

Authority: Etobicoke Community Council Report No. 3, Clause No. 18,  
as adopted by City of Toronto Council on April 11, 12 and 13, 2000  
Enacted by Council: April 26, 2000

## CITY OF TORONTO

### BY-LAW No. 247-2000

#### **To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located in the north west quadrant of Grand Avenue and Manitoba Street municipally known as 134 and 136 Manitoba Street, and 527 and 535 Oxford Street.**

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 held at least one public meeting in accordance with the *Planning Act*;

THEREFORE 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 No. 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 Third Density Residential (R3) 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. That the provisions which apply to the subject lands by By-law No. 1990-16 and By-law No. 8572 are hereby repealed and shall not apply to the lands described in Schedule "A" attached hereto.

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

4. Notwithstanding the definition of "lot" in Section 304-3 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.

5. 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 25 dwelling units shall be permitted, including semi-detached dwellings.
- (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 row dwelling, semi-detached dwelling and 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 metres from any exterior wall of a building provided they are a minimum of 1 metres 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 metres from the exterior front wall, or side wall abutting Oxford Street and the internal driveway, and 3 metres from the exterior rear wall of the dwelling unit.
- (d) The maximum floor space index (combined) shall not exceed 1.0.
- (e) The maximum building coverage (combined) shall not exceed 40% 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 35% 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 metres, measured from the geodetic datum, to the highest point of the roof.
- (h) The minimum width of each dwelling unit shall be 4.7 metres.
- (i) For each dwelling unit, one parking space shall be provided within an enclosed and attached garage at grade with a minimum dimension of 3 metres by 6 metres and one additional 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 metres by 6 metres to be measured from the property line for units fronting onto Manitoba Street or the internal roadway curb. A minimum of 4 additional parking spaces for visitors shall also be provided.
- (j) Permitted accessory uses shall include private home daycare, central air and conditioning units, and satellite dishes not exceeding 1.2 square metres in area. Carports, detached garages, television antennae, 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 metres from the side lot lines and/or 3.0 metres 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 metres, excluding the retaining wall.

6. Where the provisions of the by-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this by-law shall apply.

7. 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**

247-2000 April 26, 2000	Lands located in the northwest quadrant of Grand Avenue and Manitoba Street, municipally known as 134 and 136 Manitoba Street and 527 and 535 Oxford Street	To rezone the lands from Third Density Residential (R3) to Group Area Fourth Density Residential (R4G) to permit 25 dwelling units subject to site-specific development standards.
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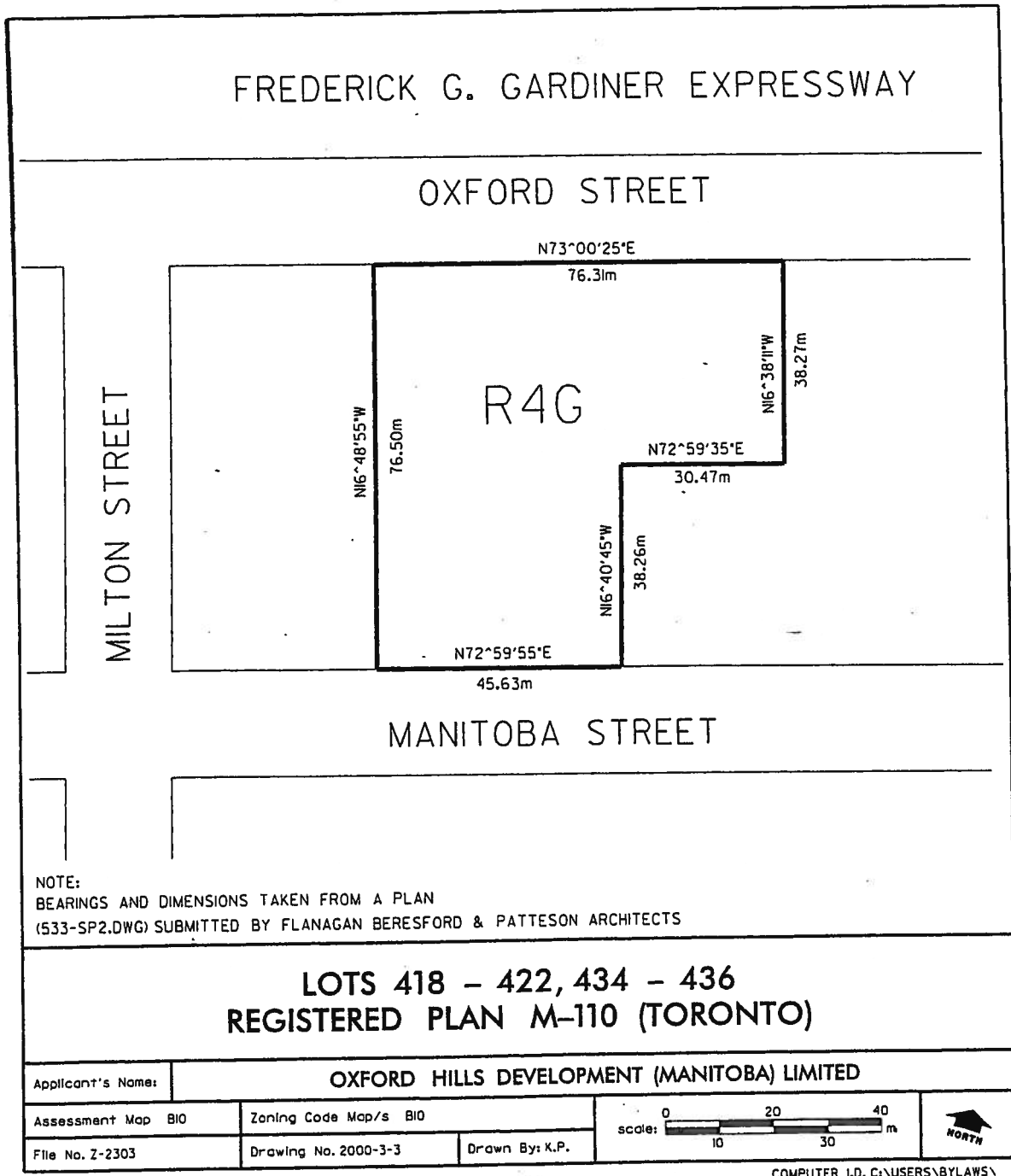
ENACTED AND PASSED this 26th day of April, A.D. 2000.

MEL LASTMAN,  
Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**TORONTO** Schedule 'A'



**Toronto** Schedule 'B'

