

Authority: Toronto West Community Council Report No. 3, Clause No. 28,
as adopted by City of Toronto Council on April 15 and 16, 2004
Enacted by Council: April 28, 2004

CITY OF TORONTO

BY-LAW No. 319-2004

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located at the north-west corner of Queens Plate Drive and Janda Court, known municipally in the year 2004 as 77 Janda Court.

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*;

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 as Parts 1 and 2 from Class One Industrial (I.C1) to Group Area Fourth Density Residential (R4G) and Public Open Space (OS), respectively, provided that the lands shown as Part 2 on Schedule 'A' attached hereto shall only be used for parks and open space uses in accordance with Article VIII of the Etobicoke Zoning Code, and the following provisions shall apply to the development of the Group Area Fourth Density Residential (R4G) lands shown as Part 1 in Schedule 'A' and identified in Schedule 'B' 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 Group Area Fourth Density Residential (R4G) lands identified in Schedules 'A' and 'B' attached hereto in their entirety and nothing in this by-law shall preclude the single-detached dwelling, semi-detached dwelling, townhouse dwelling, row dwelling or group dwelling units from being divided into individual lots within the meaning of the *Planning Act*.
3. 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".
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 30 townhouse dwelling units, 38 semi-detached dwelling units and 6 single-detached 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 single-detached dwelling, semi-detached dwelling, townhouse 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 extending 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 side, front and/or rear wall of the dwelling unit, provided they are a minimum of 0.2 metres from Queen's Plate Drive, Janda Court and Quinella Drive.
- (d) For the purposes of this By-law the maximum combined floor space index shall not exceed 0.80 for the total area of the R4G lands shown on Schedule 'A'.
- (e) For the purposes of this By-law the maximum combined building coverage shall not exceed 37% of the total area of the R4G lands 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 37% of the total area of the R4G lands shown on Schedule 'A'. For the purposes of this By-law, landscape open space shall include walkways and those provisions included within Section (c)(iii) of this by-law.
- (g) The maximum building height of each unit shall be 12 metres, measured from the average finished grade at the front main wall of the building to the mid point of the roof. Grade alterations that will require local berming or retaining walls shall not be viewed as grade for the purpose of determining height.
- (h) The minimum width of each semi-detached dwelling unit shall be 5.5 metres at the front elevation of the unit, to be measured from the exterior and/or centre line of party walls.

- (i) The minimum width of each townhouse dwelling unit shall be 6.0 metres at the front elevation of the unit, to be measured from the exterior and/or centre line of party walls.
 - (j) 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 2.6 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 within the 'lead-in' portion of the driveway at grade immediately in front of the garage of each dwelling unit with a minimum dimension of 2.4 metres by 6.0 metres to be measured from the exterior main wall of the garage to the inside edge of the sidewalk or inside edge of the travelled portion of the road where no sidewalk exists.
 - (k) A minimum of 18 mutual visitor parking spaces shall be provided on-site, each having a minimum dimension of 2.7 metres by 6.7 metres.
 - (l) Permitted accessory uses shall include private home occupations, 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 filters, cabanas, and other accessory structures shall be prohibited.
 - (m) Notwithstanding Section 320-43 N. of the Etobicoke Zoning Code, central air conditioning units shall be permitted in the rear of each unit or on the rear decks of each unit where a double-car garage is provided, not less than 0.2 metres from the side lot lines and/or 3.0 metres from the street lines.
 - (n) Fences shall be subject to Municipal Code standards.
- 5.** 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.
- 6.** Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
- 7.** By-law No. 1987-118 is hereby repealed and Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to delete reference to By-law No. 1987-118 within Section 324-1, Table of Site Specific By-laws.

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
319-2004 April 28, 2004	Lands located at the north-west corner of Plate Drive and Janda Court	To rezone the lands from Class One Industrial (I.C1) to Public Queens Open Space (OS) to permit a local park and Group Area Fourth Density Residential (R4G) to permit 74 dwelling units, subject to site specific development standards.

