CITY OF TORONTO

BY-LAW No. 736-2014(OMB)

To amend Chapters 320 and 342 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 the Ontario Municipal Board, pursuant to its Order issued on June 3, 2014 upon hearing the appeal of the owner under Section 54(14) of the *Planning Act*, R.S.O. 1990, c. P.13, determined to amend Chapter 320 of the Etobicoke Zoning Code, with respect to the lands municipally known as 1216 Royal York Road;

The Ontario Municipal Board orders:

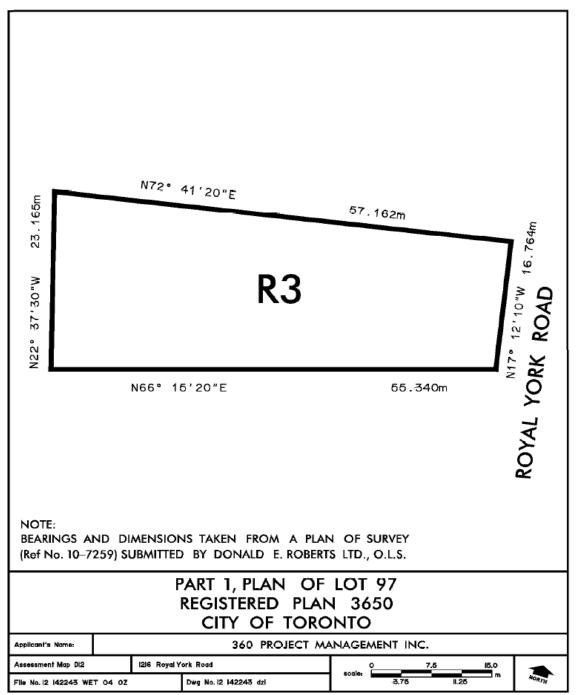
- 1. That the Zoning Map referred to in Section 320-5, Article II of the Zoning Code, originally attached to Township of Etobicoke By-law 11,737, be and the same is hereby amended by changing the classification of the lands located in the former Township of Etobicoke as described in Schedule 'A' annexed hereto from First Density Residential (R1) to a 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 Schedules 'A' and 'B' attached hereto.
- 2. 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.
- **3.** A semi-detached dwelling shall be permitted:
 - (a) A maximum of 2 dwelling units shall be permitted on the lands shown on Schedule 'A' and Schedule 'B' attached hereto.
 - (b) Unless otherwise stated in this By-law, the minimum building setbacks shall not be less than the measurements shown on Schedule 'B' attached hereto.
 - (c) Required building setbacks and separations shall not be obstructed by any construction other than 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) Minimum lot frontage shall be 8.5 metres.
- (f) The newly created lot line, as a result of the severance will have a zero metres setback.
- **4.** For the purposes of this by-law, Section 304-3 of the Etobicoke Zoning Code shall apply.
- 5. Where the provisions of the by-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this by-law shall apply.
- 6. Notwithstanding the conveyance or dedications of any portion of the lands shown on Schedule 'A' annexed hereto 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.
- 7. Chapter 342, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this by-law by adding the following to Section 342-1, Table of Site Specific By-laws:

BY-LAW NUMBER AND	DESCRIPTION OF	PURPOSE OF BY-
ADOPTION DATE	PROPERTY	LAW
736-2014(OMB)	Lands located on the west	To permit a 2-storey
	side of Royal York Road,	semi-detached dwelling.
June 3, 2014	north of Anglesey	
	Boulevard, municipally	
	known as 1216 Royal York	
	Road.	

PURSUANT TO THE ORDER/DECISION OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JUNE 3, 2014 UNDER BOARD FILE NO. PL130295.

TORONTO Schedule 'A' BY-LAW



TORONTO Schedule 'B' BY-LAW

