

Authority: Etobicoke Community Council Report No. 10, Clause No. 25,
as adopted, by City of Toronto Council on December 4, 5 and 6, 2001
Enacted by Council: December 6, 2001

CITY OF TORONTO

BY-LAW No. 1101-2001

To amend Chapters 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 95 and 101 Grand Avenue.

WHEREAS authority is given to Council by Sections 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, 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 Class 1 Industrial (IC1) to Group Area Fourth Density Residential (R4G) provided that the following provisions shall apply to the development of the Group Area Fourth Density Residential (R4G) lands identified in Schedules 'A' and 'B' attached hereto.
2. For the purposes of this by-law the lands shown as Part 2 on Schedule 'A' annexed hereto shall only be used for parks and open space purposes in accordance with Article VIII of the Etobicoke Zoning Code.
3. Notwithstanding the definition of "lot" in Section 304-3 of the Etobicoke Zoning Code, the standards of this by-law shall apply collectively to the (R4G) lands identified in Schedules 'A' and 'B' attached hereto in their entirety and nothing in this by-law shall preclude the townhouse dwelling, row dwellings or group dwelling units from being divided into individual lots within the meaning of the Planning Act.
4. For the purposes of this By-law, townhouse dwelling units shall be defined as "multiple dwellings consisting of a series of attached dwelling units each having a direct access from the outside, and shall include group dwellings and row dwellings".
5. Notwithstanding Sections 320-18, 320-70 and 320-71 of the Etobicoke Zoning Code, the following development standards shall now be applicable to the (R4G) lands described in Schedule 'A' attached hereto:
 - (a) A maximum of 53 townhouse dwelling units shall be permitted.

- (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 townhouse dwelling, row dwelling, or 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 projecting a maximum of 0.9 metres from any exterior wall of a building provided they are a minimum of 1.0 metre from the street line or public right-of-way or internal driveway; and
 - (iii) open, uncovered (or roofed) porches, verandas, decks, balconies and grade-related patios projecting a maximum of 1.8 metres from the exterior front and/or rear wall of the dwelling unit;
- (d) For the purposes of this By-law the maximum combined floor space index shall not exceed 1.0 for the total land area shown on Schedule 'A'.
- (e) For the purposes of this By-law the maximum combined building coverage shall not exceed 38% of the total land area shown on Schedule 'A', exclusive of those provisions included within Section (c) of this by-law.
- (f) For the purposes of this By-law the minimum combined landscape open space shall not be less than 31% of the total land area shown on Schedule 'A'. 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 13.5 metres, measured to the midpoint of the roof.
- (h) The minimum width of each dwelling unit shall be 5.7 metres.
- (i) For each dwelling unit, either two parking spaces shall be provided within an enclosed and attached garage at grade each with a minimum dimension of 2.5 metres by 5.9 metres, or one parking space shall be provided within an enclosed and attached garage at grade with a minimum dimension of 2.8 metres by 5.9 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 5.8 metres to be measured from the internal roadway curb.
- (j) Eleven visitor parking spaces shall be provided along the internal roadway, each parking space having a minimum dimension of 2.2 metres by 6.0 metres.
- (k) Permitted accessory uses shall include private home daycare, central air conditioning units and tool sheds within the required building setback, and

satellite dishes not exceeding 1.2 square metres in area. Carports, detached garages, television antennae, playhouses, swimming pools and structures in conjunction with such swimming pools shall be prohibited.

- (l) 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/or 3.0 metres from the street lines.
- (m) Notwithstanding Section 320-46 A of the Etobicoke Zoning Code, fences may be constructed to a maximum height of 1.9 metres, from grade or the top of the retaining wall.
6. Notwithstanding the above By-law and Zoning Code standards, a sales trailer and/or construction trailer is permitted without restriction during the development of the lands.
7. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
8. 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
1101-2001 December 6, 2001	Lands located in the southeast quadrant of The Queensway and Grand Avenue.	To rezone the lands from Class 1 Industrial (I.C1) to Residential Group Area Fourth Density (R4G) to permit 53 townhouse dwelling units subject to site specific development standards.

