Authority: Etobicoke Community Council Report No. 6, Clause No. 14,

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

Enacted by Council: September 24, 2003

CITY OF TORONTO

BY-LAW No. 966-2003

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located in the southeast corner of Royal York Road and Manitoba Street, known municipally as 445-449 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 the matters herein set out are in conformity with Official Plan Amendment No. 114-2003 as adopted by the Council of the City of Toronto; 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 Etobicoke 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 the lands located in the former Township of Etobicoke as described in Schedule 'A' annexed hereto from Residential Third Density (R3) to Group Area Fourth Density Residential (R4G) provided that the following provisions shall apply to the development of the (R4G) lands identified in Schedules 'A' and 'B' attached hereto.
- 2. For the purposes of the 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, and shall include group dwellings and row dwellings".
- 3. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
- **4.** For the purposes of this development, the following development standards shall now be applicable to the (R4G) lands described in Schedule 'A' attached hereto, notwithstanding Sections 320-18, 320-70 and 320-71 of the Etobicoke Zoning Code.
 - (a) A maximum of 9 townhouse dwelling units shall be permitted.
 - (b) The minimum dwelling unit width shall not be less than 4.8 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 walls of each townhouse dwelling, row dwelling, group dwelling, single-detached dwelling and detached garage.

- (d) 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 (including bay windows) extending a maximum of 0.6 metres from any exterior wall of a building provided they do not encroach onto abutting properties; and
 - (iii) open, uncovered (or roofed) porchways, verandas, open decks, balconies, terraces and grade-related patios projecting a maximum of 2.0 metres from the exterior front wall and exterior north side wall, and 3.0 metres from the exterior rear wall of the dwelling unit.
- (e) The maximum floor space index shall not exceed 1.1 for the total land area shown on Schedule 'A', including any lands dedicated for road widening purposes.
- (f) The maximum building coverage shall not exceed 50% of the total land area, as shown on Schedule 'A', exclusive of those provisions included within Section (d) of this by-law.
- (g) The minimum landscape open space shall not be less than 25% of the site area, as shown on Schedule 'A'. For the purposes of this By-law, landscaped open space shall include walkways and those provisions included within Section (d) of this by-law.
- (h) Notwithstanding the height and grade definition in Section 304-3, the maximum building height of the block of residential units shall be 12.5 metres, measured as the perpendicular distance from the geodetic datum of 100.5 m established along Royal York Road to the highest point of the roof.
- (i) A minimum of 22 vehicular parking spaces shall be provided, of which four (4) shall be reserved for visitor parking.
- (j) Notwithstanding the Definition of Lot Frontage in Section 304-3, Royal York Road shall be considered frontage and Manitoba Street shall be considered flankage.
- (k) Notwithstanding Section 320-18 A. of the Etobicoke Zoning Code, nine (9) vehicular parking spaces shall be provided within an attached garage, each space having a minimum dimension of 4.53 metres by 5.79 metres. Nine (9) vehicular parking spaces shall be provided as tandem spaces in front of the garage, each having minimum dimensions of 2.7 metres by 5.9 metres.
- (l) Permitted accessory uses shall include, central air conditioning units and satellite dishes not exceeding 1.2 square metres in area. Carports, television antennae, playhouses, swimming pools and structures in conjunction with such swimming pools, shall be prohibited.

- (m) 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 1.2 metres from the side lot lines and/or 5.0 metres from the street line.
- (n) Subject to the provisions of The City of Toronto Municipal Code Chapter 447, Fences, the maximum fence height shall be limited to 1.8 metres where permitted.
- 5. 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 PROPERTY PURPOSE OF BY-LAW ADOPTION DATE

966-2003 September 24, 2003 Lands located in the southeast To rezone the lands from corner of Royal York Road and Residential Third Density Manitoba Street. (R3) to Residential Multiple

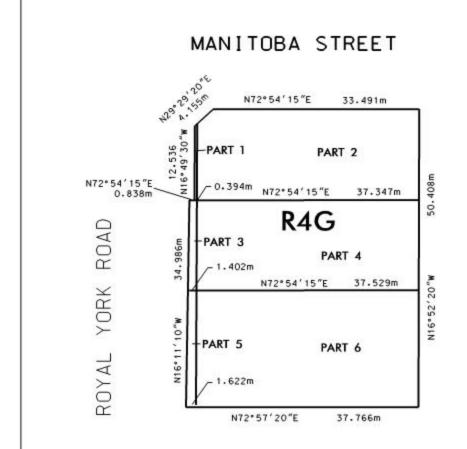
Residential Third Density (R3) to Residential Multiple (R4G) to permit a 3 storey residential building containing 9 dwelling units subject to site-specific standards.

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

CASE OOTES, Deputy Mayor ULLI S. WATKISS City Clerk

(Corporate Seal)

TORONTO Schedule 'A' BY-LAW



NOTE:

BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY (Plan No. RC4450A) SUBMITTED BY RABIDEAU & CZERWINSKI

PART OF LOTS 66, 67, 68 & 69 REGISTERED PLAN M-110 CITY OF TORONTO

Applicant's Name:	HYDE PARK HOMES						
Assessment Map B10	Zoning Code Map/s B10N		0	10	20	_	ı
File No. TA CMB2002 0010	Drawing No. CMB2002 0010	Drawn By: K.P.	scale:	5	15 m	MONTH	

TORONTO Schedule 'B' BY-LAW

