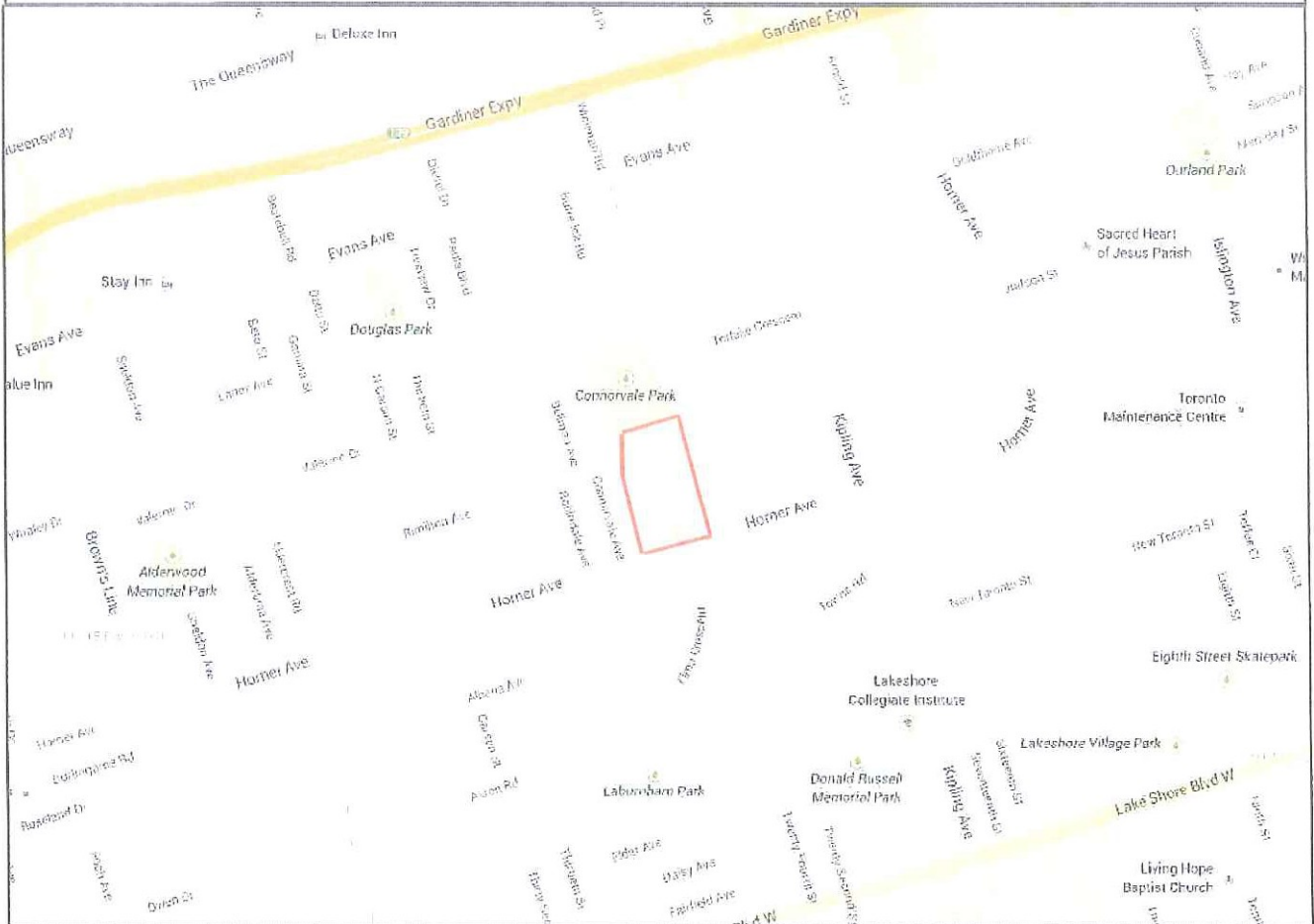
