

Authority: Etobicoke York Community Council Item EY20.5, as adopted by City of Toronto Council on March 9, 2017 and MM29.30, by Councillor Stephen Holyday, seconded by Councillor John Campbell, as adopted by City of Toronto Council on May 24, 25 and 26, 2017

## CITY OF TORONTO

### BY-LAW 589-2017

#### **To amend Chapters 320 and 324 of the former City of Etobicoke Zoning Code with respect to the lands municipally known as 19 Glen Agar Drive in the year 2017.**

Whereas Council of the City of Toronto has the authority pursuant to 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 has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. That the Zoning Map referred to in Section 320-5, Article II of the Zoning Code, and originally attached to Township of Etobicoke By-law 11,737, is amended by changing the classification of the lands located in the former Township of Etobicoke as described in Schedule A attached from Second Density Residential (R2) to Second Density Residential (R2) and Public Open Space Zone (OS), provided the following provisions shall apply to the development of the lands described in Schedule A.
2. Notwithstanding the corresponding provisions of the Etobicoke Zoning Code, the following development standards shall now be applicable to the lands identified on Schedule A attached.

#### **A. Definitions**

- (a) Coverage: The percentage of the lot area covered by the building. It shall include attached private garages, but shall exclude a building or part thereof which is completely below grade, and building projections into yards or courts such as open and unroofed porches, verandas and terraces, exterior steps, cornices, chimneys, fire-escapes, stairways, ramps and open loading platforms.
- (b) Grade: The average finished grade level at the intersection of the side yard lot lines and the front yard lot line.
- (c) Gross Floor Area: The total area of all floors in a building between the outside faces of the exterior walls, except for storage rooms where the floor area level is at least 0.6 metre below grade, or parking areas for motor vehicles and mechanical rooms. Laundry and recreation rooms located below grade shall be excluded. Note: a floor area having a ceiling height greater than 4.6 metres shall be doubled for the purpose of calculating Gross floor Area.

- (d) Height: The perpendicular distance measured from the average finished grade level at the intersection of the side yard lot lines and the front yard lot line to the midpoint of the roof in the case of pitched roofs.
- (e) Juliette Balcony: A railing at the outer plane of a window-opening reaching the floor, and having, when the window is open, the appearance of a balcony.
- (f) Dwelling Depth: The perpendicular distance measured from the front main wall of a building to the rear main wall of the building, including an attached garage, but excluding any Minor Projections.
- (g) Minor Projections: For the purposes of this By-law, "minor projections" mean building elements which may project from the main wall of the building and may include associated foundations where required, including chimney breasts, roof eaves, bay windows, window sills, railings, cornices, porches, balconies, canopies, exterior stairs and ramps, guard rails, and balustrades.
  - (i) Notwithstanding the above, raised decks, terraces and Juliette balconies are not permitted above the level of the finished first floor elevation of any single detached dwelling along the south side of Block C, D, H and the north side of Block A, as shown on Schedule B attached.

**B. Permitted Uses**

- (a) No building or structures shall be erected or used on the lands with a Zone Symbol R2, except for the following uses:
  - (i) Single-detached dwellings.
- (b) No building or structures shall be erected or used on the lands with a Zone Symbol OS, except for the following uses:
  - (i) Public parks and their related recreation facilities, including arts and cultural facilities, swimming pools, skating rinks, curling rinks, tennis courts, bowling greens, stadia, field houses, playlots, playgrounds, playfields, bandstands, washrooms, greenhouses, garden allotments, plant nurseries, community recreation buildings, and any services associated with the uses listed herein, including roadways and parking areas required to support such uses.
- (c) A temporary sales office for the purpose of marketing and sales of units related to the development on the lands identified in Schedule A shall be permitted and shall be exempt from all development standards listed in this By-law or the Zoning Code.

**C. Development Standards**

For the purpose of this By-law, the development standards to be applied for each single detached dwelling in Zone Symbol R2, as shown on Schedule B, attached, shall be as follows:

| <b>Block Number</b>   | <b>Block A</b>    | <b>Block B</b>    | <b>Block C</b>    | <b>Block D</b>    | <b>Blocks E, F, G</b> |
|---|-------------------|-------------------|-------------------|-------------------|-----------------------|
| Maximum number of single-detached dwellings   | 12                | 27                | 8                 | 3                 | 3                     |
| Maximum height of peaked roof dwellings   | 11.65 metres      | 11.65 metres      | 11.65metres       | 11.65 metres      | 11.65 metres          |
| Maximum soffit height   | 10.0 metres       | 10.0 metres       | 10.0 metres       | 10.0 metres       | 10.0 metres           |
| Maximum dwelling depth  | 23.0 metres       | 23.0 metres       | 23.0 metres       | 23.0 metres       | 25.0 metres           |
| Minimum front yard landscaped area  | 50 percent        | 50 percent        | 50 percent        | 50 percent        | 50 percent            |
| Minimum percentage of front yard landscaped area to be soft landscaping             | 70 percent        | 70 percent        | 70 percent        | 70 percent        | 70 percent            |
| Maximum driveway width  | 3.5 metres        | 3.5 metres        | 3.5 metres        | 3.5 metres        | 6.0 metres            |
| Minimum lot area  | 338 square metres | 250 square metres | 329 square metres | 329 square metres | 305 square metres     |
| Maximum Gross Floor Area  | 425 square metres | 425 square metres | 425 square metres | 425 square metres | 375 square metres     |
| Maximum lot coverage  | 55 percent        | 55 percent        | 55 percent        | 55 percent        | 55 percent            |
| Minimum lot frontage per dwelling unit (measured at 7.5 metres from front lot line) | 9.15 metres       | 9.15 metres       | 9.15 metres       | 9.15 metres       | 9.41 metres           |
| Minimum front yard setback  | 4.50 metres       | 4.50 metres       | 4.50 metres       | 4.50 metres       | 4.50 metres           |

| <b>Block Number</b>  | <b>Block A</b>  | <b>Block B</b>  | <b>Block C</b>  | <b>Block D</b>  | <b>Blocks E, F, G</b>   |
|--|---|---|---|---|---|
| Minimum front yard setback to garage   | 5.6 metres  | 5.6 metres  | 5.6 metres  | 5.6 metres  | 0.6 metres  |
| Minimum rear yard setback  | 11.40 metres  | 6.30 metres   | 11.40 metres  | 9.80 metres   | 6.0 metres  |
| Minimum side yard setback  | One side 0.60 and one side 1.20 metres  | One side 0.60 and one side 1.20 metres  | One side 0.60 and one side 1.20 metres  | One side 0.60 and one side 1.20 metres  | One side 0.60 and one side 1.20 metres  |
| Maximum distance a minor projection may extend into a setback, but in no case less than 0.6 metres to any front or rear lot line and 0.3m to any side lot line | Front:<br>1.5 metres<br>Side:<br>0.9 metres<br>Rear:<br>3.0 metres                                  | Front:<br>1.5 metres<br>Side:<br>0.9 metres<br>Rear:<br>3.0 metres                                  | Front:<br>1.5 metres<br>Side:<br>0.9 metres<br>Rear:<br>3.0 metres                                  | Front:<br>1.5 metres<br>Side:<br>0.9 metres<br>Rear:<br>3.0 metres                                  | Front:<br>1.5 metres<br>Side:<br>0.9 metres<br>Rear:<br>3.0 metres                                  |
| Minimum number of parking spaces in an attached private garage   | 1 (one) per dwelling unit having internal dimensions of at least 2.7 metres wide by 6.0 metres long | 1 (one) per dwelling unit having internal dimensions of at least 2.7 metres wide by 6.0 metres long | 1 (one) per dwelling unit having internal dimensions of at least 2.7 metres wide by 6.0 metres long | 1 (one) per dwelling unit having internal dimensions of at least 2.7 metres wide by 6.0 metres long | 2 (two) per dwelling unit having internal dimensions of at least 2.7 metres wide by 6.0 metres long |
| Minimum number of private parking spaces within a driveway in front of the garage  | 1 (one) per dwelling unit   | 1 (one) per dwelling unit   | 1 (one) per dwelling unit   | 1 (one) per dwelling unit   | Nil   |
| Minimum number of visitor parking spaces   | Nil   | Nil   | Nil   | Nil   | Nil   |

(a) Notwithstanding Section C above:

- (i) Internal stairs providing access to the dwelling unit are permitted to project into the minimum required internal parking space dimensions by 0.60 metres in length and 0.30 metres in width.

- (ii) Stairs may project an additional 1.0 metres into a front or rear setback.
  
- 3. Within the lands shown on Schedule A attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with. These provisions will be met in the initial phase of the development for the entire development. However, no provisions of this section will apply to lots fronting onto an existing public road:
  - (a) All new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
  - (b) All water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
  
- 4. Where the provisions of this By-law conflict with the provisions of the former City of Etobicoke Zoning Code, the provisions of this By-law shall take precedence.
  
- 5. Unless otherwise noted, this By-law shall apply collectively to the lands described in Schedule A annexed hereto, notwithstanding their future division into parcels and shall be deemed to have an area of 24,374 square metres.
  