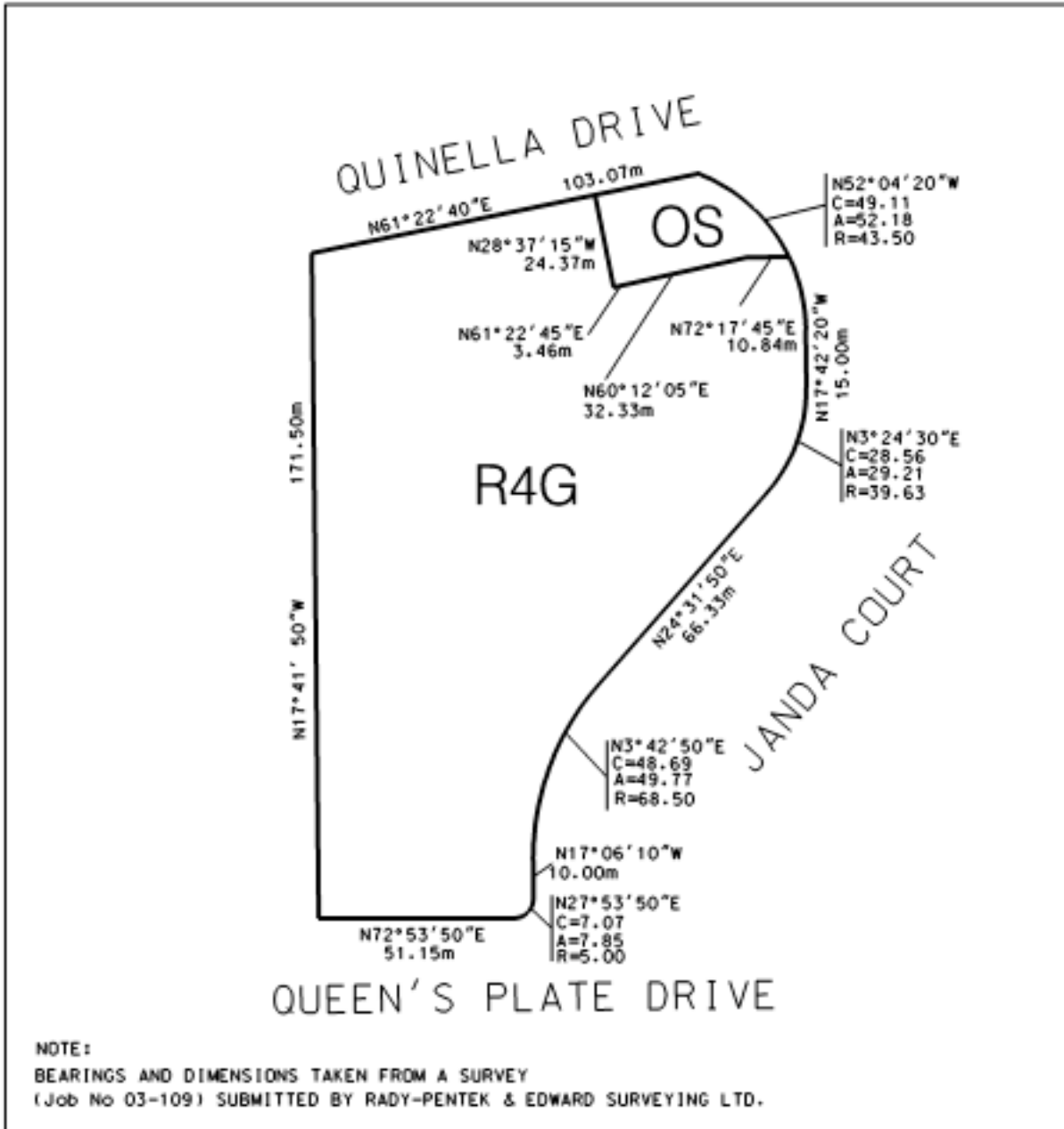
ENACTED AND PASSED this 28th day of April, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