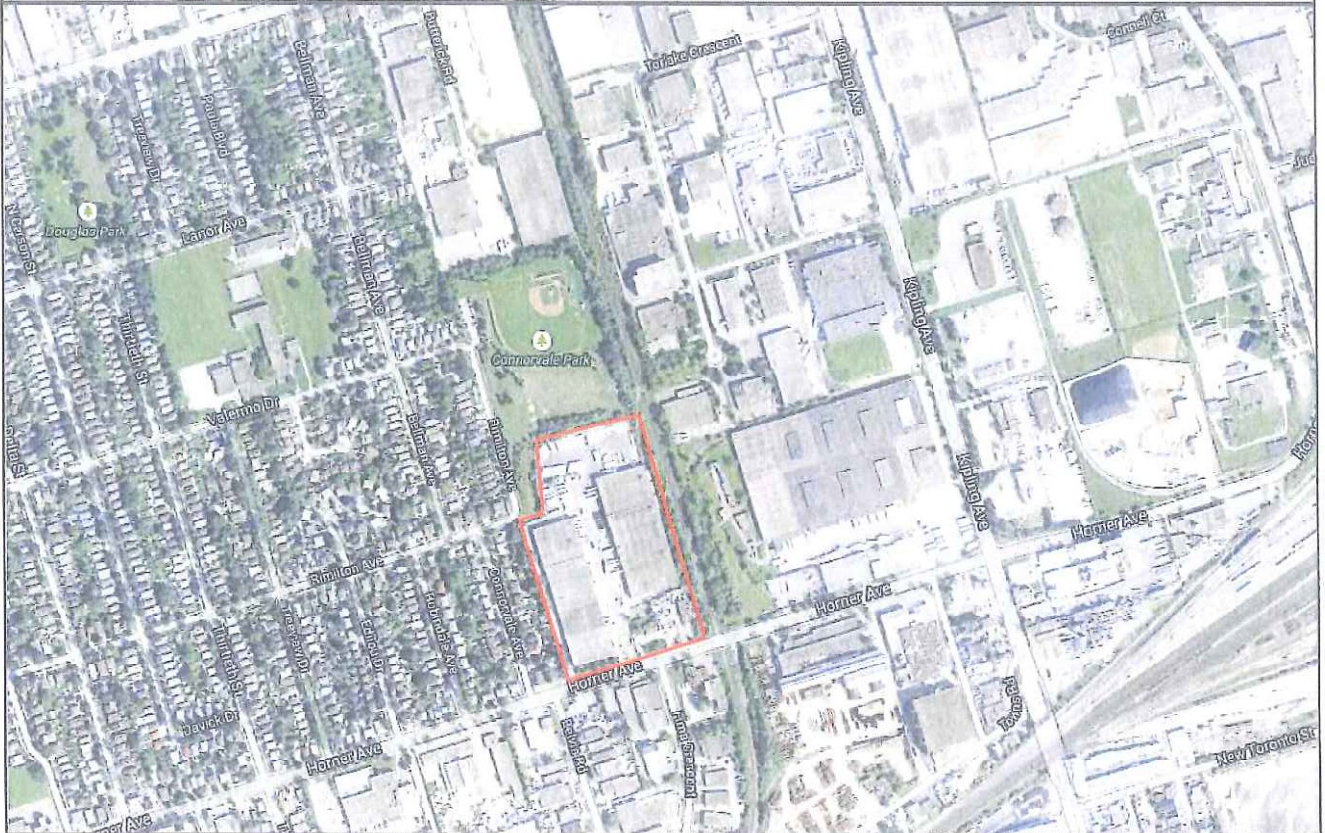


