

**2256-2270 Lawrence Avenue West – Official Plan and Zoning By-law Amendments and Rental Demolition Application – Final Report**

<b>Date:</b>	April 8, 2010
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 2 – Etobicoke North
<b>Reference Number:</b>	09 111798 WET 02 OZ and 09 111812 WET 02 RH

**SUMMARY**

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to demolish the existing seven detached dwellings at 2256-2270 Lawrence Avenue West, and construct 3 pairs of semi-detached dwellings fronting onto Westona Street and 3 pairs of semi-detached dwellings fronting onto Bowsprit Avenue. A Rental Housing Demolition and Conversion application has also been submitted to demolish the existing seven dwellings which contain 5 residential rental housing units.

This report reviews and recommends approval of the above noted applications.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend the Official Plan for the lands at 2256-2270 Lawrence Avenue West



- substantially in accordance with the draft Official Plan Amendment attached as Attachment 6.
2. City Council amend the Zoning By-law for the proposed semi-detached dwellings substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7.
  3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
  4. Before introducing the necessary Bills to City Council for enactment, require issuance of the Notice of Approval Conditions for the Site Plan Application.
  5. City Council approve Application 09 111812 WET 02 RH to demolish the 7 existing residential dwelling units, which contain 5 residential rental housing units, located at 2256-2270 Lawrence Avenue West pursuant to Municipal Code Chapters 667 and 363 subject to the following conditions under Chapter 667:
    - a. the owner meet the requirements of the Tenant Assistance Plan at the owner's expense, to the satisfaction of the Chief Planner and Executive Director, and which will include provisions that exceed the requirements under the provincial *Residential Tenancies Act* by providing, on a sliding scale geared to the length of occupancy each tenant has resided in their unit, additional compensation of extra month's rent and a moving allowance; and
    - b. the owner provide an undertaking to the satisfaction of the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division which secures the condition outlined in Recommendation 5(a).
  6. City Council authorizes the Chief Planner and Executive Director, City Planning Division to issue a preliminary approval of the application under Municipal Code Chapter 667 after the satisfaction of the condition in Recommendation 5(b), above, and after the Zoning By-law amendments in Recommendation 2 have come into full force and effect.
  7. City Council authorize the Chief Building Official to issue a Section 111 permit under Municipal Code Chapter 667 after the Chief Planner and Executive Director, City Planning Division has given the preliminary approval as authorized in Recommendation 6.
  8. City Council authorize the Chief Building Official to issue a permit under Section 33 of the *Planning Act* no earlier than issuance of the first building permit for the foundation of the development, and after the Chief Planner and Executive

Director, City Planning Division has given the preliminary approval as authorized in Recommendation 6. The Section 111 permit may be included in the demolition permit under Municipal Code Chapter 363-11.1E, on condition that:

- (a) The Owner erect a residential building on site no later than three (3) years from the day demolition of the buildings is commenced; and
- (b) Should the Owner fail to complete the new building within the time specified in condition (a), the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000) for each dwelling unit for which a demolition permit is issued, and that each sum shall, until payment, be a lien or charge upon the land for which the demolition permit is issued.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant proposes to demolish the existing seven buildings fronting Lawrence Avenue West, and to construct a total of 12 three-storey semi-detached dwellings. Six of the units will front onto Bowsprit Avenue and six units are to front Westona Road. The northern most units will be placed on lots having a 5.51 metre frontage, and the corner units flanking Lawrence Avenue West will have 6 metre frontages. The remaining lots will have frontages of 5.4 metres. Each unit will be approximately 184 square metres (1,981 square feet) in size, and will contain an integral single car garage. Sufficient space to accommodate an additional parking space will be provided on each driveway.

A statistical summary of the proposal is detailed in Attachment 5 of this report.

### **Site and Surrounding Area**

The subject land is located on the north side of Lawrence Avenue West and spans between Bowsprit Avenue and Westona Road. The site is .27 hectares (.66 acres) in size, with a total of 73.15 metres (240 feet) of frontage along Lawrence Avenue West and has a consistent lot depth of 36.6 metres (120 feet). The site contains a total of 7 one to two-storey single family dwellings. The ground floor of the dwelling at 2256 Lawrence Avenue West previously contained a convenience store use.

The application lands are surrounded with low density residential uses within an established low density neighbourhood. There are no examples of semi-detached dwellings within the vicinity.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Upon review of the application, staff is of the opinion that the proposal is consistent with the Provincial Policy Statement and conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe, specifically as it relates to appropriate forms of residential intensification/infilling.

## **Official Plan**

The property is designated *Neighbourhoods* under the Official Plan. Neighbourhoods are considered physically stable areas primarily made up of low density type residential uses. The Plan requires new development in established *Neighbourhoods* to respect and reinforce the existing physical character of the neighbourhood, including among others: pattern of streets, blocks and lanes; size and configuration of lots; heights, massing, scale, and dwelling type of nearby residential properties; prevailing building types; street, side and rear yard building setbacks; and landscaped open space. The Plan states no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood. Further, proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged.

Policy 3.2.1.6 of the housing policies specifies that new development that would have the effect of removing six or more rental housing units in all or part of a private building or related group of buildings will not be approved unless:

- all of the units have rents that exceed mid-range rents at the time of the application; or
- the following are secured:
  - the replacement of at least the same number, size and type of rental housing units and maintained with rents similar to those at the time the redevelopment application is made;
  - for at least 10 years, rents for the replacement units will be the rent at first occupancy with allowable annual increases;

- an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation, and other assistance to lessen hardship; or
- in Council's opinion, the supply and availability of rental housing in the City has returned to a healthy state.

Further discussion regarding this proposal's compliance to the relevant Official Plan policies is outlined below.

