

Authority: Etobicoke York Community Council Item 36.2,
as adopted by City of Toronto Council on May 11 and 12, 2010
Enacted by Council: August 27, 2010

CITY OF TORONTO

BY-LAW No. 998-2010

To amend the former City of Etobicoke Zoning Code Chapters 320 and 324 with respect to lands municipally known as 2256-2270 Lawrence Avenue West.

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 Etobicoke Zoning Code, as amended, Division B, Township of Etobicoke is further amended as follows:
 - (a) That the zoning map referred to in Section 320-5., Article II of the Zoning Code be amended by changing the classification of the lands described in Schedule "A" annexed hereto from Second Density Residential (R2) to Third Density Residential (R3).
 - (b) Notwithstanding the provisions of Section 320-40. of the Zoning Code, the minimum front yard setback shall be 6.0 metres.
 - (c) Notwithstanding the provisions of Section 320-40.D.(2) of the Zoning Code, the maximum allowable projection from a main front wall of a building for an uncovered terrace, an open and roofed porchway or veranda shall be 1 metre.
 - (d) Notwithstanding the provisions of Sections 320-41.A. of the Zoning Code, the minimum side yard setback shall be 0.6 metres.
 - (e) Notwithstanding the provisions of Sections 320-41.B. of the Zoning Code, the minimum side yard setback for any flankage street on a corner lot shall be 1.2 metres.
 - (f) Notwithstanding the provisions of Section 320-41.D. of the Zoning Code, no chimney-breast, eaves, bay windows or other projection from the main side wall of a building shall be less than 0.5 metres from the side lot line of the lot on which the building is located.
 - (g) Notwithstanding the provisions of Section 320-41.E. of the Zoning Code, the maximum allowable projection from a main side wall of a building on a corner lot for an uncovered terrace, an open and roofed porchway or veranda shall be 1 metre.

- (h) Notwithstanding the provisions of Section 320-41.F.(2) of the Zoning Code, no portion of any driveway shall be located within 3 metres of the intersection of any two street lines.
- (i) Notwithstanding the provisions of Section 320-41.H.(2) of the Zoning Code, the minimum side yard on the side of the lot abutting the three-tenths-metre reserve shall be 1.2 metres.
- (j) Notwithstanding the provisions of Section 320-42.E. of the Zoning Code, the maximum allowable projection from the main rear wall of the building for a deck shall be 1.5 metres. Further, no porch/deck projections shall be permitted on the 3rd floor.
- (k) In addition to provisions contained within Section 320 of the Zoning Code, eaves and bay windows are permitted to encroach up to a maximum of 0.5 metres into the required front and rear yard setbacks.
- (l) Notwithstanding the provisions of Section 320-44.A. of the Zoning Code, a driveway shall not exceed 3 metres in width.
- (m) Notwithstanding the provisions of Section 320-18. of the Zoning Code, the minimum required parking space size within a garage shall be 3m width by 6m length.
- (n) Notwithstanding the provisions of Section 320-46.A. of the Zoning Code, no fence shall exceed 1.5 metres in height in the side yard of a lot.
- (o) Notwithstanding the provisions of Section 320-63.B.(1) of the Zoning Code, the minimum lot frontage for non-corner lots shall be 5.4 metres.
- (p) Notwithstanding the provisions of Section 320-63.B.(2) of the Zoning Code, the minimum lot area shall be 190 square metres.
- (q) Notwithstanding the provisions of Section 320-63.B.(7) of the Zoning Code, the minimum lot frontage of a corner lot shall be 6 metres.
- (r) Notwithstanding the provisions of Section 320-64. of the Zoning Code, the maximum flat roof height for the corner pairs of semi-detached dwellings shall be 10.6 metres. For all other semi-detached dwellings, a maximum flat roof building height of 10.6 metres shall be permitted to a depth of 6.8 metres from the front main wall of the building, and the remainder of the flat roof extending rearwards shall maintain a maximum height of 9.4 metres.
- (s) Notwithstanding the provisions of Section 320-24.9.A. of the Zoning Code, for lots with a frontage less than 6.1 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.

- (t) Notwithstanding the provisions of Section 320-24.10.A. of the Zoning Code, a minimum of 65% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.
 - (u) Notwithstanding the conveyance or dedication of any portion of the lands shown on Schedule "A" annexed hereto for municipal purposes, the lands shall be deemed to include such conveyances or dedications for the purpose of compliance with the provisions of this by-law.
 - (v) Where the provisions of this by-law conflict with the Zoning Code, the provisions of this by-law shall take precedence, otherwise the Zoning Code shall continue to apply.
2. 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
998-2010 August 27, 2010	Land located on the north side of Lawrence Avenue West, west of Westona Street, east of Bowsprit Avenue, municipally known as 2256-2270 Lawrence Avenue West.	To rezone lands from Second Density Residential (R2) to Third Density Residential (R3) in order to permit the development of 12 semi detached dwelling units on site.

ENACTED AND PASSED this 27th day of August, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



Schedule 'A' BY-LAW

<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">BOWSPIRIT AVE</div> <div style="text-align: center;"> <p>N73°58'40"E 73.15m</p> <div style="border: 2px solid black; width: 500px; height: 150px; margin: 0 auto; display: flex; align-items: center; justify-content: center; font-size: 48px; font-weight: bold;">R3</div> <p>N73°58'10"E 73.15m</p> </div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">N16°55'30"W</div> </div> <p style="margin-top: 10px;">36.59m 36.58m</p> <p style="margin-top: 10px;">N16°57'15"W</p> <p style="margin-top: 10px;">LAWRENCE AVE W</p>			
<p>NOTE:</p> <p>BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEYA</p> <p>(Project No. 08-040-T1) SUBMITTED BY OMARI MWINYI SURVEYING LTD</p>			
<p>LOTS 17, 18, 19, 20, 21, 22, 23 AND 24</p> <p>REGISTERED PLAN M-441</p> <p>CITY OF TORONTO</p>			
Applicant's Name:	BOUSFIELDS INC.		
Assessment Map	Zoning Code Map/s	scale: <div style="display: inline-block; width: 100px; border-bottom: 1px solid black; position: relative;"> 0 10 20 m </div> <div style="display: inline-block; width: 100px; border-bottom: 1px solid black; position: relative;"> 5 15 </div>	<p style="font-size: 8px; margin: 0;">NORTH</p>
File No. 09_111798	Drawing No. 09_111798_dz1	Drawn By: K.P.	