

Authority: Etobicoke Community Council Report No. 7, Clause No. 15,
as adopted by City of Toronto Council on July 24, 25 and 26, 2001
Enacted by Council: November 8, 2001

CITY OF TORONTO

BY-LAW No. 885-2001

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located on the north side of Bell Manor Drive, north of Berry Road.

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 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' annexed hereto from Fifth Density Residential (R5) 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" and "lot area" 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.
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 dwellings shall be permitted on the lands shown on 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 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; and
 - (iv) retaining walls and fencing.
- (d) The development on the lands shown as R4G on Schedule 'A' shall not exceed a maximum permitted gross floor area of 1,156 m².
- (e) The development on the lands shown as R4G on Schedule 'A' shall not exceed a maximum building coverage of 35% 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 have a minimum landscaped open space of not less than 58% 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 development on the lands shown as R4G on Schedule 'A' shall not exceed a maximum floor space index of 0.77.
- (h) The maximum building height shall be 3 storeys and shall not exceed 12.8 metres above the elevation of 90.93 metres above mean sea level used for by-law calculation.
- (i) Height is defined as the vertical distance from grade at the front main wall of the building to the highest point of the roof surface in the case of flat roofs or to the point halfway up the roof in the case of pitched roofs.
- (j) 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 m by 6.0 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 2.9 m by 6.0 m.
- (k) 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.

- (1) 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 3.0 m 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:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
885-2001 November 8, 2001	Lands located on the north side of Bell Manor Drive and North of Berry Road	To rezone the lands from Fifth Density Residential (R5) to Group Area Fourth Density Residential (R4G) to permit a maximum of 8 townhouse dwelling units

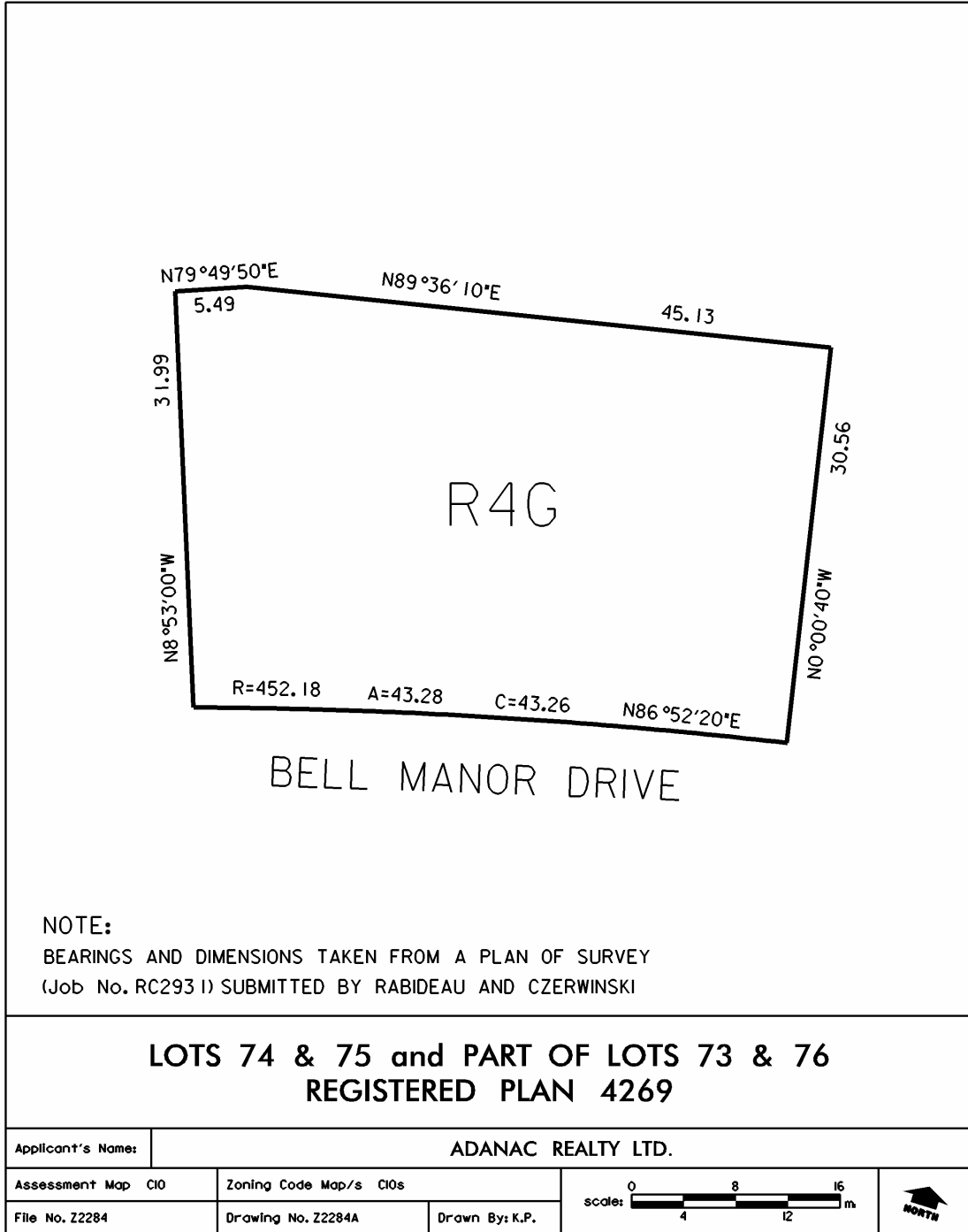
ENACTED AND PASSED this 8th day of November, A.D. 2001.

