

Authority: Etobicoke Community Council Report No. 9, Clause No. 16,  
as adopted by City of Toronto Council on August 1, 2, 3 and 4, 2000  
Enacted by Council: August 3, 2000

**CITY OF TORONTO**

**BY-LAW No. 578-2000**

**To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located on the south side of West Deane Park Drive, east of Rabbit Lane, municipally known as 15 West Deane Park Drive.**

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 has 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 Etobicoke Zoning Code, and originally attached to Township of Etobicoke By-law No. 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' attached hereto from Planned Commercial Zone (CPL) to Group Area Fourth Density Residential (R4G) lands 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 304-3 of the Etobicoke 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 Etobicoke Zoning Code, the following development standards shall now be applicable to the lands described in Schedule 'A' attached hereto:

- (a) A maximum of 55 townhouse dwellings shall be permitted on the lands shown on Schedule 'A' and Schedule 'B' attached hereto.
- (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 block of townhouse dwellings.

- (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 1.0 metres 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 metres from the exterior rear wall of the dwelling unit.
- (d) The development on the lands shown as R4G on Schedule 'A' shall not exceed a maximum permitted gross floor area of 8,564 square metres.
- (e) The development on the lands shown as R4G on Schedule 'A' shall not exceed a maximum a building coverage of 36% of the site area, exclusive of those provisions included within Section 4(c) of this by-law.
- (f) The development on the lands shown as R4G on Schedule 'A' shall not have a minimum landscaped open space of less than 28% of the site area. For the purposes of this by-law, landscaped open space shall include walkways and those provisions included within Section 4(c) of this by-law.
- (g) The maximum building height shall be 3 storeys or 11 metres, whichever is less.
- (h) For each dwelling unit, one parking space shall be provided within an enclosed and attached garage at grade with a minimum dimension of 2.9 metres by 6.0 metres 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 2.8 metres by 6.0 metres. Seven additional visitor parking spaces shall be provided on-site with a minimum dimension of 2.7 metres by 6.0 metres.
- (i) Permitted accessory uses shall include private home day-care and 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 Etobicoke 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 3.0 metres from the street lines.

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:

<b>BY-LAW NUMBER AND ADOPTION DATE</b>	<b>DESCRIPTION OF PROPERTY</b>	<b>PURPOSE OF BY-LAW</b>
578-2000 August 3, 2000	Lands located on the south side of West Deane Park Drive and east of Rabbit Lane, municipally known as 15 West Deane Park Drive	To rezone the lands from a Commercial Local Zone (CPL) to Group Area Fourth Density Residential (R4G) to permit a maximum of 55 townhouse dwelling units

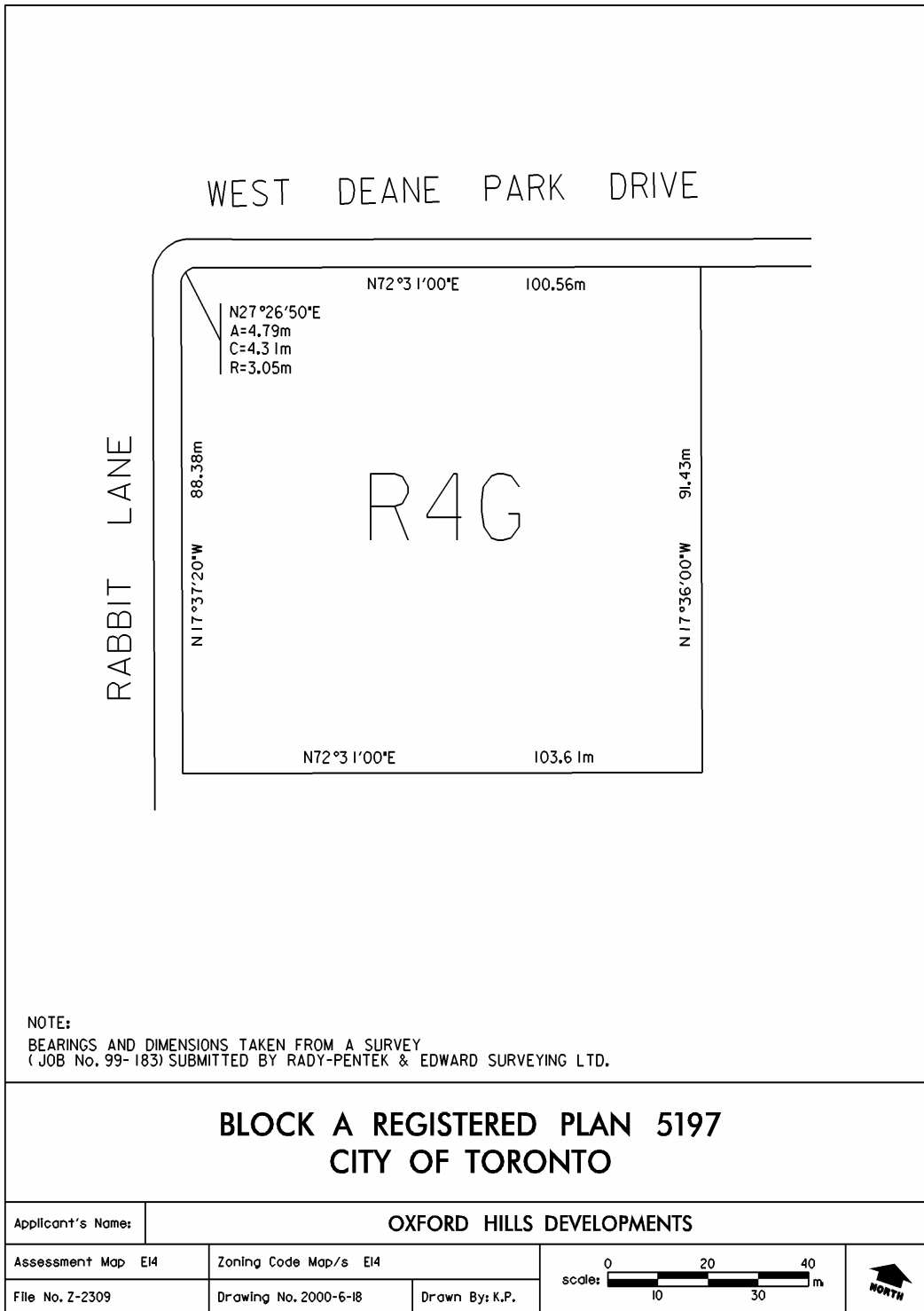
ENACTED AND PASSED this 3rd day of August, A.D. 2000.

