Authority: Etobicoke York Community Council Report No. 5, Clause No. 13,

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. 551-2005

To amend Chapters 320 and 324 of the former City of Etobicoke Zoning Code, as amended, with respect to certain lands located on the south side of Oxford Street, east of Royal York Road, municipally known as 577 Oxford Street, to permit the development of 18 townhouse units.

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 set out herein are in conformity with Official Plan Amendment No.132-2005 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 has 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 of the Zoning Code, originally attached to Township of Etobicoke Zoning Code, be and the same is hereby amended to 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 Group Area Fourth Density Residential (R4G) 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 Schedule 'A' attached hereto in their entirety and nothing in this By-law shall preclude the townhouse units from being divided into individual lots within the meaning of the *Planning Act*.
- 3. Notwithstanding Sections 320-16, 320-18, 320-70 and 320-71 of the Etobicoke Zoning Code, the following development standards shall be applicable to the R4G lands described in Schedule 'A' attached hereto:

(a) Permitted Uses

A maximum of 18 townhouse dwelling units shall be permitted on the subject lands.

(b) Schedule '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 block.

(c) Permitted Encroachments

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 0.5 metres from any exterior wall of a building provided they are located a minimum of 1.0 metres from the street line, 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 2.6 metres from the exterior rear walls and 1.5 metres from the exterior front walls, and provided they are set back a minimum of 1 metre from the street line, public right-of-way or internal driveway.

(d) Total Gross Floor Area

A total gross floor area of 3,898 square metres is permitted within this exception.

(e) Building Coverage

The maximum building coverage shall not exceed 40% of the total site area, exclusive of those provisions included within Section (c) of this By-law.

(f) Landscaped Open Space

- (i) The minimum landscaped open space shall not be less than 25 % of the total site area, and shall include walkways and those provisions included within Section (c) of this By-law.
- (ii) A minimum 2.5 metre landscaped strip shall be provided between the visitor parking area and abutting properties zoned "R3".
- (iii) A minimum 1.3 metre landscaped strip shall be provided between the internal private lane and abutting properties zoned "R3".

(g) Building Heights

(i) Oxford Street Block

Notwithstanding the definitions of "grade" and "height' with Section 304-3 of the Etobicoke Zoning Code, in the case of the block oriented to face Oxford Street, the maximum height shall be 11.4 metres, measured as the perpendicular distance from the geodetic datum of 97.46 (representing average grade at the front wall) to the highest point of the pitched roof.

(ii) Milton Street Block

Notwithstanding the definitions of "grade" and "height' with Section 304-3 of the Etobicoke Zoning Code, in the case of the block oriented to face Milton Street, the maximum height shall be 11.2 metres, measured as the perpendicular distance from the geodetic datum of 97.02 (representing average grade at the front wall) to the highest point of the pitched roof.

(h) Dwelling Width

The minimum dwelling width shall be 4.5 metres.

(i) Parking Spaces

For each dwelling unit, two parking spaces shall be provided. One of the required parking spaces shall be located within an enclosed and attached garage at grade with minimum dimensions of 3.0 metres by 6.0 metres. The other shall be located on the driveway at grade at the rear of each dwelling unit with minimum dimensions of 2.7 metres by 6.0 metres to be measured from the exterior of the main wall of the dwelling or garage to the inside edge of the travelled portion of the private roadway.

(j) Visitor Parking Spaces

An additional minimum 0.2 parking spaces per dwelling unit shall be provided for visitors.

(k) Accessory Uses

Permitted accessory uses shall include private home occupations, central air conditioning units, and satellite dishes not exceeding 1.2 square metres in area. Carports, detached garages, tool sheds, television antennae, playhouses, swimming pools, structures in conjunction with such swimming pools, and other accessory structures shall be prohibited.

(l) Central Air Conditioning Units

Notwithstanding Section 320-43 N of the Etobicoke Zoning Code, central air conditioning units shall only be permitted on or under rear decks and not less than 0.2 metres from the common walls of dwellings.

(m) Fences

Fences shall be subject to Municipal Code Standards.

- **4.** 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.
- 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 Specific, 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:

AND ADOPTION DATE	PROPERTY	PURPOSE OF BY-LAW
551-2005 June 16, 2005	Lands located on the south side of Oxford Street, east of Royal York Road, municipally known as 577 Oxford Street.	To rezone the lands from Residential Third Density (R3) to Group Area Fourth Density Residential (R4G) to permit 18 townhouse units, subject to site specific development standards.

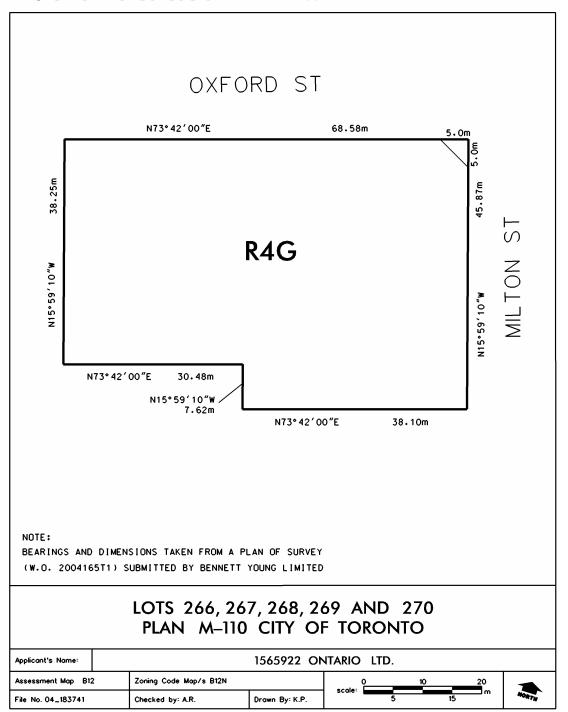
ENACTED AND PASSED this 16th day of June, A.D. 2005.

DAVID R. MILLER, Mayor

ULLI S. WATKISS City Clerk

(Corporate Seal)

TORONTO Schedule 'A' BY-LAW



TORONTO Schedule 'B' BY-LAW

