Authority: Etobicoke York Community Council Item 6.1,

adopted as amended, by City of Toronto Council on May 17, 18 and 19, 2011

Enacted by Council: May 19, 2011

CITY OF TORONTO

BY-LAW No. 659-2011

To amend Chapters 304, 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located on the northwest corner of Islington and Bering Avenues, municipally known as 1144 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 HEREBY ENACTS as follows:

- 1. That the Zoning Map referred to in Section 320-5, Article II of the Etobicoke Zoning Code, is amended to R4G site specific to allow for 11 townhouse units.
- 2. Notwithstanding Chapter 320 Article XV, the following development standards shall apply to the development of the lands identified in Schedule 'A' attached hereto:
 - (a) A maximum gross floor area of 2,309 m² shall be permitted on the lands shown on Schedule 'A' and 'B' attached hereto.
 - (b) The maximum density shall be 1.44.
 - (c) The maximum number of townhouse units shall be 11.
 - (d) No building or structure within the Lands shall be located other than within the building envelopes shown on Schedule 'B'.
 - (e) The minimum building setbacks shall not be less than the measurements shown on Schedule 'B' attached hereto, and shall be measured from the main exterior walls of each building.
 - (f) The maximum lot coverage shall not exceed 49 percent.
 - (g) On-site parking must be provided at a minimum of 2 parking spaces per unit in tandem in an attached garage for residents, and 0.2 parking spaces per unit for visitors.
 - (h) The minimum internal dimension of each garage shall be 3.0 metres wide and 10.6 metres long.
 - (i) The maximum height shall be 13.1 metres.

(j) The minimum landscaped open space is 25 percent.

3. Definitions:

"Lands" means the lands described in Schedule 'A' attached hereto; and for the purposes of this By-law shall be based on the Lands prior to land dedications and conveyances.

- **4.** Where the provisions of the by-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this by-law shall apply.
- 5. 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	PURPOSE OF BY-LAW	DESCRIPTION OF PROPERTY
May 19, 2011 659-2011	To permit 11 townhouse units.	Lands located on the northwest corner of Islington and Bering Avenues, municipally known as 1144 Islington Avenue.

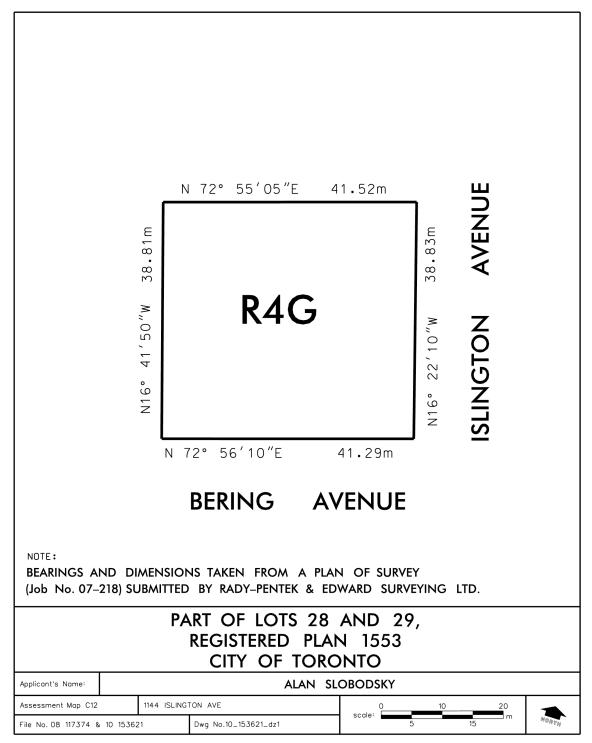
ENACTED AND PASSED this 19th day of May, A.D. 2011.

FRANCES NUNZIATA, Speaker

ULLI S. WATKISS, City Clerk

(Corporate Seal)

TORONTO Schedule 'A' BY-LAW



TORONTO Schedule 'B' BY-LAW