Location Map: 302, 320-324 Horner Avenue



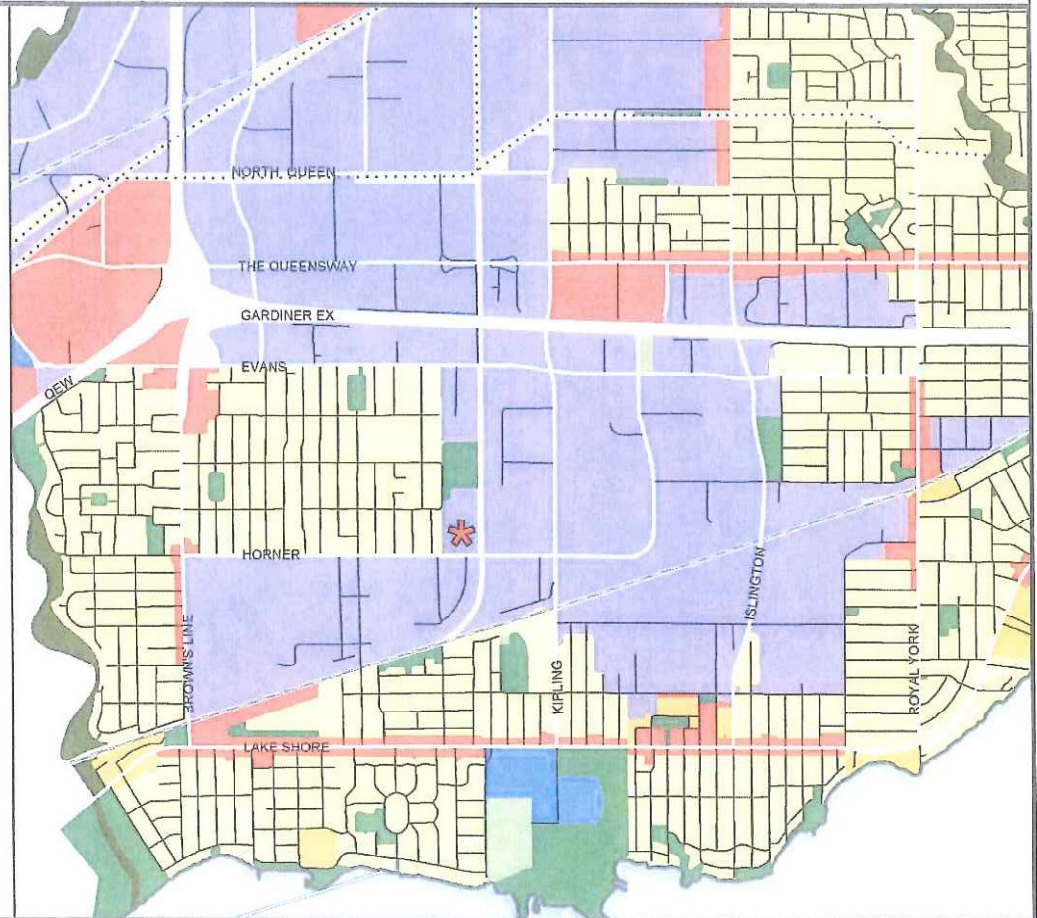
Aerial Map: 302, 320-324 Horner Avenue



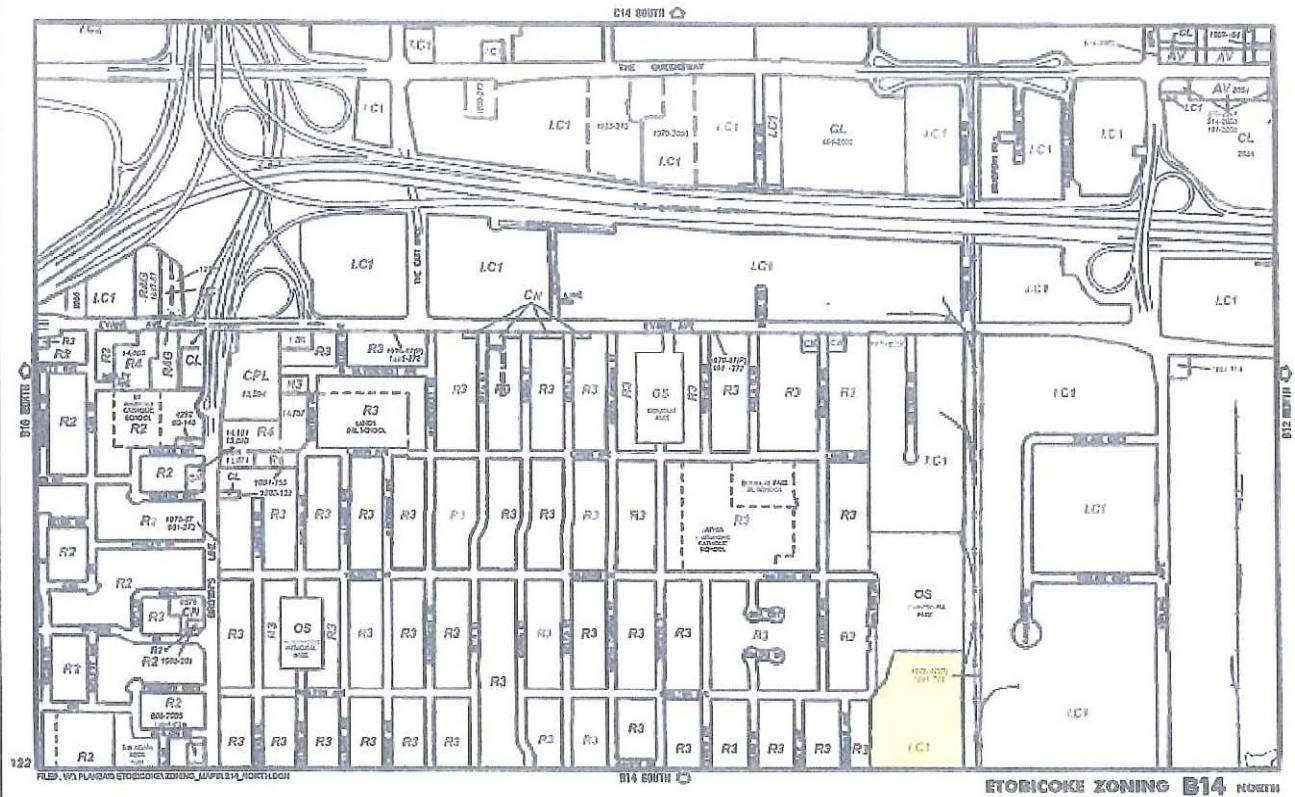
Toronto Official Plan: Land Use Designation (Map 15)

Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks and Open Space Areas**
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- Employment Areas
- Utility Corridors**



Etobicoke Zoning Map: 302-320-324 Horner Avenue



1979-67

REPORT OF BY-LAW

BY-LAW NUMBER 1979-67

A BY-LAW TO AMEND ZONING OF ETONHOEK ZONING BY-LAW NUMBER 11,737 WITH RESPECT TO CERTAIN LANDS ZONED THIRD DENSITY RESIDENTIAL (R3) AND LOCATED WITHIN THE AREA BOUNDED BY EVANS AVENUE TO THE NORTH, THE CANADIAN PACIFIC RAILWAY RIGHT-OF-WAY TO THE EAST, ROBERT AVENUE TO THE SOUTH AND BROWN'S LINE TO THE WEST; AND LANDS LOCATED WITHIN THE AREA BOUNDED BY ROBERT AVENUE TO THE NORTH, BROWN'S LINE TO THE EAST, THE CANADIAN NATIONAL RAILWAY RIGHT-OF-WAY TO THE SOUTH AND ETONHOEK CREEK TO THE WEST (ALDERWOOD AREA)

*On B. approved - 2791328 - June 1/79
revised by by-law 1981-272 September 18, 1981*

PASSED:

April 2nd, 1979.

R. F. Cloutier, Borough Clerk.

THE CORPORATION OF THE BOROUGH OF ETOBICOKE

SUMMARY OF INTENT

RE: BY-LAW 1979-67

This By-law restricts the gross floor area of any residential unit within a Third Density Residential (R3) zone to no greater than .40 times the area of the lot. It also establishes a height restriction of 7.5 meters above grade for all single family, semi-detached, and duplex units and 8.5 meters above grade for all triplex units. This By-law refers only to that residential neighbourhood known as Alderwood.

