

Authority: Etobicoke Community Council Report No. 1, Clause No. 12,
as adopted by City of Toronto Council on February 1, 2 and 3, 2000
Enacted by Council: February 3, 2000

CITY OF TORONTO

BY-LAW No. 83-2000

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located on the north west corner of Manitoba Street and Grand Avenue and municipally known as 67 Grand Avenue.

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 Zoning Code, and 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 Class 1 Industrial (IC1) to Group Area Fourth Density Residential (R4G) provided that the following provisions shall apply to the development of the (R4G) lands identified in Schedules "A" and "B" attached hereto.

2. Nothing in this by-law shall preclude row dwelling units from being divided into individual lots within the meaning of the Planning Act.

3. Notwithstanding the definition of "lot" in Section 320-3 of the Zoning Code, the standards of this by-law shall apply to the (R4G) lands identified in Schedules "A" and "B" attached hereto in their entirety.

4. Notwithstanding Sections 320-70 and 320-71 of the Zoning Code, the following development standards shall now be applicable to the lands described in Schedule "A" attached hereto:

- (a) A maximum of 8 townhouse dwelling units shall be permitted.
- (b) The minimum building setbacks shall not be less than the measurements shown on Schedule "B" attached hereto, and shall be measured from the main walls of each group dwelling.
- (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 m from any exterior wall of a building provided they are a minimum of 1 m from the street line or public right-of-way.
 - (iii) open, uncovered (or roofed) porchway or veranda and grade-related patios projecting a maximum of 1.5 m from the exterior front wall and 3 m from the exterior rear wall of the dwelling unit.

- (d) The maximum floor space index (combined) shall not exceed 1.2 gross.
- (e) The maximum building coverage (combined) shall not exceed 52% of the site area, exclusive of those provisions included within Section (c) of this by-law.
- (f) Minimum landscape open space (combined) shall not be less than 37% of the site area. For the purposes of this by-law, landscaped open space shall include walkways and those provisions included within Section (c) of this by-law.
- (g) The maximum building height of each unit shall be 13 m, measured as the perpendicular distance between the average finished grade along the front property line, measured across the front of each unit, to the highest point of the roof.
- (h) The minimum width of each dwelling unit shall be 4.3 m.
- (i) For each dwelling unit, one parking space shall be provided within an enclosed and attached garage at grade with a minimum dimension of 2.75 m by 6 m and one parking space shall be provided on the driveway at grade immediately in front of the garage of each dwelling unit with a minimum dimension of 2.7 m by 6 m.
- (j) Permitted accessory uses shall include private home daycare central air conditioning units. Carports, detached garages, television antennae, satellite dishes, playhouses, tool sheds, swimming pools and structures in conjunction with such swimming pools, shall be prohibited.
- (k) Notwithstanding Section 320-43 N. of the Zoning Code, central air conditioning units shall be permitted in the rear yard only, not less than 0.2 m from the side lot lines and/or 3.0 m from the street lines.
- (l) Notwithstanding Section 320-46 A of the Zoning Code, fences may be constructed to a maximum height of 1.9 m.

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. 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

83-2000 February 3, 2000	Lands located on the northeast corner of Grand Avenue and Manitoba Street	To rezone the lands from Class One Industrial (I.C1) to Group Area Fourth Density Residential (R4G) To permit 8 town house units subject to specific development standards.
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ENACTED AND PASSED this 3rd day of February, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE “A”

SCHEDULE “B”