- 6. Despite any existing or future severance, partition, or division of the Lands, the provisions of this By-law shall apply to the whole of the Lands as if no severance, partition or division occurred.
  
- 7. Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is amended to include reference to this By-law by adding the following to Section 324-1, Table of Site Specific By-law:

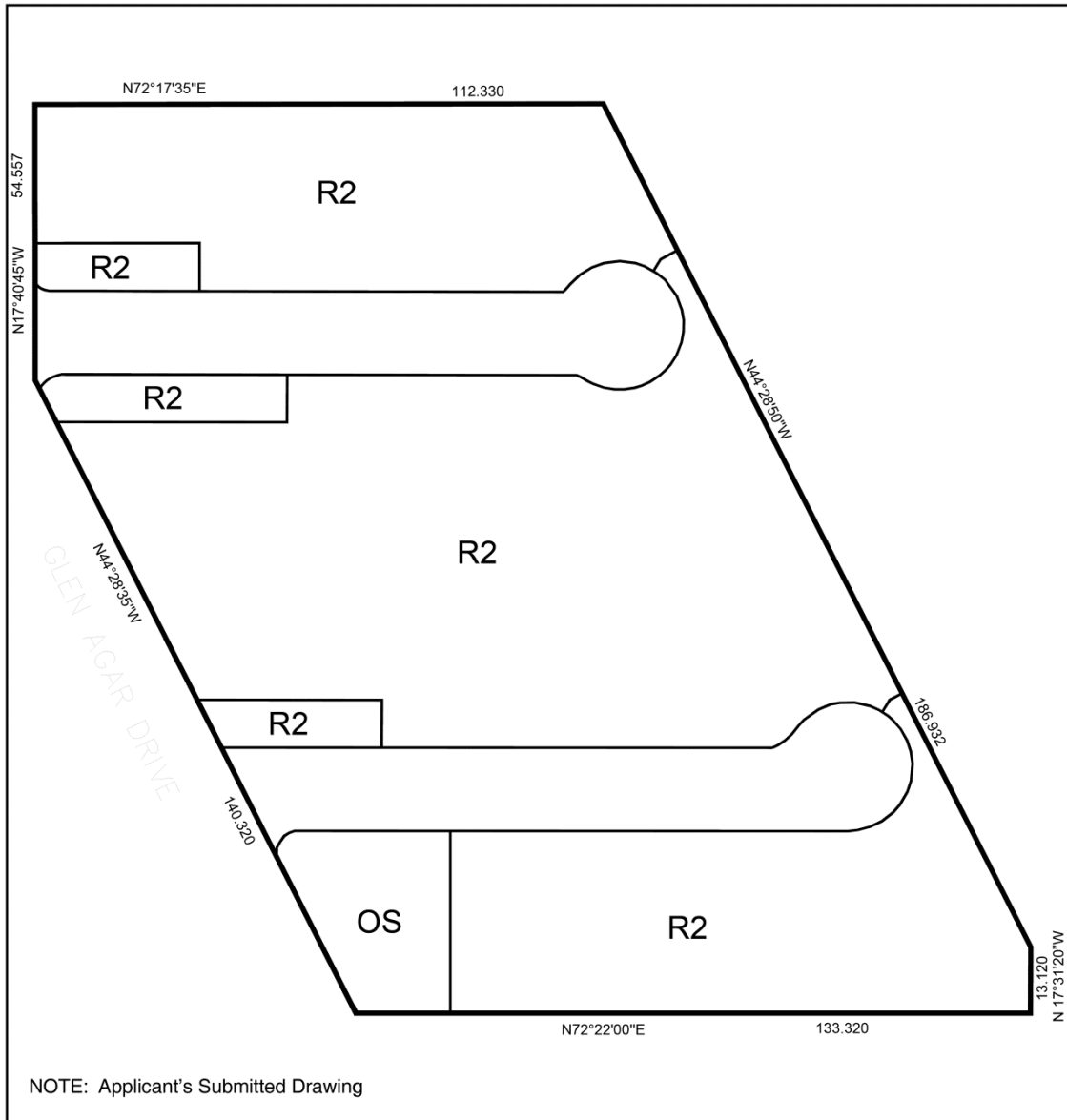
| <b>BY-LAW NUMBER AND ADOPTION DATE</b> | <b>DESCRIPTION OF PROPERTY</b>  | <b>PURPOSE OF BY-LAW</b>  |
|--|---|---|
| 589-2017<br>May 26, 2017               | Lands located east of Glen Agar Drive between North Heights Road and Beaverbrook Avenue, municipally known as 19 Glen Agar Drive. | To rezone the lands from Second Density Residential (R2) to Second Density Residential (R2) and Public Open Space Zone (OS) to permit up to 53 single-detached dwellings, subject to site specific development standards. |