## **Zoning**

The lands are zoned Second Density Residential (R2), which generally limits residential uses to single family detached dwellings on lots having a minimum lot area of 510 square metres and a minimum lot frontage of 13.5 metres. Semi-detached dwellings are not permitted.

## **Site Plan Control**

A Site Plan Control Application has been submitted and is being circulated. This process will allow staff to make detailed refinements on site plan matters such as building design, grading, landscaping, planting, tree protection, fencing, etc. to ensure a high standard of redevelopment.

Staff are recommending issuance of Notice of Approval Conditions for the Site Plan Application prior to the introduction of the Bills at Council.

## **Reasons for Application**

An application to amend the Zoning Code is required to permit semi-detached dwellings in an R2 zone, along with site specific development criteria including appropriate standards for height, lot frontage and area, setbacks, coverage and gross floor area/floor space index.

An Official Plan amendment is required to permit 3-storey semi-detached dwellings whereas the prevailing building type within the abutting neighbourhood consists of one and two-storey single detached dwellings.

## **Community Consultation**

A community consultation meeting was held on May 19, 2009 with approximately 40 members of the public, the Ward Councillor, the applicant team and Planning staff in attendance. Concerns expressed by the public regarding the proposal included:

- 1) unwanted development precedent within vicinity;
- 2) excessive density;
- 3) maintenance of neighbourhood character and building type fit;
- 4) impact and appearance of proposed 3-storey height;
- 5) streetscape character, transition and fit including Lawrence Ave. frontage;
- 6) property values;
- 7) tree protection and adequate landscaping; and
- 8) increased traffic and incidence of on-street parking.

In addition, several letters and telephone calls reflecting the above concerns from area residents have been received.

In working with the applicant, Planning staff are of the opinion that appropriate development standards as reflected in the draft zoning by-law address the majority of the above concerns relating to appropriate built form, and that other issues more of an aesthetic nature will be addressed through the site plan application.

### **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

## **COMMENTS**

### **Land Use**

Under the Official Plan, *Neighbourhoods* are considered to be physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, townhouses, duplexes, triplexes and interspersed walk-up apartment buildings that are no higher than four stories. The Plan requires that the prevailing building type be the predominant form of development in the neighbourhood. In this case, three-storey semi-detached dwellings are not the prevailing building type in the neighbourhood and therefore, an Official Plan amendment is required.

After a detailed evaluation of the application, staff is of the opinion that the careful introduction of semi-detached dwellings is an appropriate land use at this location, and will not undermine the overall stability of the neighbourhood.

### **Development Criteria**

According to the Official Plan, development in the *Neighbourhoods* designation will respect and reinforce the existing physical pattern and character of the neighbourhood, with particular regard to criteria such as size and configuration of lots, height, massing, scale and type of dwelling unit compatible with that permitted by the zoning by-law for

nearby residential properties, setback of buildings from the streets, and prevailing patterns of rear and side yards and landscaped open space.

In this case, the proposed built form has been developed with sensitivity to the surrounding neighbourhood including particular attention to the following areas:

- Lowered building heights for majority of the roof on non-corner pairs of dwellings;
- No third storey balcony/deck projections permitted for privacy/overlook concerns;
- Building depths will be similar to existing dwellings to the north;
- Front and rear building setback pattern to be consistent with the remainder of the neighbourhood block;
- Proposed lot coverage consistent with existing standard of a maximum of 30% of the lot area;
- Entry doors on flanking units to maintain street presence pattern along Lawrence Avenue West; and
- Single curb cut and driveway for each semi pair structure to contribute to maintaining a consistent streetscape along Bowsprit Avenue and Westona Street.

Further, Planning staff are satisfied that the standards contained in the draft site specific zoning by-law (see Attachment 7) will ensure that appropriate density, height, massing, setbacks and open/landscaped space are maintained. As a result, impacts on privacy, sun and shadow are minimized and the development standards proposed in the zoning by-law are compatible with the standards established for the adjacent low density residential area.

### **Rental Housing Demolition and Conversion By-law**

The Rental Housing Demolition and Conversion By-law (885-2007) implements the City's Official Plan policies protecting rental housing. The by-law established Chapter 667 of the Municipal Code and was approved by City Council on July 19, 2007.

The By-law prohibits demolition or conversion of rental housing units without a permit issued under Section 111 of the *City of Toronto Act*. Proposals involving six or more rental housing units or where there is a related application for a Zoning By-law or Official Plan amendment require a decision by City Council. Although the proposal is to demolish only 5 rental units, there are a total of 7 residential dwelling units involved in

the overall development application, and the rental demolition by-law thus applies. Council may refuse an application, or approve the demolition with conditions that must be satisfied before a permit is issued under the *Building Code Act*.

Under Section 33 of the *Planning Act* and Municipal Code Chapter 363, Council has the authority to approve or refuse a demolition permit. The proposed demolition requires approval under both Section 33 of the *Planning Act* and Section 111 of the *City of Toronto Act*. Section 363-11.1 of the Municipal Code provides for the co-ordination of these two processes. The Chief Building Official may issue one demolition permit for the purposes of both Section 33 of the *Planning Act* and Chapter 667 of the Municipal Code, and the Chief Planner in consultation with the Chief Building Official may report on the applications for a City Council Decision.

## **Rental Housing**

Staff have determined that 5 of the houses meet the definition of rental housing and were used for rental purposes for a limited period of time. City records show that 6 of the houses involved in the application, 2258-2270 Lawrence Avenue West, at some point contained rental housing. However, one of the houses was owner occupied up until a few years ago and was only used as rental housing on a very temporary basis. In this instance, the unit does not count towards the number of rental units used on an on-going basis.