CASE OOTES,  
Deputy Mayor

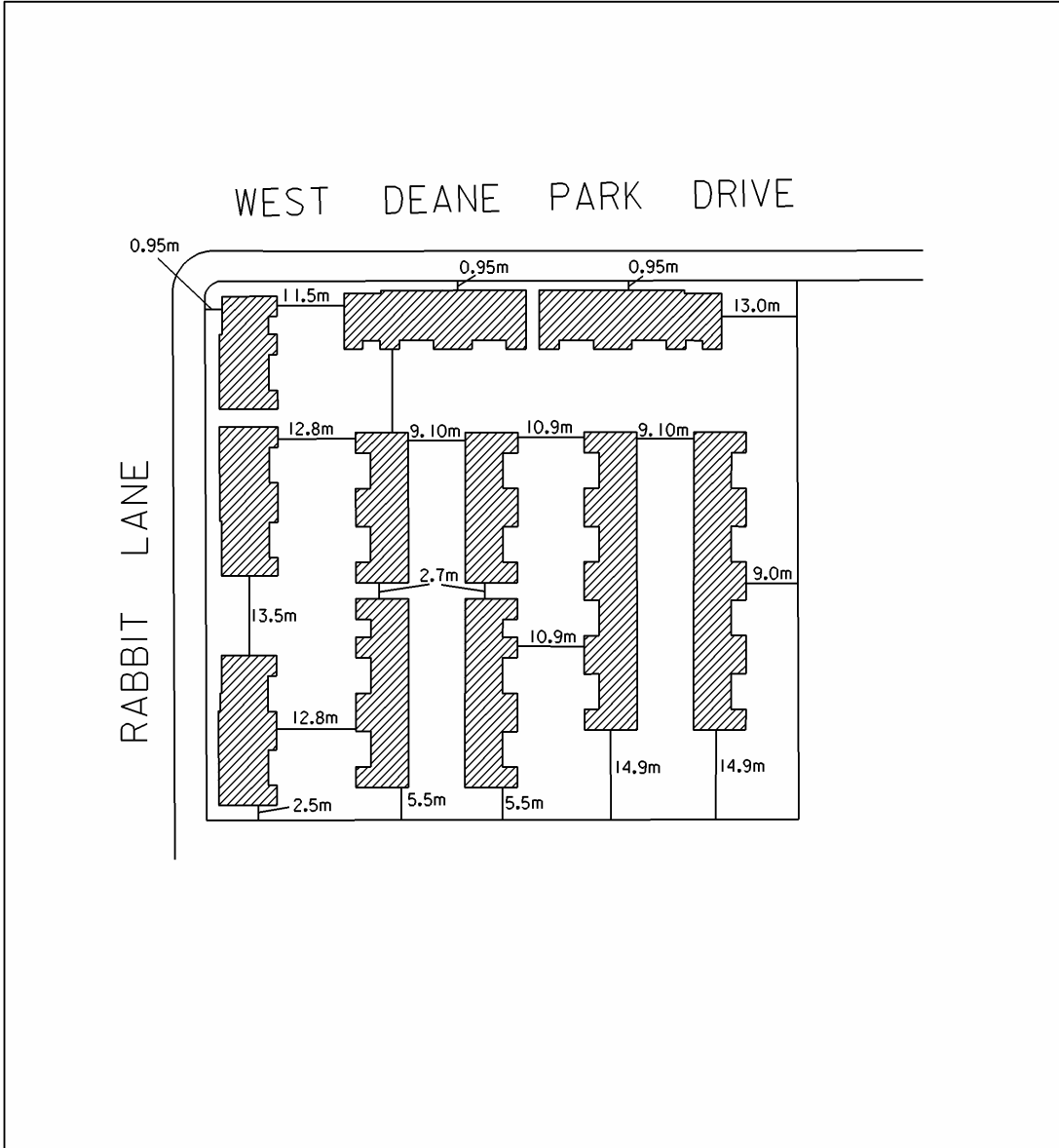
NOVINA WONG,  
City Clerk

(Corporate Seal)

**Toronto** Schedule 'A' BY-LAW



**Toronto** Schedule 'B' BY-LAW



**BLOCK A REGISTERED PLAN 5197  
CITY OF TORONTO**

Applicant's Name:	<b>OXFORD HILLS DEVELOPMENTS</b>		
Assessment Map E14	Zoning Code Map/s E14	scales:	
File No. Z-2309	Drawing No. 2000-6-18A	Drawn By: K.P.	