

Authority: Etobicoke Community Council Report No. 11, Clause No. 45,
as adopted by City of Toronto Council on October 3, 4 and 5, 2000
Enacted by Council: October 5, 2000

CITY OF TORONTO

BY-LAW No. 910-2000

To amend Chapters 304, 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located in the south-east quadrant of The Queensway and Grand Avenue, for the lands known municipally as 1 Beaverdale Road.

WHEREAS authority is given to Council by Sections 34 and 36 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. That the Zoning Map referred to in Section 320-5, Article II of the Zoning Code, originally attached to Township of Etobicoke By-law 11,737, be and the same is hereby amended by rezoning the lands described in Schedule "A" annexed hereto from Class 1 Industrial (I.C1) to Group Area Fourth Density Residential- Holding (R4G-H) and Public Open Space (OS) provided that the following provisions shall apply to the development of the Group Area Fourth Density Residential- Holding (R4G-H) lands identified in Schedules "A" and "B" attached hereto.

2. For the purposes of this By-law, the Group Area Fourth Density Residential- Holding (R4G-H) designation is a holding designation pursuant to Section 36 of the Planning Act, 1990. The (H) symbol indicates that lands so zoned cannot be used for a purpose permitted by the (R4G) zoning provisions, as amended by this By-law, until the (H) symbol is removed by a By-law amendment pursuant to Section 36 of the Planning Act, 1990. Upon deletion of the (H) symbol, from all or part of the lands, the (R4G) uses shall be permitted subject to the development standards applicable thereto.

The lifting of the (H) symbol shall be subject to the following conditions:

- (i) Approval from the City and the Toronto and Region Conservation Authority for all proposed grade changes, including the location of any fill which would alter the grading of the lot or affect the long term stability of the stable top-of-bank, as well as building block location and siting.
- (ii) Confirmation from the City's peer review consultant agreeing with the findings of the developers environmental consultant that the lands are suitable for the proposed uses pursuant to the Ministry of Environment Guideline's for the clean up of contaminated lands in Ontario, as amended from time to time.

- (iii) The developer to make application for the acquisition of City owned lands, shown as Parts 1 and 2 on Schedule 'A', and acquisition of such lands shall be in accordance with the City land disposal process.
- (iv) The developer to rezone the lands shown as Parts 1 and 2 on Schedule 'A' to R4G, and such zoning to be final and binding.
- (v) The resolution of the parkland contribution to the satisfaction of the City, including a full investigation of a linkage to the ravine system in consultation with the Toronto and Region Conservation Authority.
- (vi) Approval of a storm water management report to the satisfaction of Works and Emergency Services.

3. For the purposes of this by-law, the provisions of Sections 320-70 'D', 'E' and 'F' and 320-71 of the Zoning Code shall not apply. Notwithstanding the foregoing, Articles II through V of the Zoning Code shall continue to apply except where amended by this by-law.

4. Permitted accessory uses shall include central air conditioning units, tool sheds, and carports/decks within the required building setback. Detached garages, television antennae, satellite dishes, playhouses, swimming pools and structures in conjunction with such swimming pools, shall be prohibited.

5. For the purposes of this by-law, a group dwelling shall mean a building comprised of townhouse dwellings as defined by Section 304-3 of the Zoning Code, each of which is situated on an individual lot as further defined by this by-law.

6. Notwithstanding the definition of 'lot' in Section 304-3 of the Zoning Code, the standards of this by-law shall apply to the (R4G-H) lands identified in Schedule 'A' attached hereto in their entirety and nothing in this by-law shall preclude the (R4G-H) lands identified in Schedule 'A' attached hereto from being divided into individual lots within the meaning of the Planning Act.

7. Notwithstanding Section 320-43N of the Zoning Code, central air conditioning units shall be located only behind the rear wall of dwellings and located not less than 0.4 m from side lot lines and 1.5 m from the street line.