Information from City records suggests that most of the houses were converted to rental accommodation in the 1990's. Prior to that and for the majority of their existence, all of the houses were likely owner occupied dwellings. It is not uncommon for older housing stock in Toronto to be converted from ownership to rental tenure, and sometimes to be reconverted back to ownership.

In the circumstance of this application, staff are not recommending the replacement of the rental housing units. Staff are satisfied that the rental use of the property is of a limited nature and plays a very small part of the secondary rental market. Rental use of the properties can only be found for a fairly brief period of time for 5 of the houses and of a very short term nature for one of the houses. As such, demolition of the houses meets the intent of Official Plan policy 3.2.1.6, which is concerned with the loss of rental housing of 6 units or more that has contributed in an on-going way to the primary or secondary market. The Official Plan policies distinguish between rental properties with 6 or more rental units and those with 5 or less units, as it is recognized that individual houses or properties with 1 or 2 rental units need the flexibility to respond to market conditions and to personal circumstances by removing units from, or adding units to the rental market. As such, this type of rental use is generally of a temporary nature.

There are currently 5 remaining tenancies in the houses. All but two of the current tenants have moved into the units in the past couple of years. The City's requirements for a Tenant Assistance Plan are focused on the two longer term tenants, who have resided in the houses for the last 5-8 years, if they still occupy their units at the time that the notice to vacate for demolition is issued. It is recommended that for these two



tenants, additional financial compensation above and beyond the payment of three months rent as set out in the *Residential Tenancies Act*, be provided as follows:

Years Residency	Compensation
0-2 years	no additional compensation
3-5 years	1 month
6-10 years	2 months

In addition, a modest moving allowance for longer-term tenants, or those who have resided in their unit for longer than 2 years, equalling \$500 per tenant shall also be provided.

A tenant consultation meeting was held on November 17, 2009 to discuss rental housing matters. Questions were raised by the tenants regarding tenant assistance and the ongoing maintenance of the houses.

Staff are recommending that Council's approval of the development and the demolition of the existing rental units under Municipal Code 667 be conditional on the provision of a Tenant Assistance Plan based on the components outlined above. Due to the few tenants affected and short term nature of these obligations, staff are recommending that the owner provide a letter of undertaking to the City to secure the tenant assistance, rather than a Section 111 agreement registered on title.

In addition to the conditions, it is recommended that City Council's approval of the demolition of all 7 properties under Municipal Code Chapter 363 include the standard requirement pursuant to section 33 of the Planning Act that a payment of \$20,000 per unit be collected from the owner if the units are not replaced within 3 years from the day that demolition of the properties is commenced.

### **Open Space/Parkland**

The site is in the second lowest quintile of current provision of parkland, as per Map 8B/C of the Official Plan. The site is not a parkland priority area, as per Alternative Parkland Dedication Rate By-law 1420-2007.

The application is subject to a 5% cash-in-lieu of parkland payment. The applicant proposes to satisfy the parkland dedication requirement by cash-in-lieu and this is appropriate as the required amount of parkland is too small to be of a functional size.

### **Development Charges**

It is estimated that the development charges for this project will be \$140,844. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

## **CONCLUSION**

Upon careful review of the proposed land use and design considerations noted above, staff has concluded that the applicant's proposal represents an acceptable balance between intensification of a site and respect for the local context. Staff therefore recommends approval of the rezoning and Official Plan amendment application.

## **CONTACT**

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Fax No. (416) 397-4080  
E-mail: [dchorney@toronto.ca](mailto:dchorney@toronto.ca)

## **SIGNATURE**

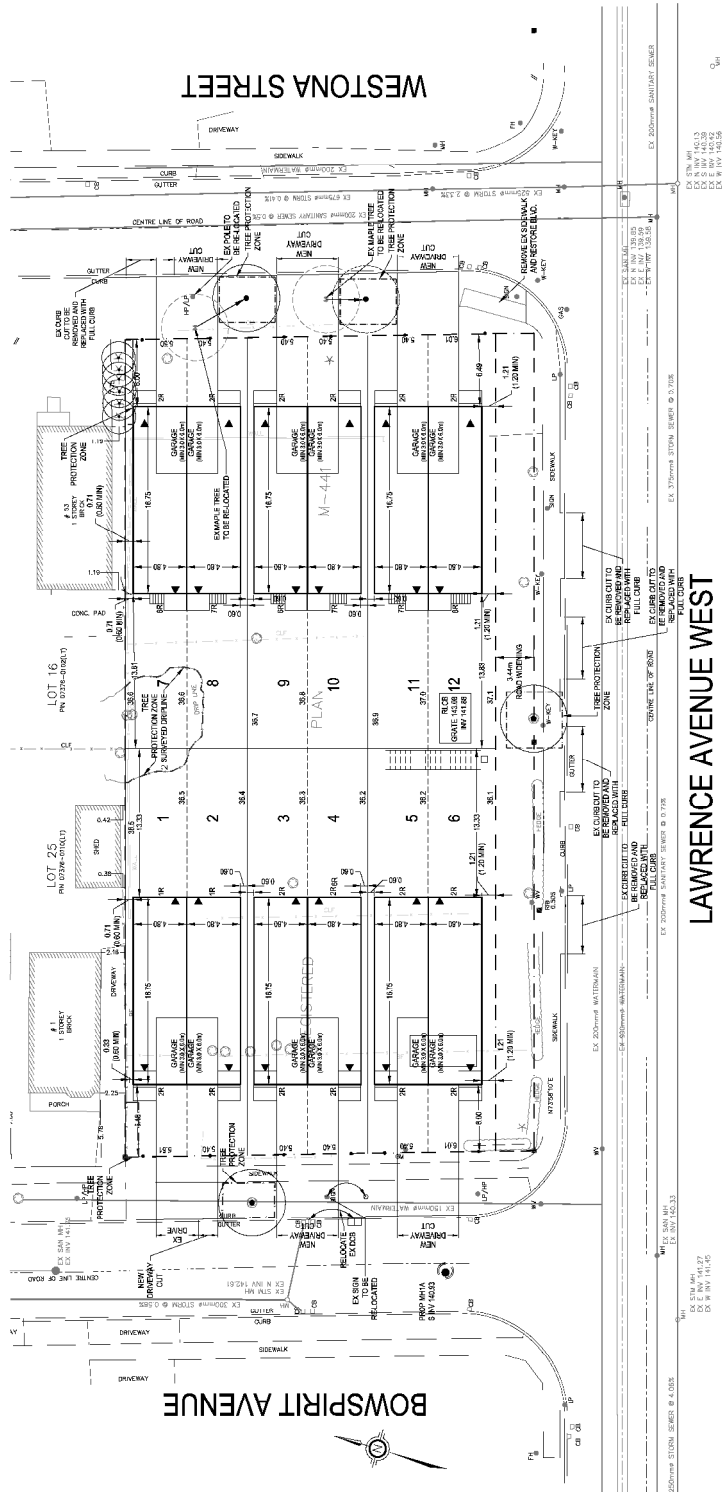
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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Official Plan  
Attachment 5: Application Data Sheet  
Attachment 6: Draft Official Plan Amendment  
Attachment 7: Draft Zoning By-law Amendment