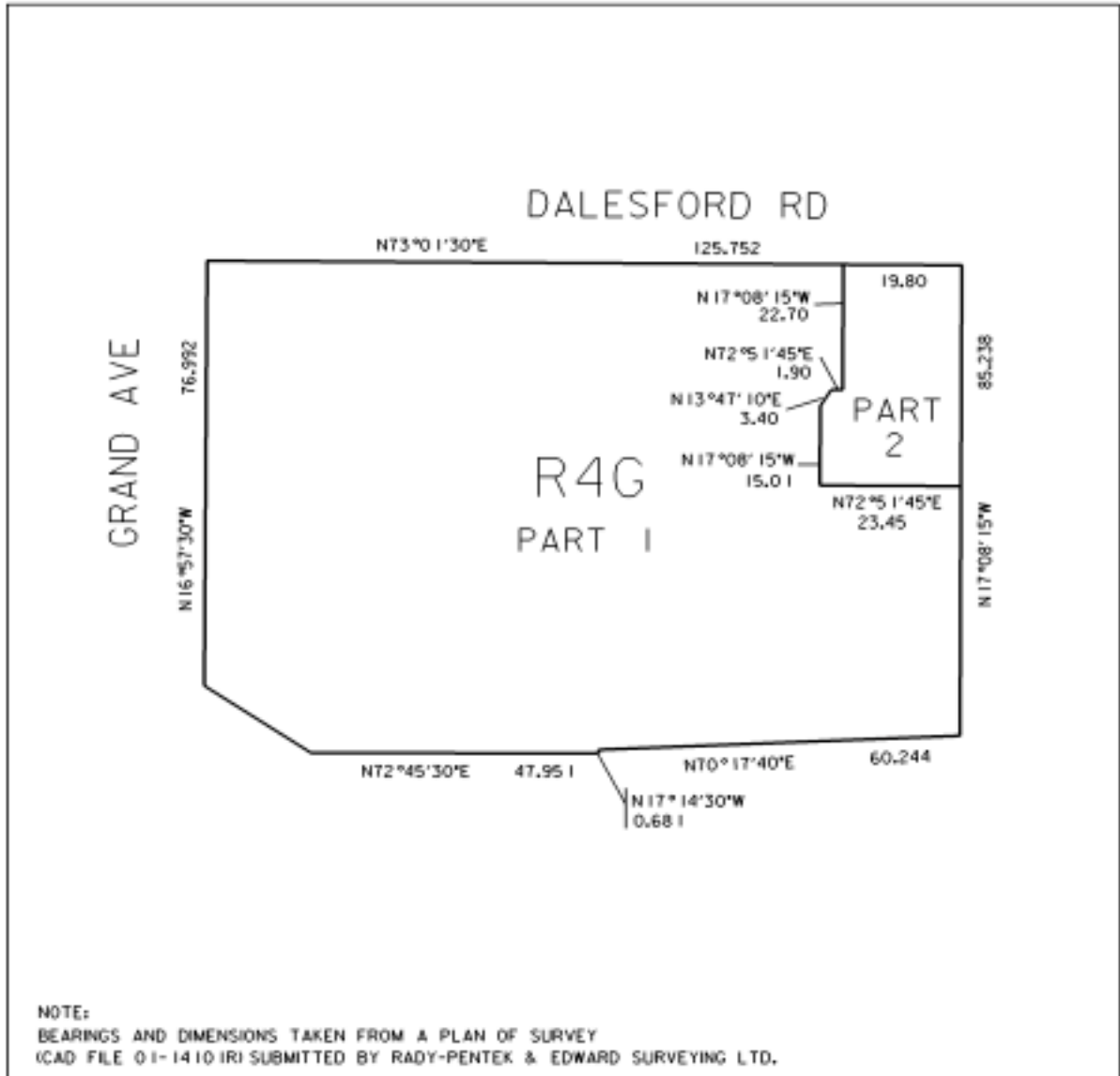
ENACTED AND PASSED this 6th day of December, A.D. 2001.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Toronto Schedule 'A' BY-LAW

