

Authority: Etobicoke Community Council Report No. 2, Clause No. 10,  
as adopted by City of Toronto Council on February 29, March 1 and 2, 2000  
Enacted by Council: May 11, 2000

## CITY OF TORONTO

### BY-LAW No. 280-2000

**To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located on the south side of Tyre Avenue, north of Dundas Street West and east of Kipling Avenue municipally known 3, 5, 7, and 7a Tyre Avenue and the rear portions of 9 and 11 Tyre Avenue.**

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*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The Zoning Map referred to in Section 320-5, Article II of the Zoning Code, and originally attached to Township of Etobicoke By-law 11737, 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 Second Density Residential (R2) 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 townhouse 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 29 townhouse dwelling units and 2 single, detached dwellings in conjunction with the retention of two existing single, detached dwellings identified as Buildings "A" and "B" shall be permitted as shown on Schedule "B" attached hereto; and
- (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 single detached dwelling and/or each block of townhouse dwellings. Setbacks for existing buildings identified as Buildings "A" and "B" as shown on Schedule "B" attached hereto shall be exempt as to their location.

- (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; and
  - (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 permitted gross floor area (combined) shall not exceed 6 800 metres squared.
- (e) The maximum building coverage (combined) shall not exceed 33% 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 44 % 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 8.5 metres, measured as the perpendicular distance between the average finished grade measured across the front elevation of each development block and/or unit, to the mid point of the roof.
- (h) For each dwelling unit, one parking space shall be provided within an enclosed and attached garage at grade with a minimum dimension of 3m by 6m 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. Six additional visitor parking spaces shall be provided on-site with a minimum dimension of 2.7 m by 6 m.
- (i) 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.
- (j) 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.

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

5. 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**

|                          |                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                          |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 280-2000<br>May 11, 2000 | Lands located on the south side of Tyre Avenue, north of Dundas Street West and east of Kipling Avenue, municipally known as 3, 5, 7 and 7a Tyre Avenue and the rear portions of 9 and 11 Tyre Avenue | To rezone the lands from Second Density Residential Group Area Fourth Density Residential (R4G) to permit a maximum of 29 townhouse dwelling units and 2 single detached dwellings in conjunction with the retention of the existing dwellings municipally known as 7 and 7a Tyre Avenue |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

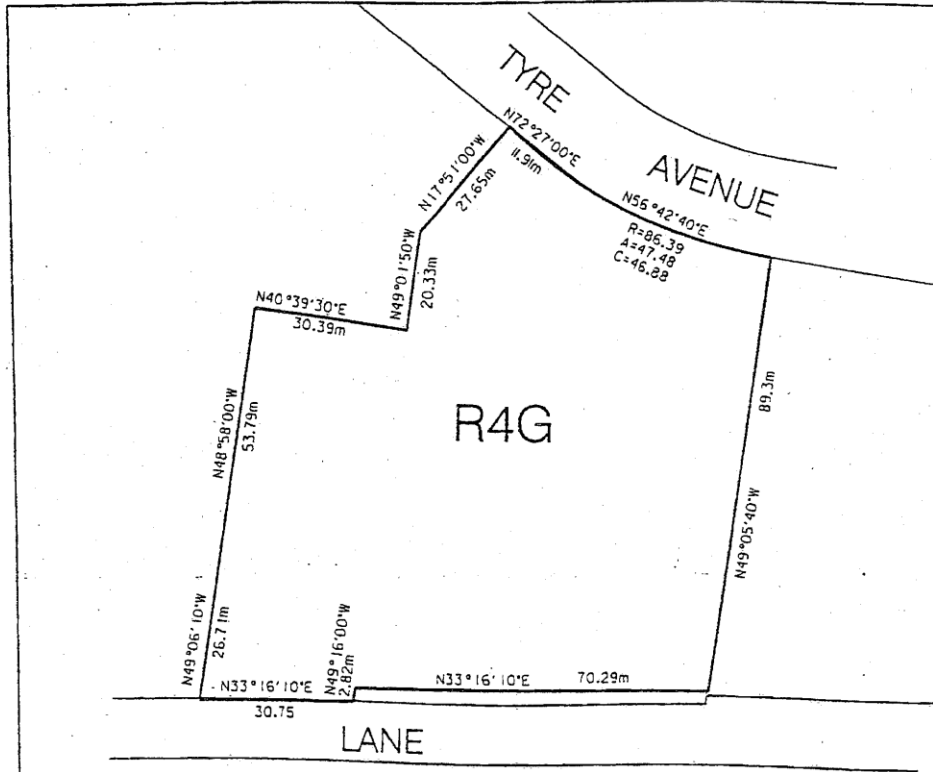
ENACTED AND PASSED this 11th day of May, A.D. 2000.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