# Attachment 1: Site Plan

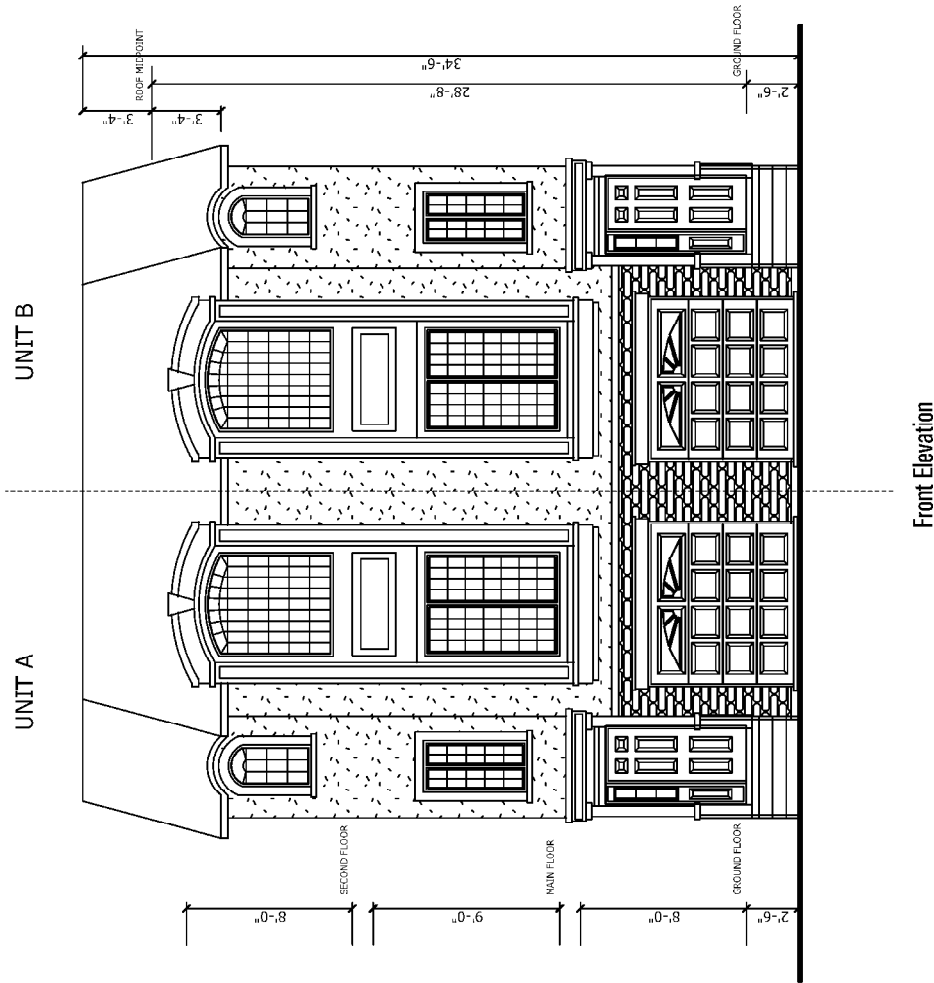


**Site Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 03/11/2010

**2256-2270 Lawrence Avenue West**

File # 09\_111798

Attachment 2: Elevations



2256-2270 Lawrence Avenue West

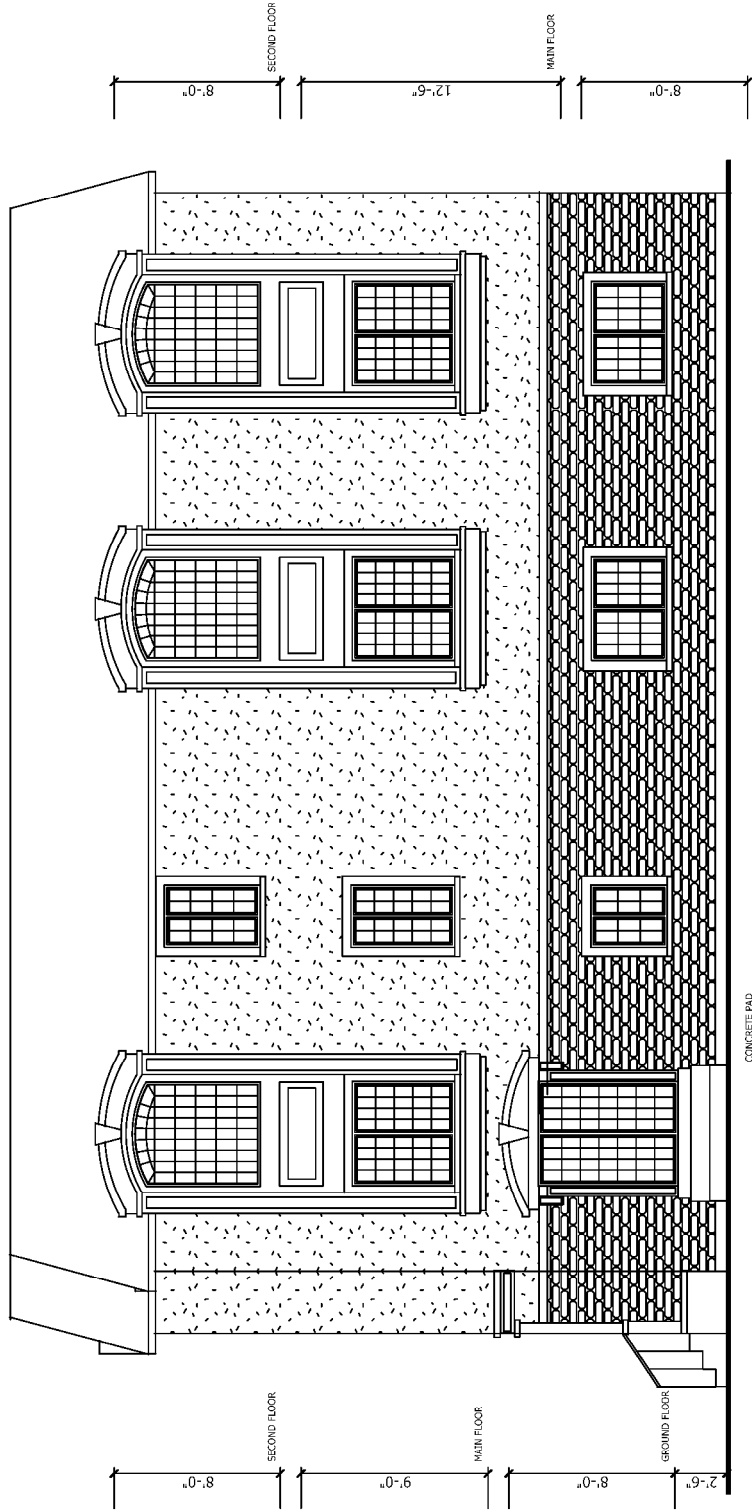
Elevations

Applicant's Submitted Drawing

