

Authority: Etobicoke York Community Council Item 13.26,
as adopted by City of Toronto Council on January 29 and 30, 2008
Enacted by Council: May 27, 2009

CITY OF TORONTO

BY-LAW No. 601-2009

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands on the south side of Dixon Road, municipally known as 327 Dixon 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*; and

WHEREAS the matters herein set out are in conformity with the Official Plan that is approved and in effect at this time;

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

1. That the Fourth Density Residential (R4) zoning classification of the lands identified as Parcel A and Parcel B on Schedule 'A' attached hereto, is hereby confirmed.
2. The development of the area identified as Parcel A on Schedule 'A' attached hereto shall be restricted to one apartment building subject to the following provisions:
 - (a) Notwithstanding the provisions of Section 320-67E.(1)(b) of the Zoning Code, development shall be limited to a maximum of 55 dwelling units.
 - (b) Notwithstanding the provisions of Section 320-18(B)(2a)(1, 2, 3 & 4) of the Zoning Code and Section 1 of By-law No. 12,413 relating to parking, a minimum of 52 parking spaces shall be provided, of this number not less than 8 parking spaces shall be reserved for visitor parking use only. No portion of the parking is required within buildings or underground structures. The parking spaces shall have a minimum width of 2.6m and a minimum length of 5.6m.
 - (c) Notwithstanding the provisions of Section 320-18(B)(2)(c) of the Zoning Code, a minimum landscaped area of 1,100 square metres shall be provided for the entire lot consisting of Parcel A.
 - (d) Notwithstanding the provisions of Section 320-19(A) of the Zoning Code, the front of a barrier free parking space may abut a retaining wall.
 - (e) A garbage enclosure shall be included in the permitted accessory uses and buildings listed under Section 320-66E of the Zoning Code.
 - (f) Notwithstanding the provisions of Section 320-68.B. of the Zoning Code, development shall be limited to a maximum height of 6 stories.

- (g) Notwithstanding the provisions of Section 320-67. E. (1)(d), (e) and (f) of the Zoning Code, the development shall comply with the minimum setbacks shown on Schedule 'B' attached hereto.
- 3.** Notwithstanding the provisions of Section 320-67B of the Zoning Code, development of the area identified as Parcel B on Schedule 'A' attached hereto shall be restricted to six semi-detached dwelling units subject to the following:
- (a) Lot frontage: minimum 7.3 metres
 - (b) Lot area: minimum 200 square metres
 - (c) Lot coverage: maximum 45%
 - (d) Floor Space Index: maximum .8
 - (e) Building height: maximum 9.5m, measured from the average grade of the public sidewalk adjacent to the front property line
 - (f) Rear setback: minimum 7 metres
 - (g) Front setback: minimum 6 metres
 - (h) Side setback: minimum 1.2 metres
 - (i) Driveway dimensions: maximum 3 metres width and minimum 6 metres length with positive slope towards the public road allowance
 - (j) Garage dimensions: internal garage dimensions of minimum 3 metres width and 6 metres in length
- 4.** By-law No. 12,413 is hereby repealed as it applies to the area identified as Parcel B on Schedule 'A' attached hereto.
- 5.** Where the provisions of this By-law conflict with the Zoning Code, the provisions of this by-law shall take precedence, otherwise the Zoning Code shall continue to apply.
- 6.** Within the lands shown on Schedule 'A' attached to this By-law, 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, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

7. 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:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
601-2009 May 27, 2009	Lands located on the south side of 327 Dixon Road, municipally known as 327 Dixon Road.	To amend the R4 provisions of the Zoning Code to permit 6 semi-detached dwelling units, subject to site specific development standards.