SCHEDULE "A"



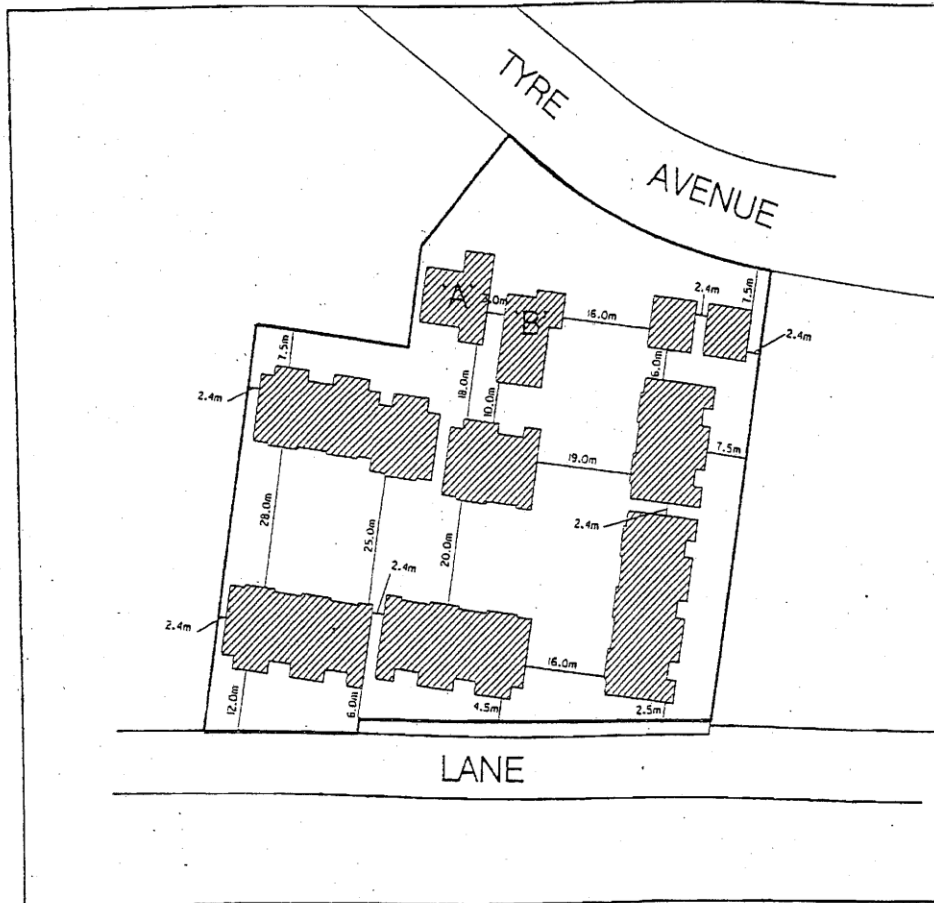
NOTE: BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY (PLAN NO. RC4190) SUBMITTED BY RABIDEAU & CZERWINSKI

LOTS 124, 125, PART OF LOT 123 and PART OF BLOCK A, REGISTERED PLAN 1602 (TORONTO)

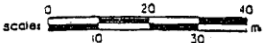

|                    |                       |                   |  |
|--------------------|-----------------------|-------------------|--|
| Applicant's Name:  |                       | INTAR CORPORATION |  |
| Assessment Map D12 | Zoning Code Map/s D12 | scale:            |  |
| File No. Z-2291    | Drawing No. 2000-2-1  | Drawn By: K.P.    |  |

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SCHEDULE "B"



LOTS 124, 125, PART OF LOT 123 and  
PART OF BLOCK A, REGISTERED PLAN 1602 (TORONTO)

|                    |                       |                                                                                                             |                                                                                             |
|--------------------|-----------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Applicant's Name:  |                       | INTAR CORPORATION                                                                                           |                                                                                             |
| Assessment Map D12 | Zoning Code Map/s D12 | scales  0 10 20 30 40 m |                                                                                             |
| File No. Z-2291    | Drawing No. 2000-2-1A | Drawn By: K.P.                                                                                              |  NORTH |

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