Not to Scale  
03/11/2010

File # 09 111798

Side Elevation – Lawrence Avenue West Flankage



Corner Unit Right Elevation

2256-2270 Lawrence Avenue West

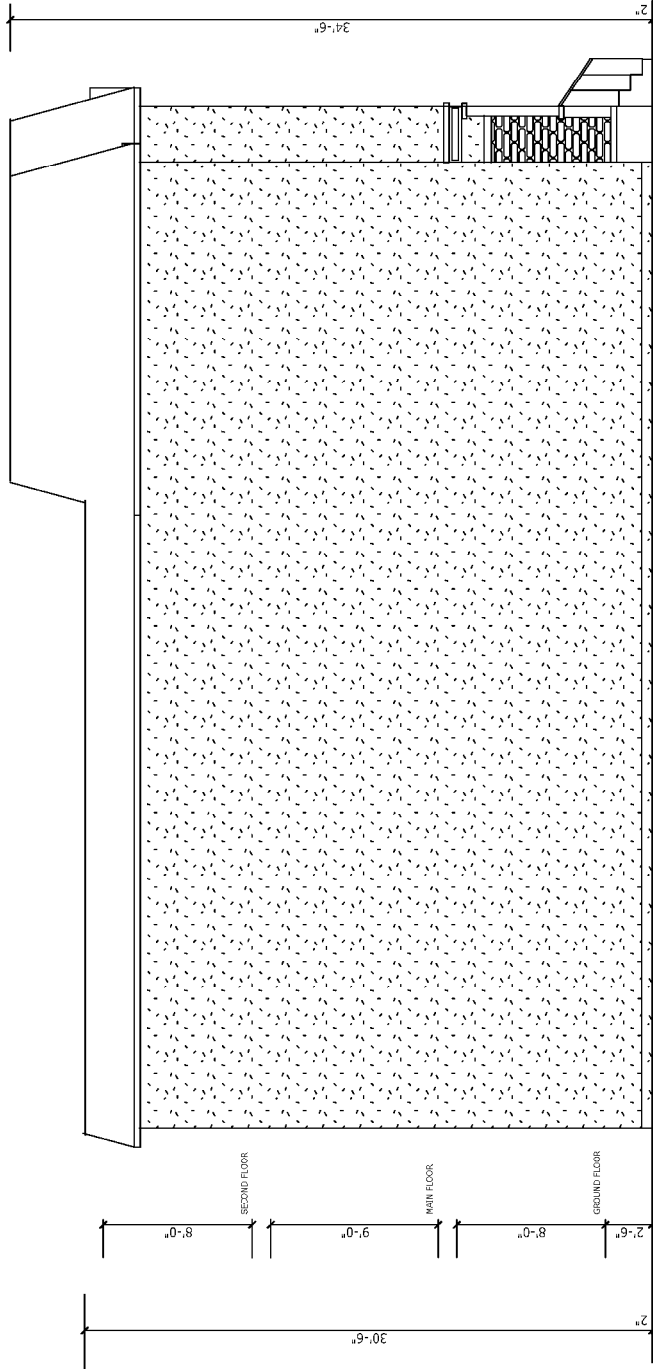
Elevations

Applicant's Submitted Drawing

Not to Scale  
03/1/2010

File # 09\_111798

Side Elevations – Non-corner Units



