Authority: Etobicoke York Community Council Report No. 3, Clause No. 9, as adopted by City of Toronto Council on April 12, 13 and 14, 2005, and Notice of Motion J(34), moved by Councillor Milczyn, seconded by Councillor Grimes, as adopted by City of Toronto Council on July 19, 20, 21 and 26, 2005 Enacted by Council: July 21, 2005

Enacted by Council: July 21, 2005

CITY OF TORONTO

BY-LAW No. 686-2005

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located on the north side of Daniels Street, between Holbrooke Avenue and Moynes Avenue, municipally known as 82 Daniels Street, to permit the development of six single detached dwellings on a property with an existing heritage dwelling.

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 of the Zoning Code, originally attached to Township of Etobicoke Zoning Code, 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 Second Density (R2) 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 Schedules 'A' and 'B' attached hereto in their entirety and nothing in this By-law shall preclude the single-detached dwellings from being divided into individual lots within the meaning of the *Planning Act*.
- **3.** Notwithstanding Sections 320-16, 320-39, 320-40, 320-41, 320-42, 320-42.1, 320-43N, 320-44, 320-46, 320-69, 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 six single detached dwellings shall be permitted on the lands as shown as Group Area Fourth Density Residential (R4G) lands on Schedule 'A' attached hereto.

(b) Schedule 'B'

The minimum building set backs shall not be less than the measurements shown on Schedule 'B' attached hereto, and shall be measured from the main walls of each dwelling.

(c) Permitted Encroachments

Required building set backs 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 1.0 metres from any exterior wall of a building;
- (iii) open, uncovered (or roofed) porches, verandas, decks, balconies and grade-related patios projecting a maximum of 1.6 metres from the exterior front and rear wall of the dwelling, provided they are set back a minimum of 1.5 metres from the inside edge of the travelled portion of the private roadway.
- (d) Total Gross Floor Area

A total gross floor area of 1180 square metres is permitted for residential dwellings within this exception.

(e) Parking Spaces

A minimum of two parking spaces shall be provided for each dwelling. Parking spaces may be located within a garage with a minimum interior dimension of 3.0 metres by 6.0 metres and/or on a driveway at grade with a minimum dimension of 2.7 metres by 6.0 metres.

(f) Visitor Parking Spaces

An additional two parking spaces shall be provided for visitors. Visitor parking spaces shall be provided within the northerly terminus of a private lane and shall measure a minimum of 3.0 metres by 6.0 metres.

- (g) Building Height
 - (i) The maximum building height shall be 9.5 metres to the highest point of the roof.
 - (ii) The maximum height of the soffit of the eaves overhang for peaked roofed dwellings shall not exceed 6.6 metres.

- (iii) For the purpose of this by-law, "height" and "soffit" shall be defined according to the provisions of Section 320-42.1 B(3) of the Etobicoke Zoning Code.
- (h) Coverage

The maximum coverage shall not exceed 27% of the lot area.

(i) Landscaped Open Space

Not less than 55% of the lot area shall be provided for landscaped open space.

(j) Fences

Fences shall be subject to Municipal Code standards.

- **4.** Notwithstanding Sections 320-42A and 320-42.1C(3) of the Etobicoke Zoning Code, the following development standards shall be applicable to the R2 lands described in Schedule 'A' attached hereto:
 - (a) The rear yard setback shall be a minimum of 7.5 metres.
 - (b) Side yard set backs shall be a minimum of 1.2 metres.
- 5. 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.
- **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.

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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 324-1, Table of Site Specific By-laws:

BY-LAW NUMBER ANDDESCRIPTION OFADOPTION DATEPROPERTY

PURPOSE OF BY-LAW

and to amend the Residential Second Density (R2) zone to create site specific development

standards.

686-2005	Lands located on the north side	To rezone the lands from
July 21, 2005	of Daniels Street, between	Residential Second Density
	Holbrooke Avenue and Moynes	(R2) to Group Area Fourth
	Avenue, municipally known as	Density Residential (R4G) to
	82 Daniels Street.	permit 6 single detached
		dwelling units, subject to site
		specific development standards;

ENACTED AND PASSED this 21st day of July, A.D. 2005.

DAVID R. MILLER, Mayor

ULLI S. WATKISS City Clerk

(Corporate Seal)

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