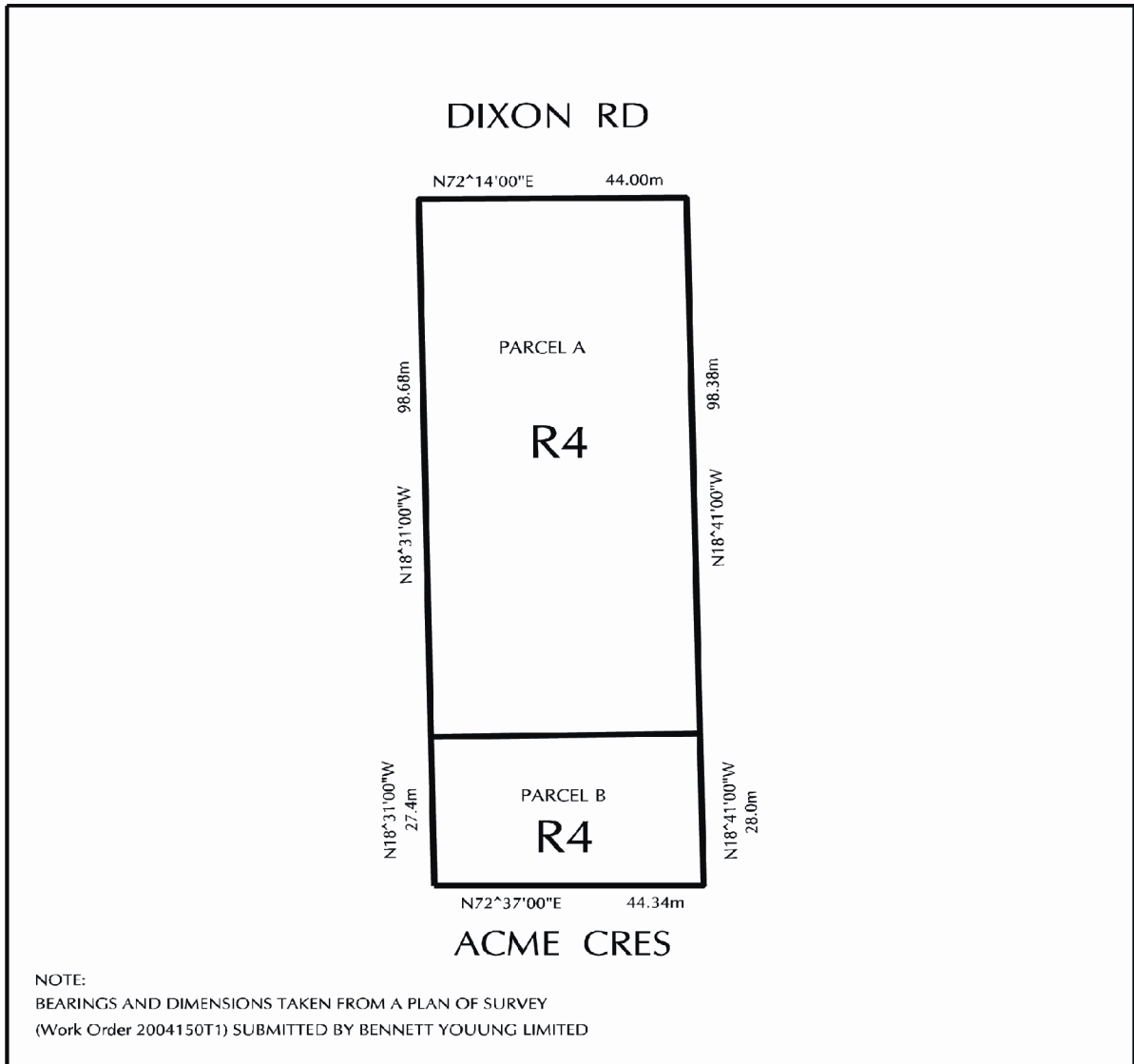
ENACTED AND PASSED this 27th day of May, A.D. 2009.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

