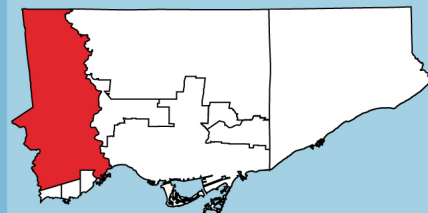


# Etobicoke, Etobicoke Zoning Code Division B

## Zoning Information



This information sheet lists the general requirements for each residential zone and has been prepared for convenience purposes only. For complete information, refer to Etobicoke Zoning Code, as amended.

Note: There are a number of Community By-laws in the former City of Etobicoke that have requirements which are not included on this sheet; please contact one of our Customer Service Staff to determine if they apply to the property in question.

### Information for:

Address:	Zone:
----------	-------

### Single Family Dwellings (Requirements listed below are for most interior lots)

Requirements	Zoning Designation					
	R1	R2	R3	R4	R5	R6
<b>Single Family Detached Dwellings</b>	Permitted	Permitted	Permitted	Permitted	Permitted	Not permitted
<b>Min. Lot Area</b>	557	510	465	465	557	N/A
<b>Min. Lot Frontage</b>	15.0m	13.5m	12.0m	12.0m	15.0m	N/A
<b>Max. Coverage</b>	33%	33%	33%	33%	33%	N/A
<b>Min. ground floor area</b>						
<b>one storey dwelling</b>	116 m <sup>2</sup>	97 m <sup>2</sup>	65 m <sup>2</sup>	65 m <sup>2</sup>	115 m <sup>2</sup>	N/A
<b>one and one half storey dwelling</b>	78 m <sup>2</sup>	69 m <sup>2</sup>	55 m <sup>2</sup>	55 m <sup>2</sup>	78 m <sup>2</sup>	N/A
<b>two or more storey dwelling</b>	65 m <sup>2</sup>	60 m <sup>2</sup>	46 m <sup>2</sup>	46 m <sup>2</sup>	65 m <sup>2</sup>	N/A
<b>Max. Floor space index</b>	0.45					
<b>Max. Height</b>	9.5m to the peak the roof and 6.5m to the underside of the eaves; or 6.5m to the top of flat roofs.					
<b>Front yard setback</b>						
<b>Dwellings in line with adjacent dwelling</b>	A minimum of 17.5m from the center line of road to the front of main building unless otherwise stated in table on reverse and a minimum of 7.5m from front property line to the front of main building					
<b>Dwellings not in line with adjacent dwelling</b>	The minimum front yard set back is the average distance between the front wall and front property line of the existing dwellings on either side.					
<b>Dwellings on a key lot</b>	The average of the required distance for the adjoining interior lot and the required distance from the side lot line on the street side of the building on the adjoining reverse corner lot. Where existing buildings on either or both said adjoining lots are located nearer to the front or side lines than the distances required above, the distances established by such existing buildings shall be used in computing the front yard for a key lot.					
<b>Side yard setbacks, one storey dwellings</b>						
<b>Lot frontage not greater than 15.3m</b>	0.9m (1.2m if windows located on the 1st storey)					
<b>Lot frontage 15.3m or greater</b>	1.2m					
<b>Corner lot</b>	Minimum distance from the side lot line on the street side shall be 50% of the distance from the front lot line for buildings on lots in the rear of such corner lot (excluding key lots), but not less than 3m.					
<b>Side yard setbacks, dwellings more than one storey</b>						
<b>Lot frontage not greater than 15.3m</b>	0.9m per side and a total minimum combined side yards of 2.1m minimum					
<b>Lot frontage 15.3m to 18m</b>	1.2m per side is and a total minimum combined side yards that is equal to or greater than 20% of lot frontage					
<b>Lot frontage greater than 18m</b>	1.2m + 0.3m for every 3m or portion there of beyond 18m but need not exceed 3m per side provided that the total minimum combined side yards is equal to or greater than 20% of lot frontage.					
<b>Corner lot</b>	Minimum distance from the side lot line on the street side shall be 50% of the distance from the front lot line for buildings on lots in the rear of such corner lot (excluding key lots), but not less than 3m.					
<b>Rear Yard Setback</b>	25% of lot depth but not less than 7.5m					
<b>Depth of dwelling</b>	For dwellings that are more than one storey, with lot frontage less than 18m the Maximum depth = 16.5 m + 1.8 m for a one storey extension that is 50% of the width of the dwelling and a min. 3m side yard set back For all others no requirement					

### Accessory Buildings and Structures (Garages <sup>(1)</sup> / Carports / Sheds / Pools)

<b>Max. coverage</b>	No individual structure is permitted to exceed 2% coverage of the lot area, except that a private garage, carport or swimming pool (including a pool enclosure) may cover up to 10% of the lot area 12% of the lot area for all accessory buildings and structures. 35% of the rear lot area for all accessory buildings and structures. <i>Note: swimming pools not more than 0.3m above the average natural ground level shall not be included in this case</i>
<b>Min. floor area for a private garage</b>	Minimum 18m <sup>2</sup> of floor space - For Parking Space Size Requirements, refer to By-law # 497-2007
<b>Min. distance to main building</b>	Any accessory structure in the rear yard is required to maintain a minimum of 1.0m separation from the main building.
<b>Side yard setback</b>	All accessory buildings in the side yard require a side yard setback of not less than the minimum required for the main building.
<b>Side yard setback for a garage on a corner lot.</b>	6.0m from flanking street to garage door or wall that contains the garage door.