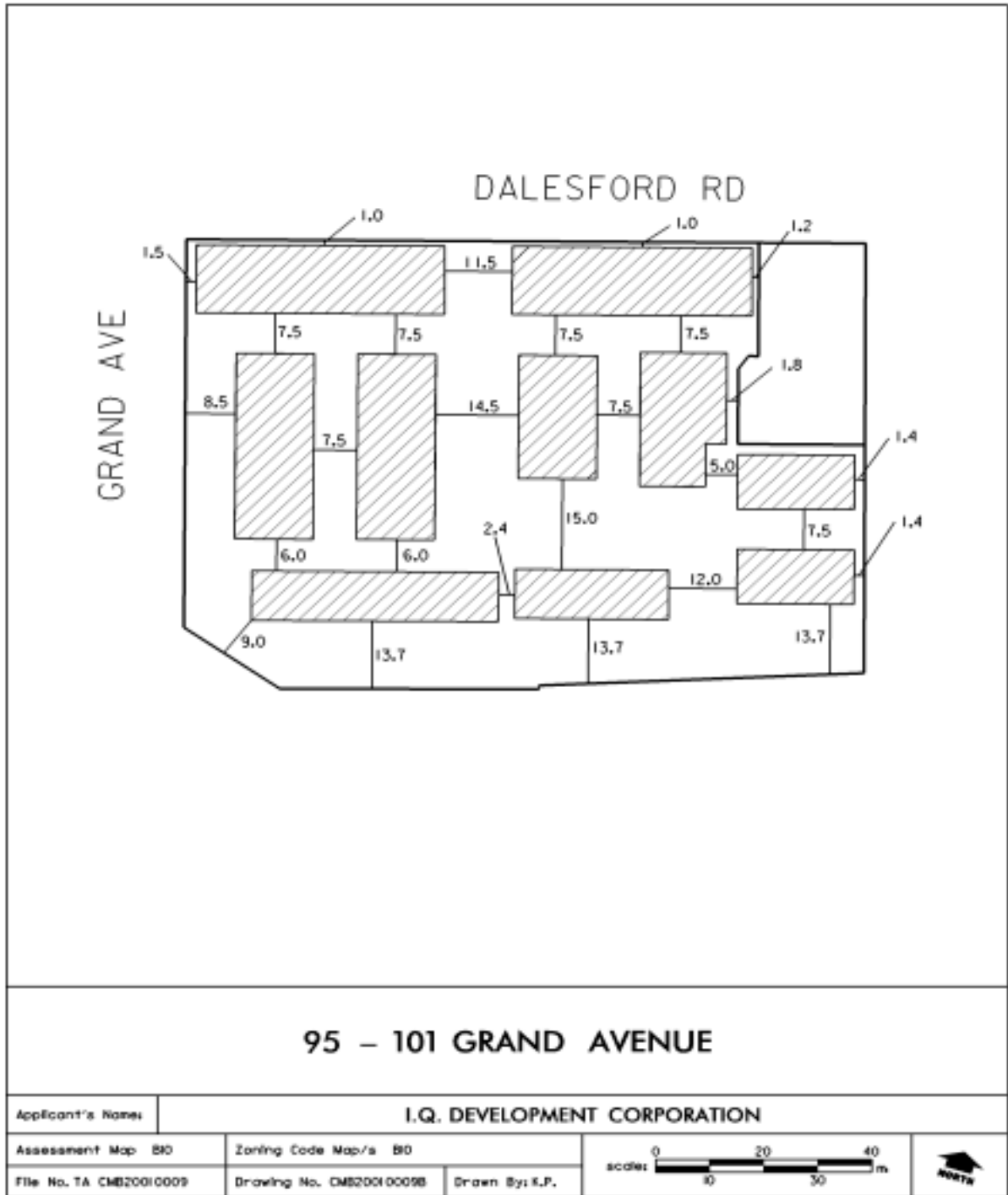


95 – 101 GRAND AVENUE

Applicant's Name:		I.Q. DEVELOPMENT CORPORATION	
Assessment Map: B10	Zoning Code Map/s: B10	scales:	
File No. TA CMB20010009	Drawing No. CMB20010009A		



Toronto Schedule 'B' BY-LAW



95 - 101 GRAND AVENUE

Applicant's Name:		I.Q. DEVELOPMENT CORPORATION	
Assessment Map: B10	Zoning Code Map/s: B10	scale:	
File No. TA CMB20010009	Drawing No. CMB20010009B		