Authority: Etobicoke York Community Council Report No. 5, Clause No. 9, as adopted by City of Toronto Council on June 14, 15 and 16, 2005 Enacted by Council: June 16, 2005

CITY OF TORONTO

BY-LAW No. 542-2005

To amend Chapters 320 and 324 of the former City of Etobicoke Zoning Code, with respect to lands known municipally as 266 Dalesford 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 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 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 Class 1 Industrial (I.C1) to Group Area Fourth Density Residential (R4G), provided that the following provisions shall apply to the development of the Group Area Fourth Density Residential (R4G) lands identified in Schedules 'A' and 'B' attached hereto.
- 2. Notwithstanding Sections 320-18, 320-43, 320-44, 320-46, 320-69, 320-70 and 320-71 of the Etobicoke Zoning Code, the following development standards shall now be applicable to the (R4G) lands described in Schedules 'A' and 'B' attached hereto:
 - (a) A maximum of 3 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, row dwelling, or group dwelling.
 - (c) The minimum width of each dwelling unit shall be 4.8 metres.
 - (d) Required building setbacks and separations shall not be obstructed by any construction other than the following:
 - (i) uncovered steps to grade; and
 - (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; and

- (iii) open, uncovered (or roofed) porches, verandas, decks, balconies and grade-related patios projecting a maximum of 1.8 metres from the exterior front wall and 3.0 metres from the rear wall of the dwelling unit.
- (e) For the purposes of this By-law the maximum combined floor space index shall not exceed 1.25 for the total land area shown on Schedule 'A'.
- (f) For the purposes of this By-law the maximum combined building coverage shall not exceed 39% of the total land area shown on Schedule 'A', exclusive of those provisions included within Section 2(d) of this by-law. Roofed porches, roofed verandas or other roofed building projections shall not be considered as coverage.
- (g) For the purposes of this By-law the minimum combined landscape open space shall not be less than 40% of the total land area shown on Schedule 'A'. For the purposes of this By-law, landscaped open space shall include walkways and those provisions included within Section 2(d) of this by-law.
- (h) The maximum building height of each unit shall be 12.2 metres to the highest point of the building. For the purposes of this By-law, the building height shall be measured from the "average grade at the front wall of each unit based on the elevation of the unit frontage (at the front wall that houses the front door of each unit)".
- (i) For each dwelling unit two parking spaces shall be provided on the basis of: one parking space shall be provided within an enclosed and attached garage at grade and said parking space shall have a minimum inside dimension of 2.7 metres wide by 5.9 metres long; and a parking space shall be provided on the driveway leading to the garage having a minimum dimension of 2.4 metres wide by 6.0 metres long.
- (j) Permitted accessory uses shall include private home daycare, central air conditioning units and tool sheds, within the required building setbacks, and satellite dishes not exceeding 1.2 square metres in area. Carports, detached garages, television antennae, playhouses, swimming pools and structures in conjunction with such swimming pools shall be prohibited.
- (k) Notwithstanding Section 320-43 N. of the Etobicoke Zoning Code, central air conditioning units shall be permitted in the rear yard only or on the rear deck, not less than 0.2 metres from the side lot lines.
- (1) Notwithstanding Section 320-46 A of the Etobicoke Zoning Code, fences may be constructed to a maximum height of 1.9 metres, from grade or the top of the retaining wall. Fences and screening shall be subject to Municipal Code Chapter 447, Fences.

- **3.** 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 identified in Schedules 'A' and 'B' attached hereto in their entirety and nothing in this by-law shall preclude the townhouse dwelling, row dwelling or group dwelling units from being divided into individual lots within the meaning of the *Planning Act*.
- 4. 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, and shall include group dwellings and row dwellings".
- 5. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
- 6. 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 ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
542-2005 June 16, 2005	Lands located in the southeast quadrant of Dalesford Road and Grand Avenue.	To rezone the lands from Class 1 Industrial (I.C1) to Residential Group Area

Class 1 Industrial (I.C1) to Residential Group Area Fourth Density (R4G) to permit 3 townhouse dwelling units subject to site specific development standards.

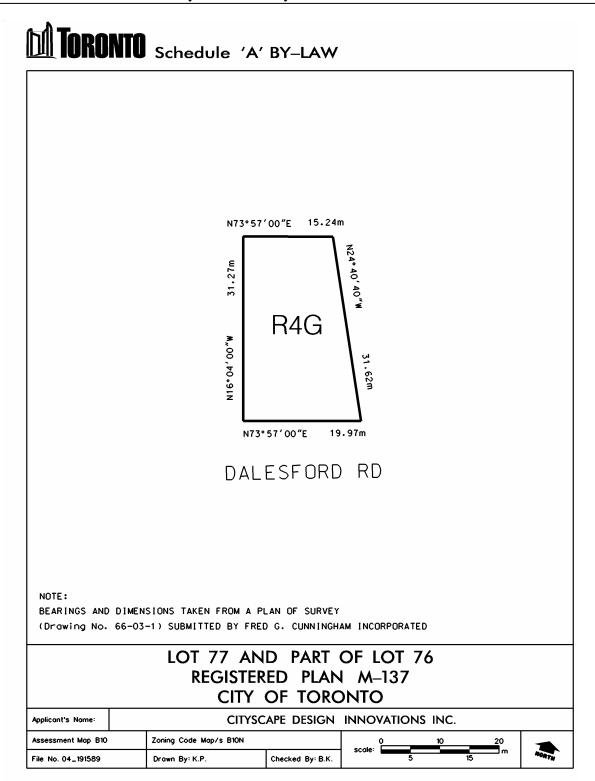
ENACTED AND PASSED this 16th day of June, A.D. 2005.

DAVID R. MILLER, Mayor

ULLI S. WATKISS City Clerk

(Corporate Seal)

4 City of Toronto By-law No. 542-2005



5 City of Toronto By-law No. 542-2005

