Authority: Etobicoke Community Council Report No. 6, Clause No. 16,

adopted as amended, by City of Toronto Council on July 22, 23 and 24, 2003

Enacted by Council: July 24, 2003

CITY OF TORONTO

BY-LAW No. 740-2003

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located at the northeast corner of Renforth Drive and Eringate Drive, municipally known as 120 Eringate Drive and 715 Renforth Drive.

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 from Planned Commercial Local (CPL) to Group Area Fourth Density Residential (R4G) and Planned Commercial Local (CPL) provided that the following provisions shall apply to the development of the Group Area Fourth Density Residential (R4G) lands and the Planned Commercial Local (CPL) lands identified in Schedules 'A' and '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, the following definitions shall be applicable:
 - (i) "Arcade Feature" is defined as a building wall having openings.
 - (ii) "Drive-Through Facility" means the use of land, buildings or structures, or parts thereof, to provide or dispense products or services, either wholly or in part, through an attendant or a window or an automated machine, to customers remaining in motorized vehicles that are in a designated stacking lane. A drive-through facility may be in combination with other uses such as, a bank, dry cleaning and laundry collecting establishment, financial institution, personal service shop, restaurant, retail store, service station or take-out restaurant.
 - (iii) "Stacking Lane" means an on-site queuing lane for motorized vehicles which is separated from other vehicular traffic and pedestrian circulation by barriers, markings or signs.

- 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 41 townhouse dwelling units, 34 semi-detached dwelling units and 2 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 1.6 metres from Renforth Drive, Eringate Drive and Wellesworth Drive.
 - (d) For the purposes of this By-law the maximum combined floor space index shall not exceed 0.9 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 40% 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 30% 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 14.5 metres, measured from the average finished grade at the front main wall of the building to the highest point of the roof, with the exception of blocks A, B, C, D, E, F, G and H shown on Schedule 'C', where the maximum building height shall be 14.5 metres, measured from a geodedic datum of 150.0 to the highest point of the roof.

- (h) The minimum width of each 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) 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 on the driveway at grade immediately in front of the garage of each dwelling unit with a minimum dimension of 2.7 metres by 5.8 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.
- (j) A minimum of 21 mutual visitor parking spaces shall be provided on-site. Perpendicular parking spaces shall each have a minimum dimension of 2.7 metres by 6.0. Parallel parking spaces shall each have a minimum dimension of 2.7 metres by 6.7 metres.
- (k) 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.
- (l) 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.
- (m) Fences shall be subject to Municipal Code standards.
- 5. Notwithstanding Sections 320-18, 320-23, 320-79, 320-99 and 320-100 of the Etobicoke Zoning Code, the permitted use of the (CPL) lands described in Schedule 'A' attached hereto shall include a drive-through facility in association with an otherwise permitted use as well as all uses permitted under the CPL zoning category, provided that the following provisions shall apply to the development of the (CPL) lands identified in Schedule 'A' attached hereto:
 - (a) The maximum gross floor area for all uses shall not exceed 1 600 square metres.
 - (b) Restaurant uses shall not exceed a total gross floor area of 500 square metres.
 - (c) The minimum building setbacks shall not be less than the measurements shown on Schedule 'B' attached hereto and shall be measured from the main wall.

- (d) Within the building setbacks described in Section (c), uses shall be restricted to landscaped strips; sidewalks; canopies; arcade features; stairs and stairwells; private amenity areas such as patios; areas for pedestrian circulation; access driveways; and parking areas.
- (e) Parking shall be provided at a minimum rate of 5.0 parking spaces per 100 square metres of gross floor area for all uses.
- (f) The minimum dimension for a parking space shall be 2.7 metres by 6.0 metres, with a 6.0 metre access.
- 6. The provisions of Section 320-24.8 B. shall not apply to the lands shown on Schedule 'A' attached hereto, provided that no residential buildings shall be constructed within 30 metres of any drive-through facility.
- 7. 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.
- **8.** Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
- 9. By-law No. 4326 is hereby repealed and Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to delete reference to By-law No. 4326 within Section 324-1, Table of Site Specific By-laws.
- 10. 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:

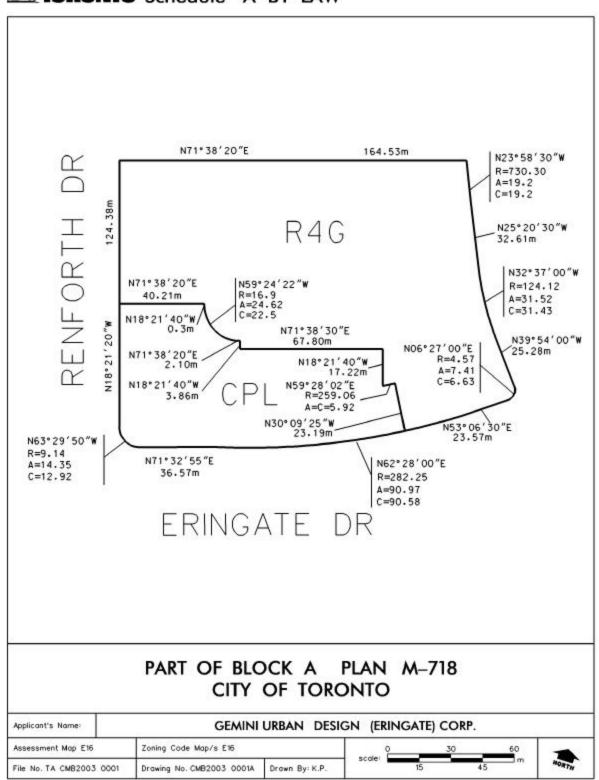
BY-LAW NUMBER AND DESCRIPTION OF PURPOSE OF BY-LAW ADOPTION DATE PROPERTY

740-2003 July 24, 2003 Lands located at the northwest corner of Renforth Drive and To rezone the lands from PlannedCommercial Local (CPL) to Group Area Fourth Density Residential (R4G) and Planned Commercial Local (CPL) to permit 77 dwelling units and a commercial development, subject to site specific development standards.

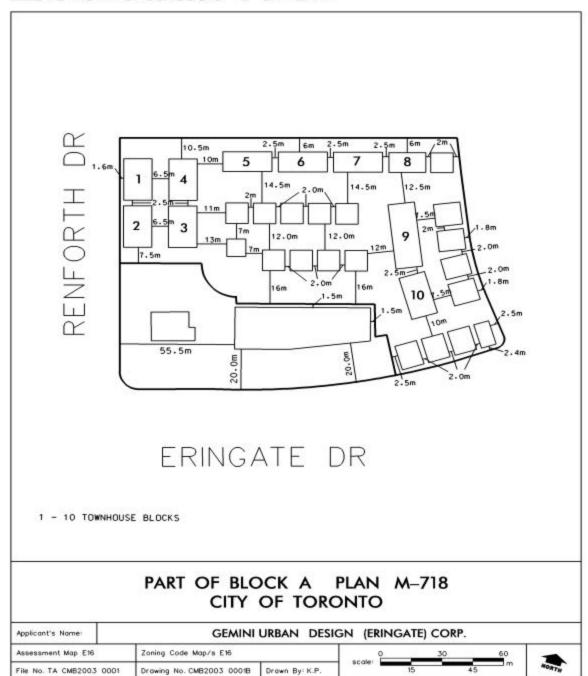
ENACTED AND PASSED this 24th day of July, A.D. 2003.

CASE OOTES, Deputy Mayor (Corporate Seal) ULLI S. WATKISS City Clerk

TORONTO Schedule 'A' BY-LAW



TORONTO Schedule 'B' BY-LAW



TORONTO Schedule 'C' BY-LAW