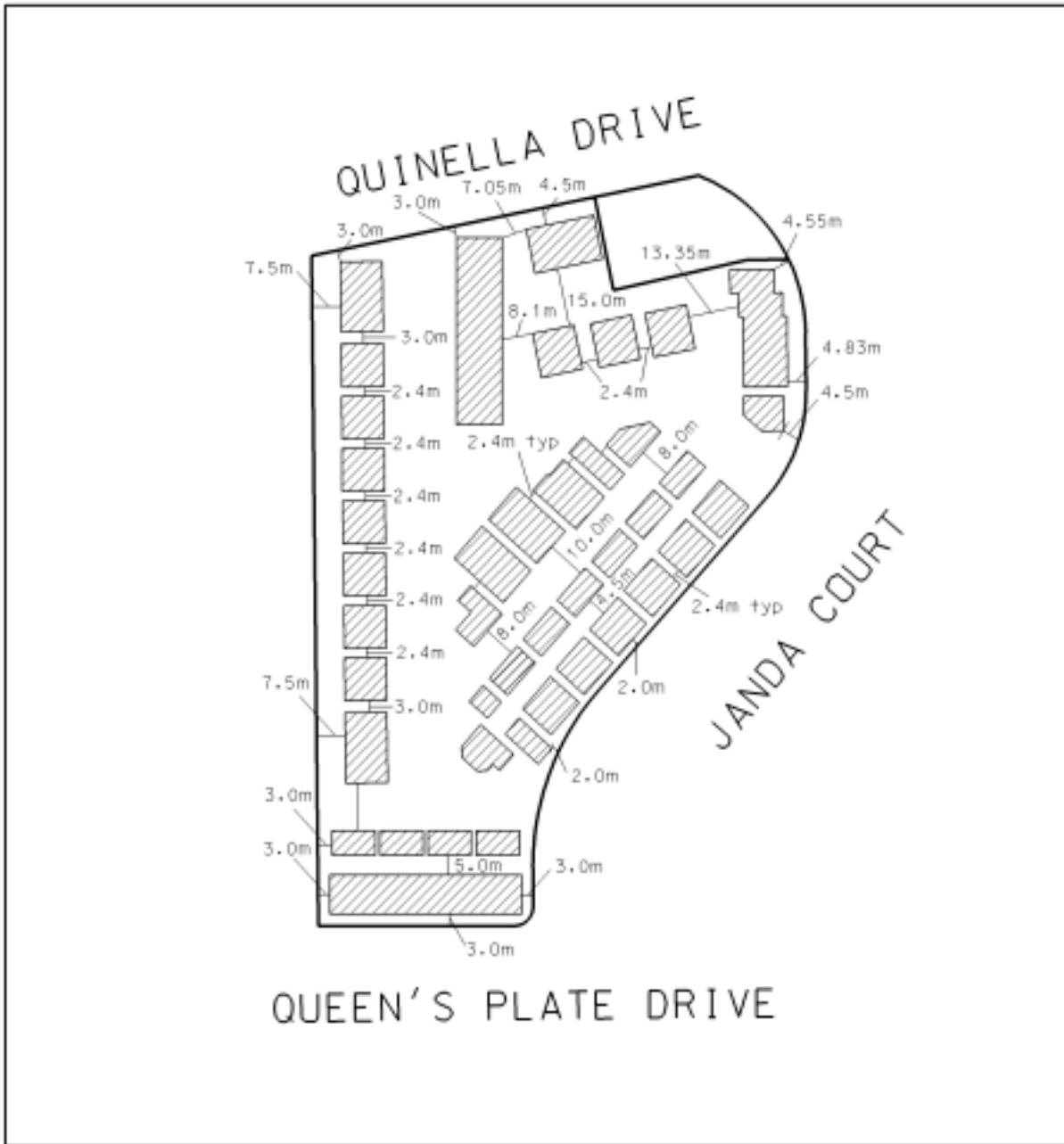
Toronto Schedule 'A' BY-LAW



**PART OF LOT 32, CONCESSION 3
 FRONTING THE HUMBER
 CITY OF TORONTO**

Applicant's Name:		CANTRON INDUSTRIES INC.	
Assessment Map J16	Zoning Code Map/s J165	scale:	
File No. TA CMB2003 0009	Drawing No. CMB2003 0009A		

Toronto Schedule 'B' BY-LAW



QUEEN'S PLATE DRIVE

**PART OF LOT 32, CONCESSION 3
FRONTING THE HUMBER
CITY OF TORONTO**

Applicant's Name:		CANTRON INDUSTRIES INC.	
Assessment Map J16	Zoning Code Map/s J16S	scale:	
File No. TA CMB2003 0009	Drawing No. CMB2003 0009B		