8. The following development standards shall apply:

- (a) A maximum of 41 townhouse dwellings shall be permitted.
- (b) The combined maximum coverage of all buildings within the site area of the lands as identified on Schedule 'A' attached hereto shall not exceed 51%.
- (c) The maximum floor space index of the (R4G) lands as identified in Schedule 'A' attached hereto shall be 1.25 (combined).

- (d) The maximum building height shall not exceed 15.4 metres.
- (e) The minimum landscaped open space area of the lands as identified on Schedule 'A' attached hereto shall be 30.5% (combined).
- (f) The minimum width of each dwelling unit shall be 4.8 metres.
- (g) Subject to paragraph (h) below, no portion of any townhouse dwelling shall project beyond the building envelope shown in striped lines on Schedule 'B' hereto, and no portion of any carport/structure shall project beyond the building envelope shown in cross-hatched lines on Schedule 'B' hereto.
- (h) No required building setback shall be obstructed by any construction other than the following:
 - (i) uncovered steps to grade;
 - (ii) an open and/or roofed porch or veranda projecting a maximum of 1.2 metres from the exterior front and/or rear wall of the dwelling unit;
 - (iii) chimney breasts, eaves, bay windows, or other projections projecting a maximum of 0.6 metres from any exterior wall of a building provided they are a minimum of 1.0 metre from the street line or common driveway; and
 - (iv) canopies projecting a maximum of 1.2 metres from the exterior front wall of a building provided they are setback a minimum of 0.4 metres from the street line or common driveway.

In (i) and (ii) above, the only enclosure permitted shall be a wall, guard-rail or balustrade not exceeding 1.07 metres in height.

- (i) For each dwelling unit having a driveway at the front of the dwelling unit, a driveway having a minimum width of 2.6 metres and minimum length of 6.0 metres shall be provided immediately in front of the garage of the dwelling unit.
- (j) The minimum separation distance between exterior side walls of buildings shall be 1.5 metres.
- (k) Notwithstanding Sections 320-18A and 320-18B of the Zoning Code, for each dwelling unit, one parking space shall be provided within an enclosed and attached garage with a minimum dimension of 2.6 metres by 6 metres and one parking space shall be provided on the driveway immediately in front of the garage of each dwelling unit. For those units with a rear yard garage an enclosed and attached

garage shall be provided containing 1 parking space having a minimum dimension of 2.6 metres by 6 metres, except for those units having a width of 5.5 metres where a second enclosed parking space having a minimum dimension of 2.6 metres by 6 metres shall be required. An additional exterior parking space shall be provided for the remaining units having a rear yard garage. Such spaces shall not be deemed to be parking spaces in tandem.

- (l) Not less than ten (10) visitor parking spaces for the exclusive use of all units on the subject lands shall be provided.