UNITS 5,6 AND 11,12

Left Elevation

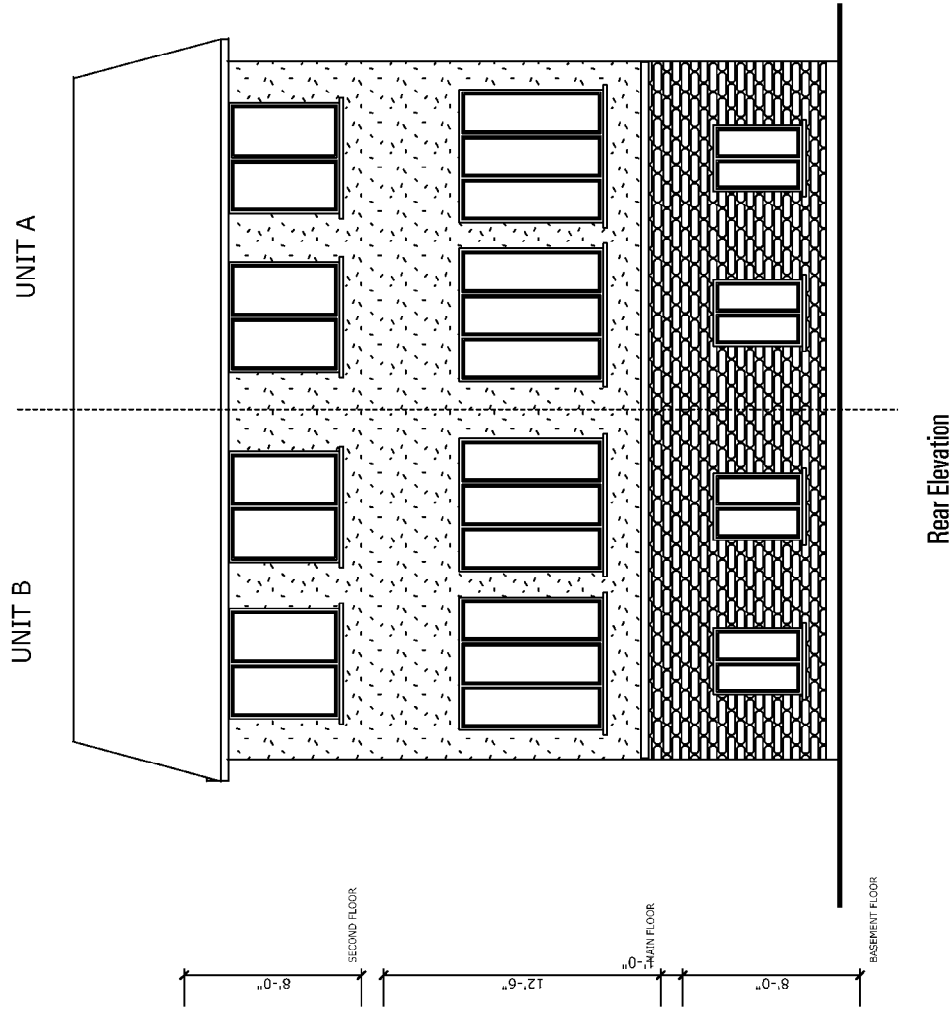
Elevations

Applicant's Submitted Drawing

Not to Scale  
03/11/2010

2256-2270 Lawrence Avenue West

File # 09\_111798

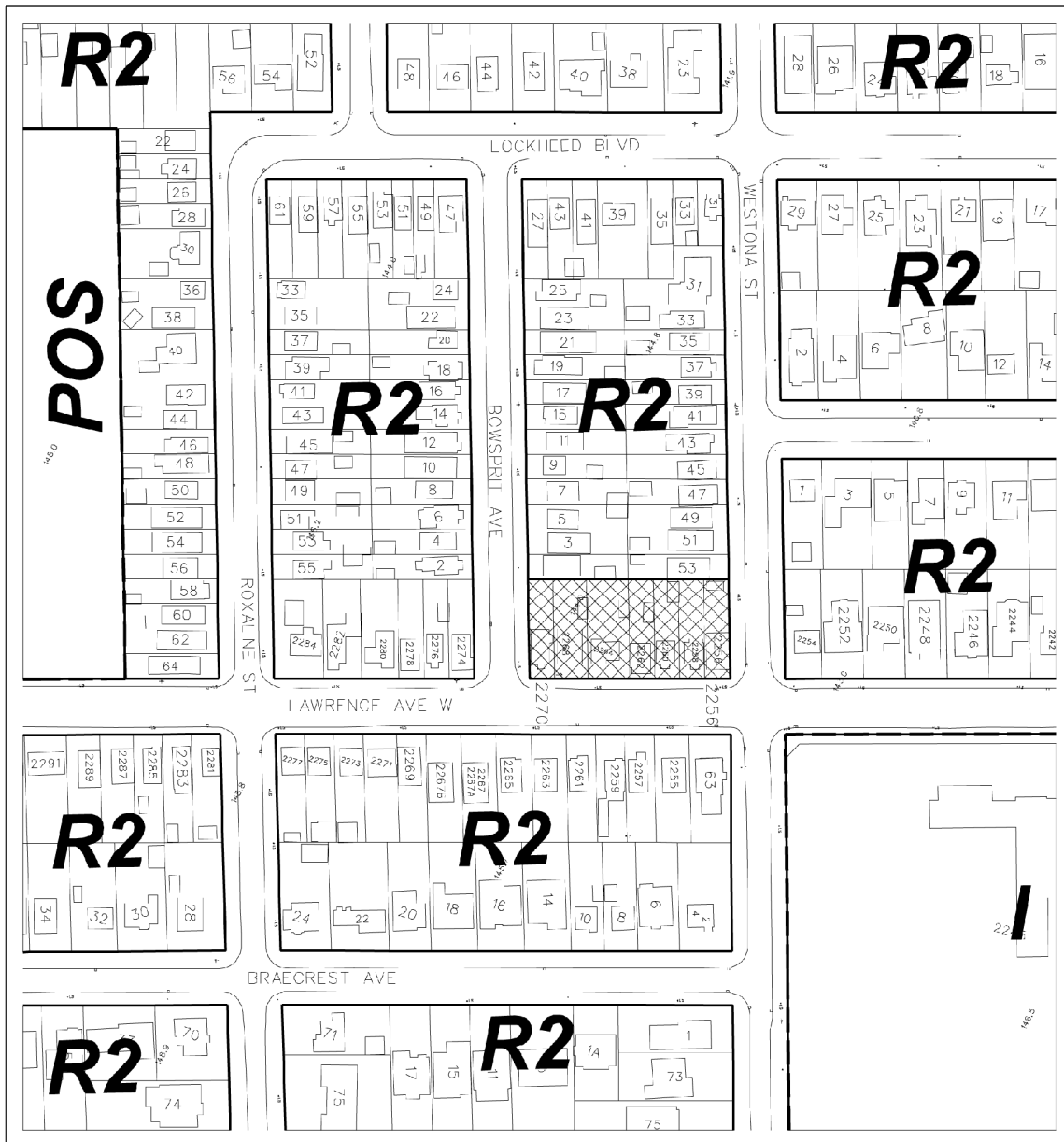


**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 03/11/2010

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 03/11/2010

