Authority: Etobicoke York Community Council Report No. 5, Clause No. 11,

as adopted by City of Toronto Council on June 14, 15 and 16, 2005

Enacted by Council: June 16, 2005

CITY OF TORONTO

BY-LAW No. 535-2005

To amend Chapters 320, 324 and 326 of the former City of Etobicoke Zoning Code with respect to certain lands located on the south side of Evans Avenue, between Garroch Place and Carnarvon Avenue, to permit the development of one semi-detached building containing two dwelling units known municipally as 99 Evans 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*;

THEREFORE the Council of the City of Toronto HEREBY ENACTS as follows:

- 1. That the Zoning Map referred to in Section 320-5 of the Zoning Code, originally attached to Township of Etobicoke Zoning Code, be and the same is hereby amended by changing the classification of the lands located in the former Township of Etobicoke as described in Schedule 'A' annexed hereto from Residential Second Density (R2) to Residential Third Density (R3), provided that the following provisions shall apply:
 - (a) Notwithstanding Sections 320-40C and E of the Etobicoke Zoning Code, the minimum distance of a building from the centre line of Evans Avenue shall be 19.5 metres and the building shall be set back a minimum of 6 metres from the street line.
 - (b) In addition to the requirements of Section 320-18, the minimum width of the garage shall be 3.0 metres and the minimum internal floor area of the garage shall be 18 square metres.
 - (c) Notwithstanding Section 320-44(A), each driveway shall be a maximum of 42% of each front yard area.
 - (d) Notwithstanding Section 320-63(B)(3), the lot coverage for the main building shall be a maximum of 42% and shall not include covered porches.
 - (e) Notwithstanding Section 326-2F of the Etobicoke Zoning Code, within this by-law, permitted uses within the Residential Third Density zone shall be exempt from Site Plan Control.
- 2. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.

3. 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:

AND ADOPTION DATE	PROPERTY	PURPOSE OF BY-LAW		
535-2005 June 16, 2005	Lands located on the south side of Evans Avenue, between Garroch Place and Carnarvon Avenue, municipally known as 99 Evans Avenue.	To rezone the lands from Residential Second Density (R2) to Residential Third Density (R3) to permit one semi-detached building containing two dwelling units, subject to site-specific development standards.		

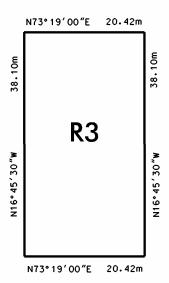
ENACTED AND PASSED this 16th day of June, A.D. 2005.

DAVID R. MILLER, Mayor ULLI S. WATKISS City Clerk

(Corporate Seal)

TORONTO Schedule 'A' BY-LAW





NOTE:

BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY
(Plan No. RC6301-1) SUBMITTED BY RABIDEAU & CZERWINSKI O.L.S.

LOT 93 AND PART OF LOT 94 REGISTERED PLAN 1007

Applicant's Name:		KORSIAK & COMPANY LTD.							
Assessment Map	ssessment Map Zoning Code Map/s		0_	10	20				
File No. 05_102104		Drawing No. 05_102104_dz1	Drawn By: K.P.	scale:	5	15	MORTH		