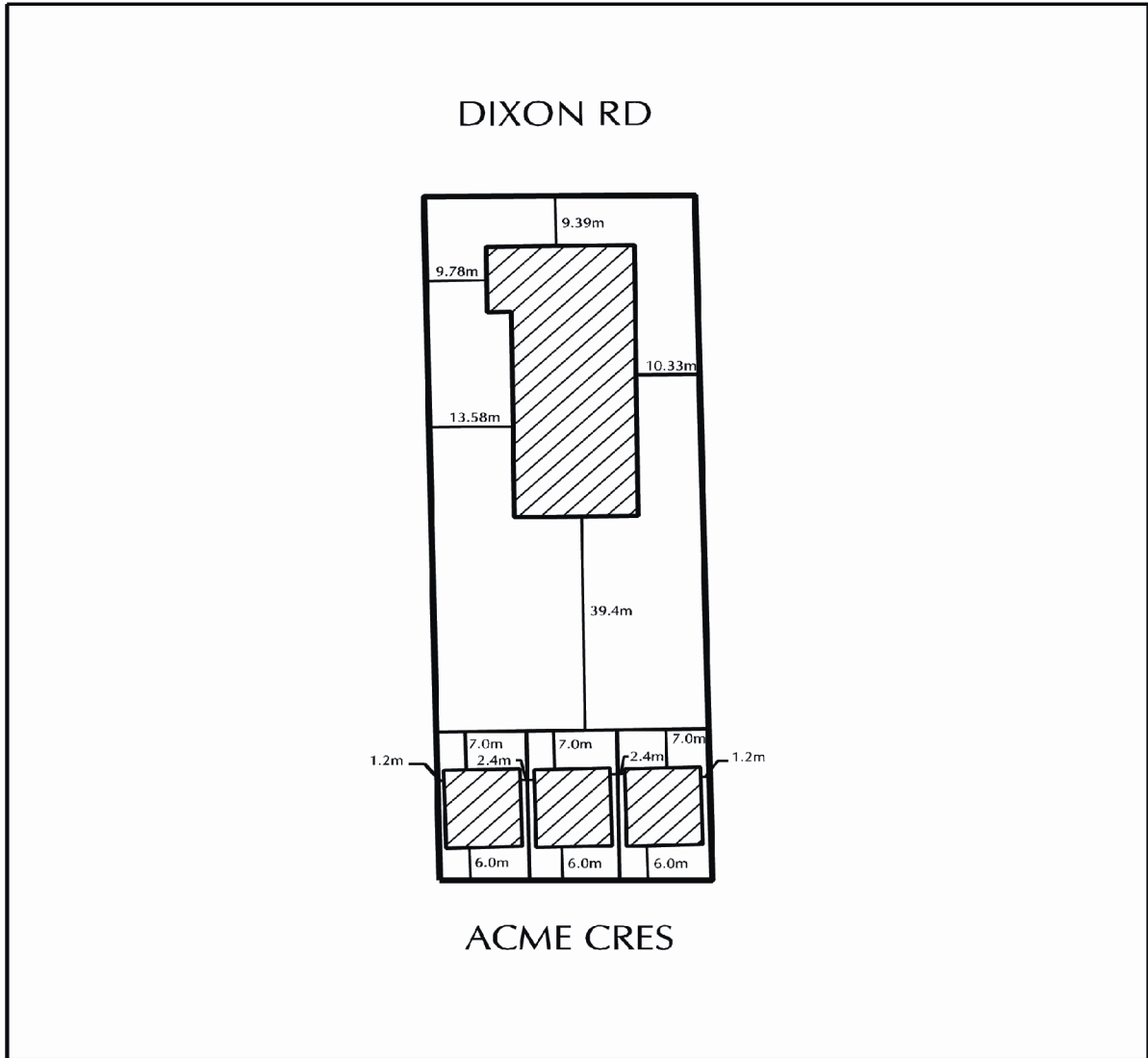
Toronto Schedule 'A' BY-LAW



**PART OF BLOCK B, PLAN M-877
CITY OF TORONTO**

Applicant's Name:	WESTON CONSULTING GROUP INC.		
Assessment Map F12	Zoning Code Map/s F12N	scale:	
File No. 06_137571	Drawing No. 06_137571_dz1	Drawn By: K.P.	

TORONTO Schedule 'B' BY-LAW



**PART OF BLOCK B, PLAN M-877
CITY OF TORONTO**

Applicant's Name:		WESTON CONSULTING GROUP INC.	
Assessment Map F12	Zoning Code Map/s F12N		scale:  m 
File No. 06_137571	Drawing No. 06_137571_dz2	Drawn By: K.P.	