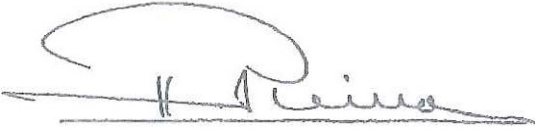
The imperial equivalents for the S.I. figures used in this By-law are:

7.5 meters = 24.60 feet

8.5 meters = 27.88 feet

1 meter = 3.28 feet

R.F. Cloutier
Borough Clerk



H. Rimon
Commissioner of Planning

File: 580.32



DRAFT
BY-LAW
READ AND APPROVED

[Signature]
MUNICIPAL ENGINEER

2 *[Signature]*
PLANNING DEPARTMENT

The Corporation of the Borough of Etobicoke
BY-LAW Number 1979-67

TO AMEND TOWNSHIP OF ETOBICOKE ZONING BY-LAW NUMBER 11,737 WITH RESPECT TO CERTAIN LANDS ZONED THIRD DENSITY RESIDENTIAL (R3) AND LOCATED WITHIN THE AREA BOUNDED BY EVANS AVENUE TO THE NORTH, THE CANADIAN PACIFIC RAILWAY RIGHT-OF-WAY TO THE EAST, HORNER AVENUE TO THE SOUTH AND BROWN'S LINE TO THE WEST; AND LANDS LOCATED WITHIN THE AREA BOUNDED BY HORNER AVENUE TO THE NORTH, BROWN'S LINE TO THE EAST, THE CANADIAN NATIONAL RAILWAY RIGHT-OF-WAY TO THE SOUTH AND ETOBICOKE CREEK TO THE WEST

WHEREAS THE MATTERS HEREIN SET OUT ARE IN CONFORMITY WITH THE OFFICIAL PLAN THAT IS APPROVED AND IN EFFECT AT THIS TIME.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE BOROUGH OF ETOBICOKE ENACTS AS FOLLOWS:

1. That notwithstanding the provisions of Section 9.4 of the Township of Etobicoke Zoning By-law Number 11,737 the following regulations shall apply to those lands designated Third Density Residential (R3) as described in Schedule 'A' annexed hereto:

(a) no person shall on any lot erect a single family, semi-detached, duplex or triplex dwelling having a gross floor area greater than .40 times the area of the lot.

2. That notwithstanding the following provisions of By-law Number 11,737, Clause 1.(a) of this By-law shall apply:

Section 9.4.2.1: Ground floor area: minimum

Section 9.4.2.2: Ground floor area: minimum

Dwelling unit area: minimum

The Corporation of the Borough of Etobicoke

BY-LAW Number 1979-67

Section 9.4.2.3: Dwelling unit area: minimum

Section 9.4.2.4: Dwelling unit area: minimum

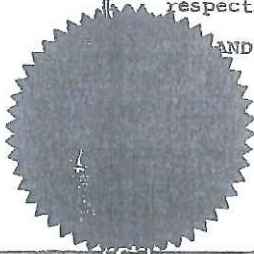
3. That notwithstanding the provisions of Section 9.4.3 of By-law Number 11,737, no single family, semi-detached or duplex dwelling shall hereafter be erected, structurally altered, enlarged or maintained, to exceed 7.5 meters in height and no triplex dwelling shall hereafter be erected, structurally altered, enlarged or maintained to exceed 8.5 meters in height.
4. That notwithstanding the provisions of Paragraph 3 of this By-law, no cellar shall hereafter be erected, structurally altered or maintained to exceed 1 meter above finished grade.
5. For the purpose of this By-law only:

Gross Floor Area: shall mean the aggregate of the areas of each and every floor measured from the exterior faces of the exterior walls or from the centre lines of walls separating two buildings, whether any such floor is above or below grade exclusive of any area of a floor below grade that is occupied by or is used for heating equipment, storage or parking of motor vehicles, storage or laundry facilities.

Basement: shall mean the storey or portion of storey of a building in which the floor level is two feet or more, but less than 50% of the basement height measured from floor to ceiling level, below the average finished exterior grade level adjoining such storey or portion of storey respectively.

Cellar: shall mean a storey or portion of storey of a building having its height measured from floor to ceiling level more than 50% below the average finished exterior grade level adjoining the storey or portion of storey respectively.