CASE OOTES,
Deputy Mayor

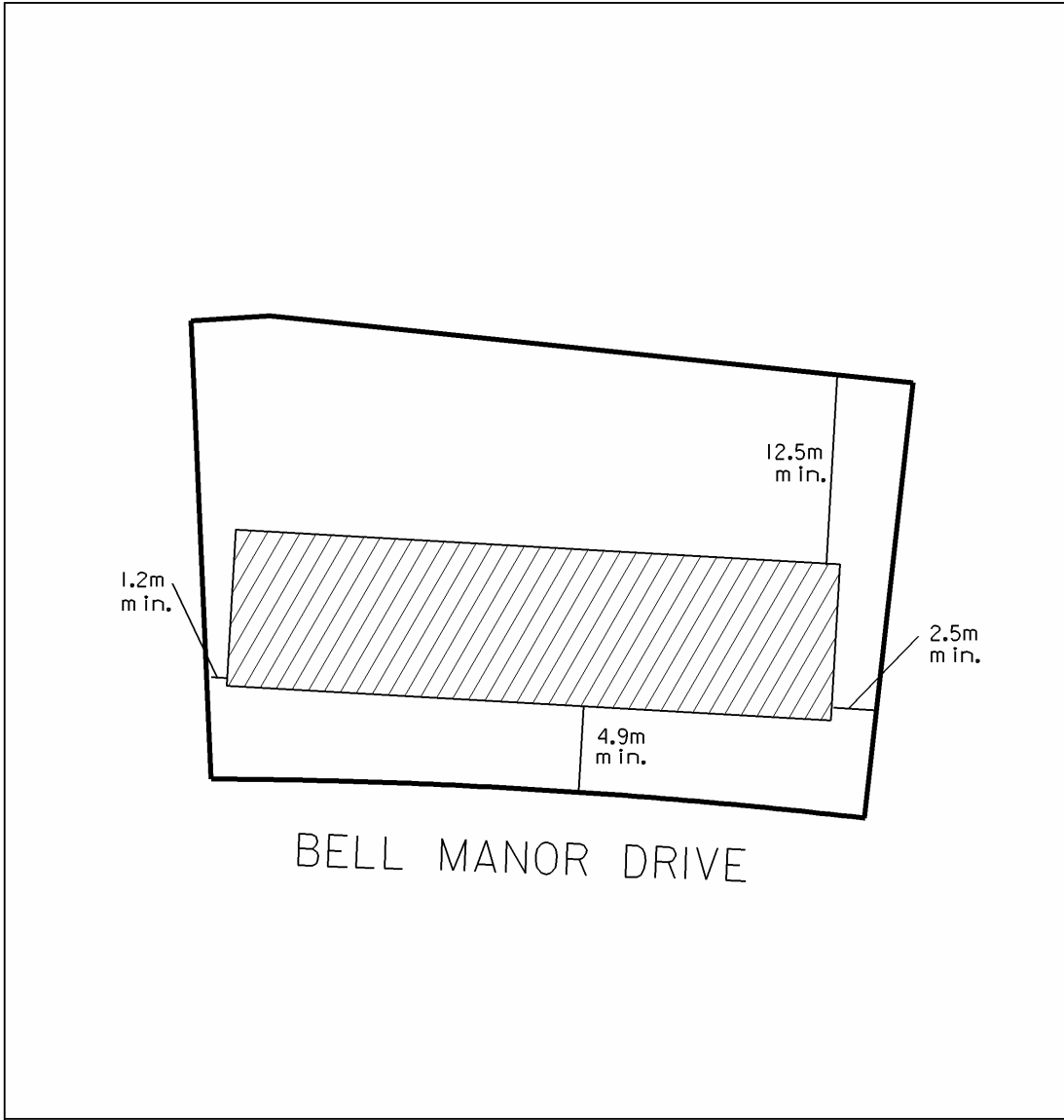
ULLI S. WATKISS
City Clerk

(Corporate Seal)


TORONTO Schedule 'A' BY-LAW



TORONTO Schedule 'B' BY-LAW



**LOTS 74 & 75 and PART OF LOTS 73 & 76
REGISTERED PLAN 4269**

Applicant's Name:		ADANAC REALTY LTD.	
Assessment Map C10	Zoning Code Map/s C10s		scale:  m
File No. Z2284	Drawing No. Z2284B	Drawn By: K.P.	