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

10. Chapter 324, Site Specifics, of the 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

910-2000 October 5, 2000	Lands located in the south east quadrant of The Queensway and Grand Avenue, municipally known as 1 Beaverdale Road	To change the Class 1 Industrial (IC1) zoning of the lands to Residential Group Area Fourth Density (R4G) to permit a development with 41 townhouses
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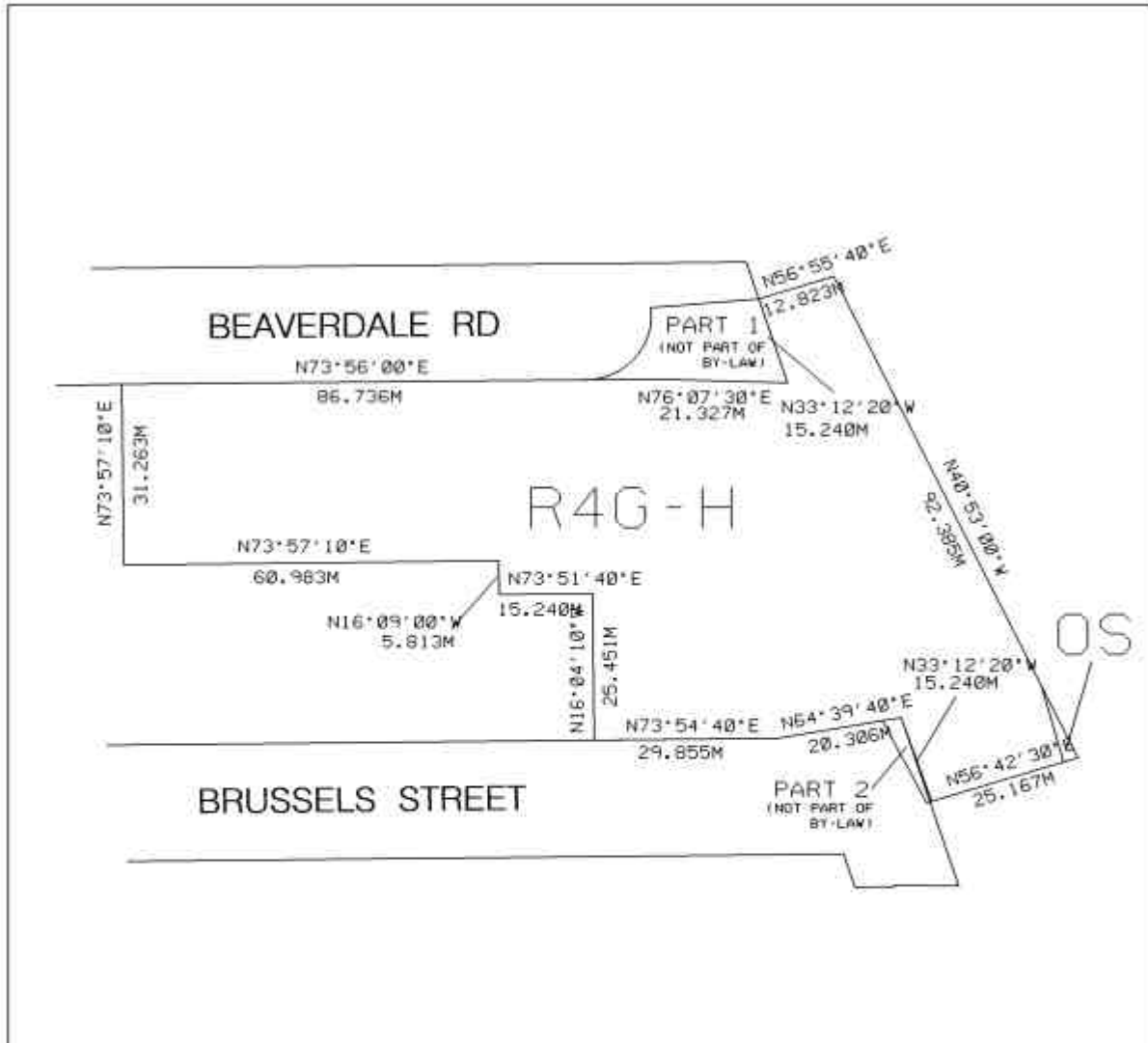
ENACTED AND PASSED this 5th day of October, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

TORONTO Schedule 'A' BY-LAW



NOTE:

BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY (Plan No. RC4350-2) SUBMITTED BY RABIDEAU & CZERWINSKI, ONTARIO LAND SURVEYORS

LOTS 57 to 63 (inclusive) and PART OF LOTS 64 and PART OF LOTS 272 to 277 (inclusive) and PART of PELHAM STREET (closed) REGISTERED PLAN M-137

Applicant's Name:		ZANINI DEVELOPMENT INC.	
Assessment Map: B10	Zoning Code: Map/s: B10	scale:	
File No.: 28A20000002	Drawing No.: 2000-9-2		

Toronto Schedule 'B' BY-LAW