2256-2270 Lawrence Avenue West  
 File # 09 111798

### Attachment 3: Zoning



**TORONTO** Urban Development Services  
**Zoning**

2256 - 2270 Lawrence Avenue West

File # 09\_111798

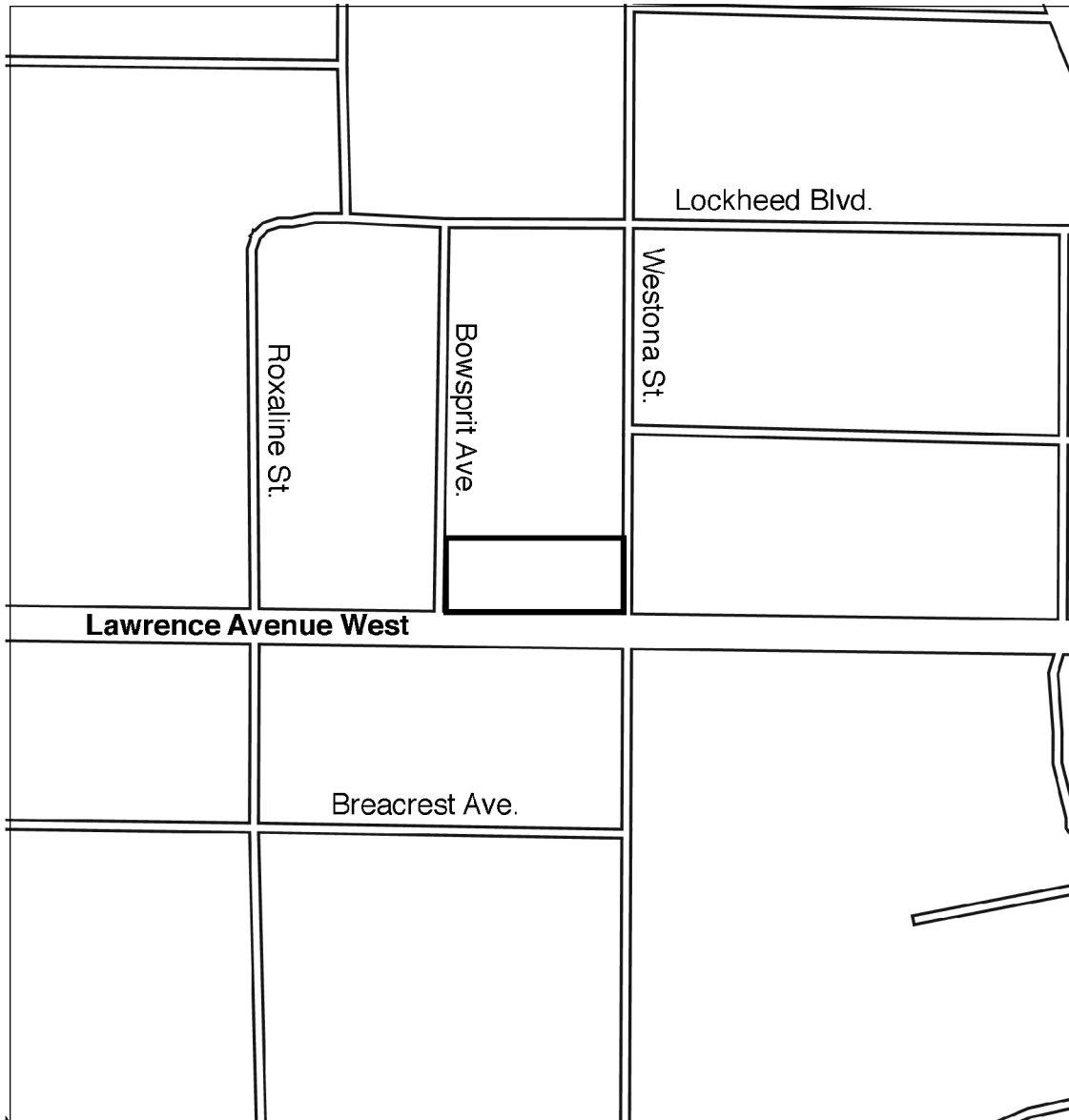
R2 Residential Second Density  
 I Institutional  
 POS Private Open Space



