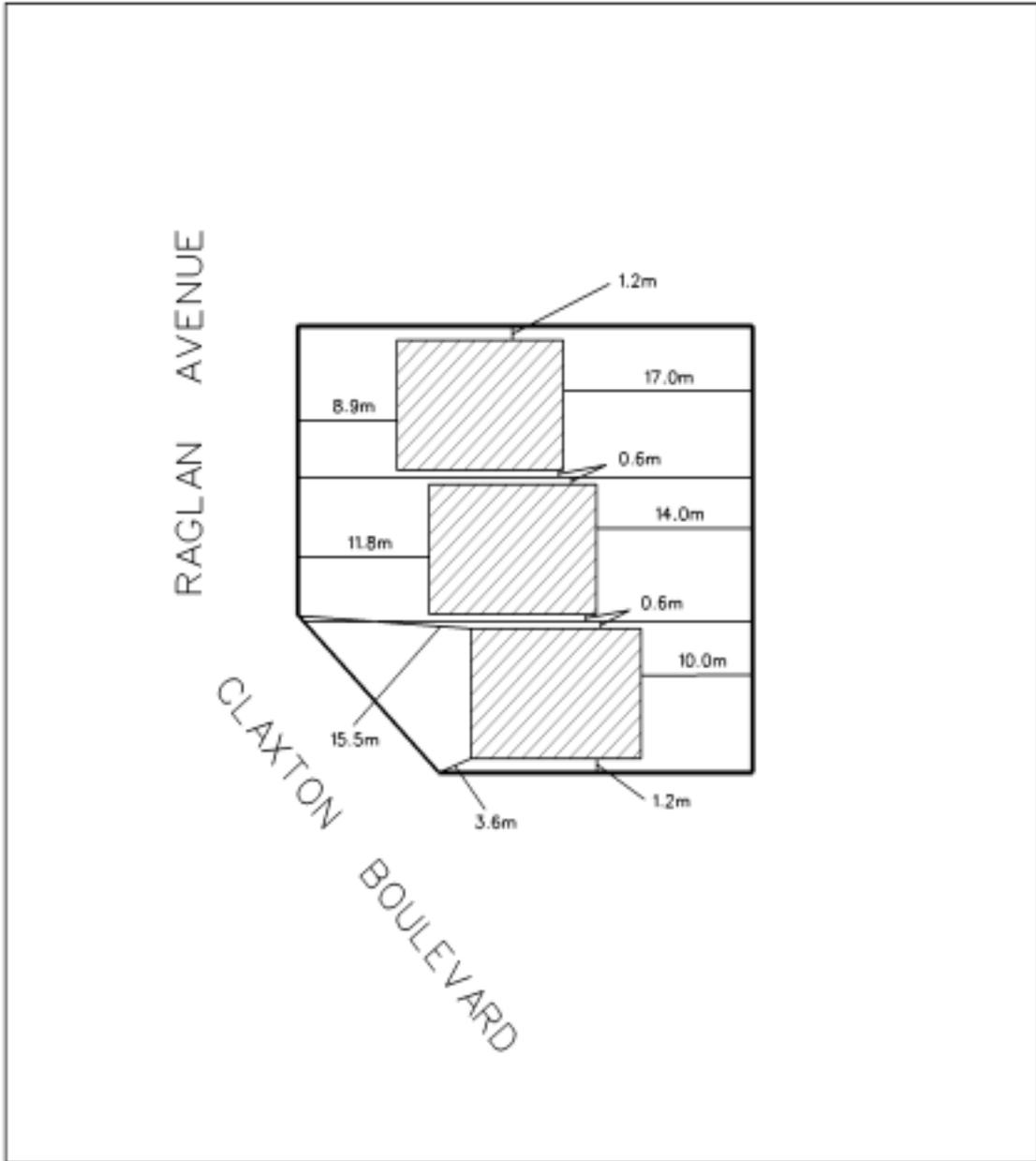
**PLAN OF LOT 208 AND PART OF LOT 206 AND 207
REGISTERED PLAN M-367 CITY OF TORONTO**

Applicant's Name:	LIBERTY DEVELOPMENT CORP.		
Assessment Map	Zoning Code Map/s Not Applicable		scale:
File No. TD CMB2002 0011	Drawing No. CMB2002 001A	Drawn By: K.P.	





Schedule 'B' to BY-LAW Number _____
and to Section 16(410) of Zoning By-Law 1-83



**PLAN OF LOT 208 AND PART OF LOT 206 AND 207
REGISTERED PLAN M-367 CITY OF TORONTO**

Applicant's Name:		LIBERTY DEVELOPMENT CORP.	
Assessment Map	Zoning Code Map/s Not Applicable		scale:
File No. TD CMB2002 0011	Drawing No. CMB2002 001B	Drawn By: K.P.	