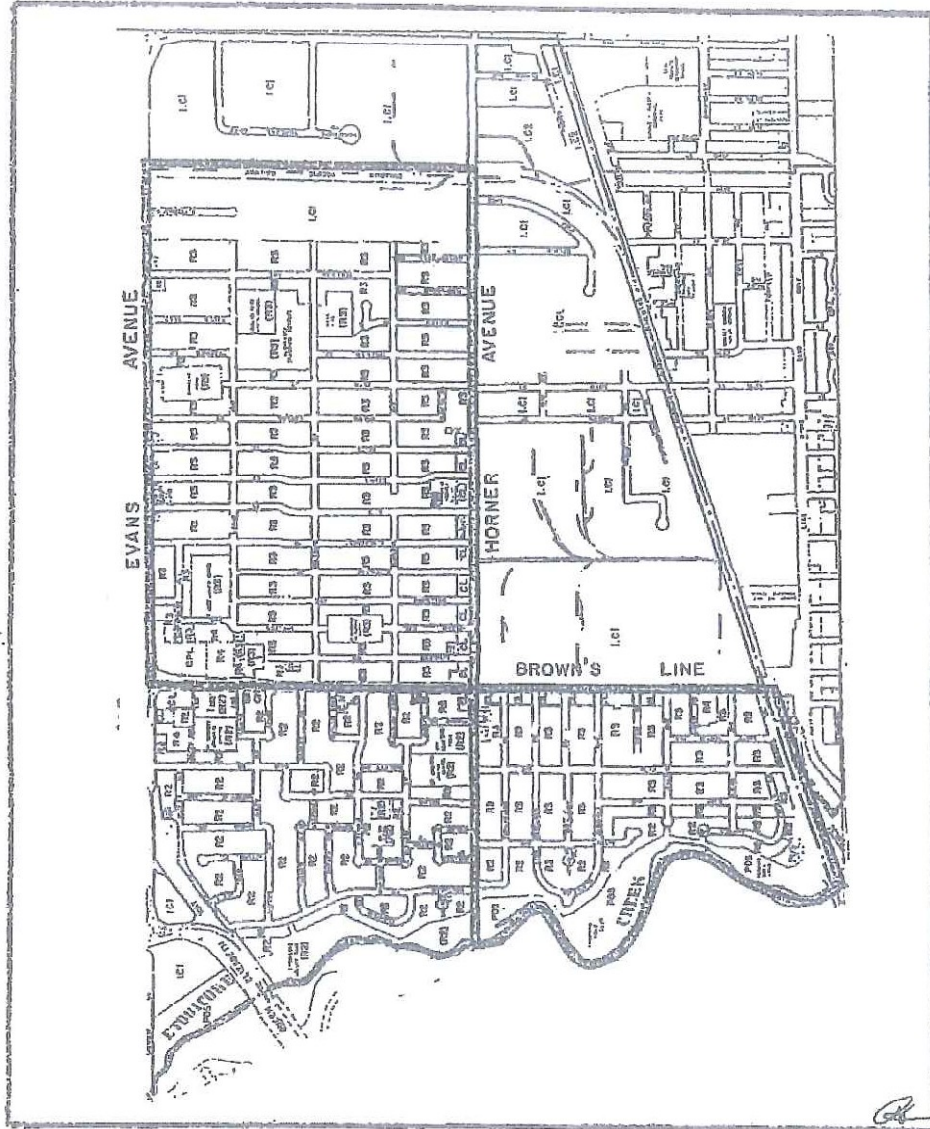
AND PASSED THIS 2nd DAY OF April, 1979.


C. Dennis Flynn MAYOR
R. C. [Signature] CLERK

Page Number 2

The Corporation of the Borough of Etobicoke
Schedule 'A' BY-LAW Number 1979-67

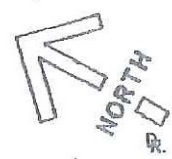
FILE 580 32 (79.1.11) ZONING PLATES B14, B16



PART OF LOTS 7,8,9 AND 10 CON. 2, COL. SMITH'S TRACT;
PART OF LOTS 11,12 AND 13 CON. 1, S.D.F.T.L.
AND PART OF LOT 12, BROKEN FRONT CON.
This is Schedule 'A' to By-law 1979-67
passed on the 2nd day of April, 1979.

L. Dennis Lynn MAYOR

R. D. Clouston CLERK



scales are approx. only