Authority: Etobicoke Community Council Report No. 2, Clause No. 31, as adopted by City of Toronto Council on February 13, 14 and 15, 2002 Enacted by Council: February 15, 2002

## CITY OF TORONTO

## **BY-LAW No. 92-2002**

## To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located in the north-east quandrant of Horner Avenue and Lunness Road, municipally known as 492 Horner Avenue.

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, to pass this by-law; and

WHEREAS the matters herein set out are in conformity with Official Plan Amendment No. 93-2002 of the former City of Etobicoke Official Plan; 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 Etobicoke Zoning Code, and 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 Limited Commercial (CL) to Group Area Fourth Density Residential (R4G), provided that the following provisions shall apply to the development of the (R4G) lands identified in Schedule 'A' attached hereto.
- 2. 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, including Part 7, as identified on Schedule 'A' attached hereto in their entirety and nothing in this by-law shall preclude the townhouse dwelling, row dwelling, group dwelling or single-family dwelling units from being divided into individual lots within the meaning of the *Planning Act* identified in Schedule 'A'.
- **3.** For the purposes of the 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".
- **4.** 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 6 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, group dwelling, and single-detached 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 or other projections extending a maximum of 0.6 metres from any exterior wall of a building provided they are a minimum of 1 metre from the street line or public right-of-way; in addition the two storey bay window may project 0.6 metres from the south exterior wall of the proposed building provided it is a minimum of 1 metre from the street line or public right-of-way;
  - (iii) open, uncovered (or roofed) porchway, veranda, decks, balconies and grade-related patios projecting an maximum of 1.5 metres from the exterior front wall and 3 metres from the exterior rear wall of the dwelling unit.
- (d) The maximum floor space index (combined) shall not exceed 1.6 for the total land area shown on Schedule 'A'.
- (e) The maximum building coverage (combined) shall not exceed 47% of the total land area, exclusive of those provisions included within Section (c) of this by-law.
- (f) The minimum landscape open space (combined) shall not be less than 33.5% 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 12 metres, measured as the perpendicular distance between the average finished grade along the front property line, measured across the front of each unit, to the highest point of the roof.
- (h) The minimum width of each dwelling unit shall be 5.0 metres.
- (i) For each dwelling unit, one parking space shall be provided within an enclosed and attached garage at grade with a minimum dimension of 3.0 metres by 7.5 metres; and one additional parking space shall be provided on the driveway at grade immediately in front of the garage entrance of each dwelling unit and shall be restricted to having dimensions of 2.4 metres in width by 6.0 metres in length.

3 City of Toronto By-law No. 92-2002

- Permitted accessory uses shall include private home daycare, central air (j) 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.
- (k) 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 line.
- (1) 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.
- 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 DESCRIPTION OF PROPERTY PURPOSE OF BY-LAW **ADOPTION DATE**

92-2002 February 15, 2002 Lands located in the northeast To rezone the lands from quadrant of Horner Avenue and Limited Commercial (CL) to Lunness Road, municipally known Group Area Fourth Density as 492 Horner Avenue.

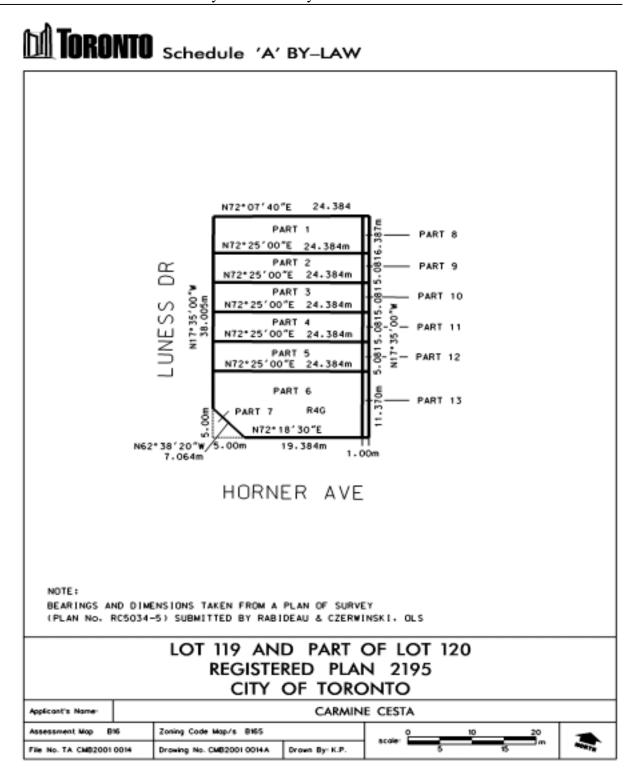
Residential (R4G) to permit 6 dwelling units subject to site specific development standards

ENACTED AND PASSED this 15th day of February, A.D. 2002.

CASE OOTES, Deputy Mayor **ULLI S. WATKISS** City Clerk

(Corporate Seal)

4 City of Toronto By-law No. 92-2002



5 City of Toronto By-law No. 92-2002