Enacted and passed on May 26, 2017.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

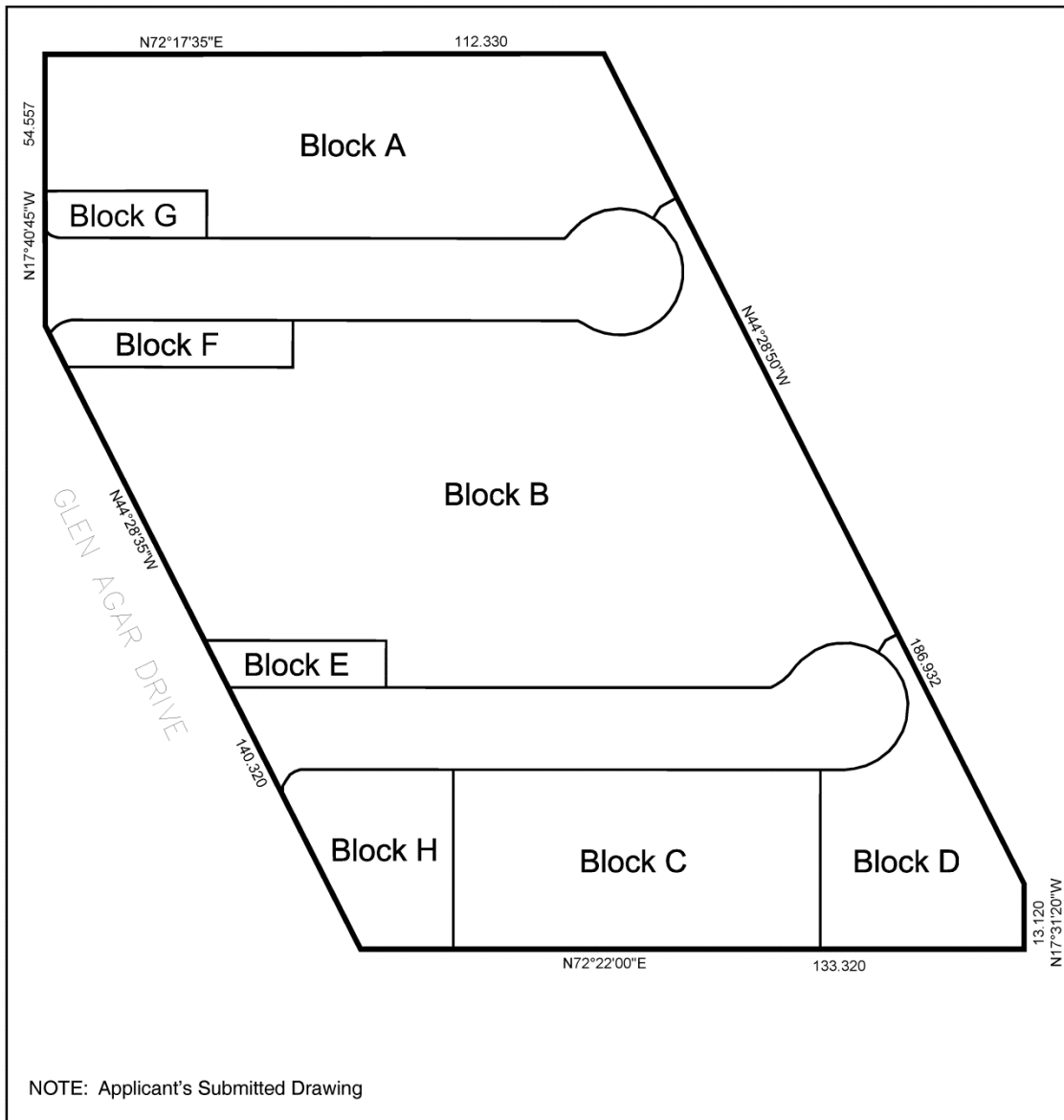
(Seal of the City)



 **TORONTO** City Planning  
Schedule A

**19 Glen Agar Drive**  
File # 15 177458 WET 03 OZ  
File # 15 177470 WET 03 SB

  
Not to Scale  
02/02/2017



 **TORONTO** City Planning  
**Schedule B**

**19 Glen Agar Drive**  
File # 15 177458 WET 03 OZ  
File # 15 177470 WET 03 SB

  
Not to Scale  
01/19/2017