Not to Scale  
 Zoning By-law 11,737 as amended  
 Extracted 03/26/09 - RAZ



### Attachment 4: Official Plan



2256 - 2270 Lawrence Avenue West

File # 09\_111798

-  Site Location
-  Neighbourhoods



## Attachment 5: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	09 111798 WET 02 OZ
Details	Rezoning, Standard	Application Date:	February 24, 2009

Municipal Address: 2256 LAWRENCE AVE W  
 Location Description: PL M441 LT17 \*\*GRID W0210  
 Project Description: To demolish existing seven detached dwellings and erect six pairs of semi-detached dwellings (total of 12 units).

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BOUSFIELDS INC. TONY VOLPENTESTA			KOSTAS GRIGORIADIS

#### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R2	Historical Status:	
Height Limit (m):	9.5m	Site Plan Control Area:	Yes

#### PROJECT INFORMATION

Site Area (sq. m):	2675.6	Height:	Storeys:	3
Frontage (m):	73.152		Metres:	10.5
Depth (m):	36.57			
Total Ground Floor Area (sq. m):	726.36			<b>Total</b>
Total Residential GFA (sq. m):	2208.48		Parking Spaces:	24
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	2208.48			
Lot Coverage Ratio (%):	27.14			
Floor Space Index:	0.82			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	2208.5
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	12	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	0		

**CONTACT: PLANNER NAME: Matthew Premru, Planner**  
**TELEPHONE: (416) 394-6004**

**Attachment 6: Draft Official Plan Amendment**

Authority: Etobicoke York Community Council Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To adopt Amendment No. 117 to the Official Plan  
for the City of Toronto  
respecting the lands known municipally in the year 2009, as  
2256 to 2270 Lawrence Avenue West.**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

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 HEREBY ENACTS as follows:

1. The attached Amendment No. 117 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

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**AMENDMENT NO. 117 TO THE OFFICIAL PLAN**  
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2009 AS 2256-2270**  
**LAWRENCE AVENUE WEST**

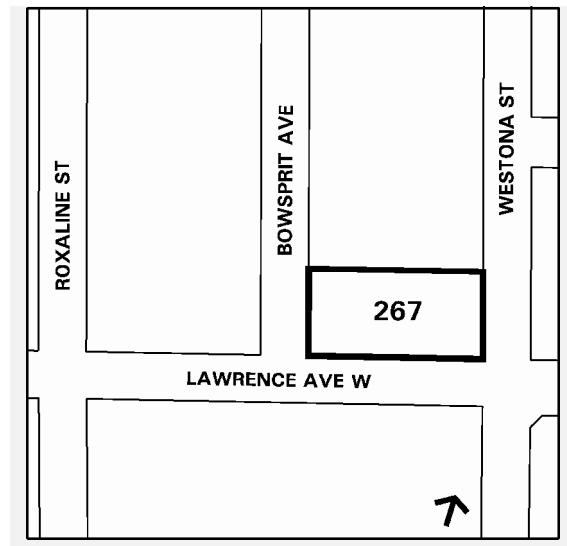
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The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding lands known municipally in 2009 as 2256-2270 Lawrence Avenue West to Site and Area Specific Policy No. 267, as follows:

**267. 2256-2270 Lawrence Avenue West**

Semi-detached dwellings are permitted.



## **Attachment 7: Draft Zoning By-law Amendment**

### **CITY OF TORONTO**

#### **BY-LAW No. XX-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:
  1. That the zoning map referred to in Section 320-5, Article II of the Zoning Code, be and the same is hereby amended by changing the classification of the lands described in Schedule “A” annexed hereto from Second Density Residential (R2) to Third Density Residential (R3).
  2. Notwithstanding the provisions of Section 320-40 A of the Zoning Code, the minimum front yard setback shall be 6.0 metres.
  3. 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 in length.
  4. Notwithstanding the provisions of Sections 320-41 A of the Zoning Code, the minimum side yard setback shall be 0.6 metres.
  5. Notwithstanding the provisions of Sections 320-41 B of the Zoning Code, the minimum side lot line on the street side shall be 1.2 metres.
  6. 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.

7. 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 in length.
8. 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.
9. 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.
10. 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 in length. Further, no porch/deck projections shall be permitted on the 3rd floor.
11. Notwithstanding any provision contained with Section 320 of the Zoning Code, eaves and bay windows are permitted to encroach 0.5 metres into the required front and rear yard setbacks.
12. Notwithstanding the provisions of Section 320-44 A of the Zoning Code, a driveway shall not exceed 3 metres in width.
13. 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.
14. 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.
15. Notwithstanding the provisions of Section 320-63 B (2) of the Zoning Code, the minimum lot area shall be 190 square metres.
16. 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.
17. Notwithstanding the provisions of Section 320-42.1.B of the Zoning Code, the maximum flat roof height for the corner pairs of semi-detached dwellings shall be 10.5m. For all other semi-detached dwellings, a maximum flat roof building height of 10.5m shall be permitted to a depth of 6.8m from the front of the building, and the remainder of the roof extending rearwards shall maintain a maximum height of 9.3m.
18. 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.

19. 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.
20. Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this By-law by addition the following to Section 324-1,

Table of Site Specific By-laws:

<b>BY-LAW NUMBER LAW AND ADOPTION DATE</b>	<b>DESCRIPTION OF PROPERTY</b>	<b>PURPOSE OF BY-</b>
XX-2010 _____, 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.

