Authority: Etobicoke Community Council Report No. 11, Clause No. 22,

as adopted by City of Toronto Council on October 1, 2 and 3, 2002

Enacted by Council: July 24, 2003

CITY OF TORONTO

BY-LAW No. 714-2003

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located at 1428 Royal York Road.

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, and originally attached to Township of Etobicoke By-law No. 11,737, be and the same is hereby amended by changing the classification of Part 2 of the lands located in the former Township of Etobicoke as described in Schedule 'A' annexed hereto from Second Density Residential (R2) to Group Area Fourth Density Residential (R4G) and affirming the Second Density Residential (R2) classification on Parts 3 and 4 of the lands, provided that the following provisions shall apply to the development of the lands.
- 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, as identified on Schedule 'A' attached hereto in their entirety and nothing in this by-law shall preclude the townhouse dwelling or single-family detached 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".
- 4. Notwithstanding Sections 320-18, 320-70 and 320-71 of the Etobicoke Zoning Code, the following development standards shall now be applicable to Part 2, the (R4G) lands, described in Schedule 'A' attached hereto:
 - (a) A maximum of 17 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.

- (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; and
 - (iii) open, uncovered (or roofed) porchway, veranda, decks, balconies and grade related patios protecting a maximum of 1.5 metres from the exterior front wall and 2.0 metres from the exterior rear wall of the dwelling unit.
- (d) The maximum building coverage shall not exceed 29% of the land area of Part 2, exclusive of those provisions included within Section 4(c) of this by-law.
- (e) The minimum landscape open space shall not be less than 38% of the land area of Part 2 of the lands. For the purposes of this by-law, landscaped open space shall include walkways and those provisions included within Section 4 (c) of this by-law.
- (f) The maximum building height of each unit shall be 11.5 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.
- (g) The minimum width of each dwelling unit shall be 5.5 metres.
- (h) For each dwelling unit, one parking space shall be provided within an enclosed and attached garage at grade and one parking space shall be provided on the driveway at grade immediately in front of the garage entrance of each dwelling unit.
- (i) Permitted accessory uses shall include private home daycare, central air conditioning units and tool sheds, within the required setback, and satellite dishes not exceeding 1.2 square metres in area. Carports, detached garages, television antennae, swimming pools and structures in conjunction with swimming pools, shall be prohibited.
- (j) 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 of each unit.
- (k) Notwithstanding Section 320-46 A of the Etobicoke Zoning Code, fences may be constructed to a maximum height of 1.9 metres, from grade.

- 5. Notwithstanding Sections 320-59 and 320-60 of the Etobicoke Zoning Code, the following provisions shall apply to the development of Parts 3 and 4, of the lands;
 - (a) The minimum lot frontage shall be 12 metres.
 - (b) The minimum lot area shall be 403.5 square metres.
 - (c) The maximum lot coverage shall be 36.5%.
 - (d) The minimum setbacks shall not be less than the measurements shown on Schedule 'B' attached hereto and shall be measured from the main walls of each dwelling.
- 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. 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 321-1, Table of Site Specific By-laws:

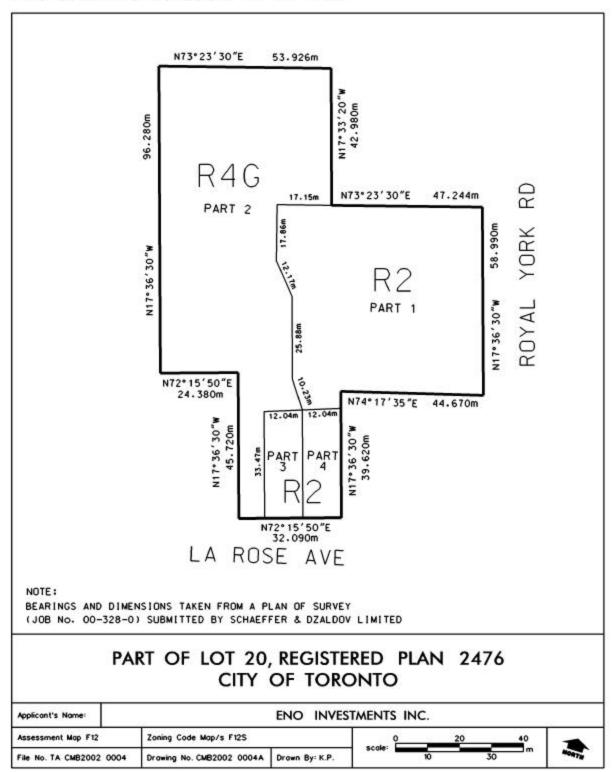
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	DESCRIPTION OF PROPERTY
714-2003 July 24, 2003	Lands located at 1428 Royal York Road	To rezone Part 2 of the lands from Second Density Residential (R2) to Group Area Fourth Density Residential and affirm the (R2) zoning on Parts 3 and 4 to permit 17 townhouses and 2 single family dwelling units respectively.

ENACTED AND PASSED this 24th day of July, A.D. 2003.

CASE OOTES, Deputy Mayor ULLI S. WATKISS City Clerk

(Corporate Seal)

TORONTO Schedule 'A' BY-LAW



TORONTO Schedule 'B' BY-LAW