## Accessory Buildings and Structures (Garages <sup>(1)</sup> / Carports / Sheds / Pools) cont...

<b>Rear yard and side yard setbacks</b>	0.4m from the property line. Overhang projections (i.e. soffits and eavestroughs) are required to be 0.15m from property lines
<b>Max. height</b>	3.7m to a point halfway up the surface of a pitched roof and 2.5m to the top of the walls or supporting posts. Flat roofs not to exceed 2.5m in height.
<b>Corner lots</b>	Any garage or carport is required to be attached to the dwelling

### Notes:

(1) Three car garages shall be permitted only on lots with a frontage greater than 27m.

## Front Yard Setbacks on Specific Streets

(this table to be read in conjunction with front yard setback requirements on reverse side)

Street Name	Setback	Street Name	Setback	Street Name	Setback
<b>Albion Rd.</b>	23m	<b>Elmcrest Rd.</b>	20.5m	<b>Norseman St.</b>	20.5m
<b>Berry Rd.</b>	20.5m	<b>Evans Ave.</b>	20.5m	<b>North Queen St.</b>	20.5m
<b>Bloor St. W – East of Kipling Ave.</b>	23m	<b>Highway 427</b>	26m	<b>Rathburn Rd.</b>	20.5m
<b>Bloor St. W - West of Kipling Ave.</b>	20.5m	<b>Highway 27</b>	26m	<b>Renforth Dr.</b>	23m
<b>Brown's line</b>	26m	<b>Horner Ave.</b>	20.5m	<b>Rexdale Blvd.</b>	23m
<b>Burnhamthorpe Rd.</b>	20.5m	<b>Islington Ave., on the residentially zoned lands north of Eglinton Ave. W</b>	26m	<b>Royal York Rd. - North of Edenbridge Dr.</b>	26m
<b>Dixon Rd.</b>	23m	<b>Kipling Ave., on the residentially zoned lands north of Eglinton Ave. W</b>	26m	<b>Scarlett Rd.</b>	23m
<b>Dundas St. W</b>	23m	<b>Martin Grove Rd. - North of Rathburn Rd.</b>	26m	<b>The Queensway</b>	23m
<b>Eglinton Ave. W</b>	26m	<b>Mill Rd.</b>	23m		

## Definitions

<b>Coverage</b>	The percentage of the lot area covered by the building. It shall include attached private garages, but shall exclude a building or part thereof which is completely below grade, and building projections into yards or courts such as open and unroofed porches, verandas and terraces, exterior steps, cornices, chimneys, fire-escapes, stairways, ramps and open loading platforms.
<b>Dwelling Depth</b>	The distance from the minimum required front yard setback line to the rear wall of the dwelling, including an attached garage.
<b>Floor Space Index</b>	The ratio of the total gross floor area of the building to the lot area.
<b>Gross floor area</b>	The total area of all floors in a building between the outside faces of the exterior walls, except for storage rooms where the floor area level is at least 0.6m below grade, or parking areas for motor vehicles and mechanical rooms. Laundry and recreation rooms located in cellars shall be excluded. <i>Note: a floor area having a ceiling height greater than 4.6m shall be doubled for the purpose of calculating Gross floor Area.</i>
<b>Ground Floor Area</b>	The total area of a building at grade between the outside faces of the exterior walls; excluding, a private garage, porch or veranda.
<b>Height of Building</b>	The perpendicular distance measured from the average of the natural, unaltered grade at the intersection of the side yard lot lines and the minimum front yard setback to highest point of the roof, or soffit of the eaves overhang.
<b>Private Garage</b>	An accessory building, either detached or part of a dwelling, to park private motor vehicles and store private household equipment.

## Permitted Encroachments into Yard Setbacks

<b>Font yard setback</b>	1.6 m for open terrace, open and/or roofed porchway or veranda having columns that do not exceed 33cm in width or depth and walls, guardrails or balustrades that do not exceed 107cm in height Uncovered steps to grade 0.5m for a chimney-breast
<b>Rear yard setbacks</b>	1.6m for uncovered terrace, veranda, porch, chimney breast or steps having columns that do not exceed 33cm in width or depth and walls, guardrails or balustrades that do not exceed 107cm in height
<b>Side yard setbacks</b>	0.4m for a chimney-breast, steps, eaves or other projections from the main side wall of a building
<b>Side yard setbacks for corner lots</b>	1.6m for open terrace, open and/or roofed porchway or veranda having columns that do not exceed 33cm in width or depth and walls, guardrails or balustrades that do not exceed 107cm in height