Authority: Etobicoke York Community Council Report No. 8, Clause No. 1,

as adopted by City of Toronto Council on October 26, 27, 28 and 31, 2005

Enacted by Council: October 28, 2005

#### **CITY OF TORONTO**

#### BY-LAW No. 885-2005

To amend Chapters 320 and 324 of the former Etobicoke Zoning Code with respect to certain lands located on the north side of Horner Avenue, west of Aldercrest Road, municipally known as 450 Horner Avenue, to permit the development of eight townhouse dwelling units and two semi-detached dwelling 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 herein set out are in conformity with Official Plan Amendment No. 137-2005 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 held at least one public meeting in accordance with the *Planning Act*;

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 Limited Commercial (CL) to Group Area Fourth Density Residential (R4G), provided that the following provisions set out in this By-law 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 semi-detached dwelling units and townhouse dwelling units from being divided into individual lots within the meaning of the *Planning Act*.
- 3. Notwithstanding Sections 320-39, 320-40, 320-44, 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 8 townhouse dwelling units and 2 semi-detached dwelling units shall be permitted on the lands as shown on Schedule 'A' and 'B' attached hereto.

#### (b) Setbacks

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 semi-detached dwelling and/or block of townhouse dwelling units.

#### (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, second and third floor balconies at the rear of a townhouse unit, or other projections extending a maximum of 0.8 metres from any exterior wall of a building provided they are located a minimum of 2.2 metres from the street line or public right-of-way or internal driveway;
- (iii) open, uncovered (or roofed) porches, verandas, first floor deck at the rear of a townhouse unit, projecting a maximum of 1.83 metres from the exterior front and rear wall of the dwelling, provided they are set back a minimum of 1.1 metres from the street line.

#### (d) Total Gross Floor Area

A total gross floor area of 1,765 square metres is permitted for residential dwellings.

#### (e) Building Coverage

For the purposes of this By-law, the maximum combined building coverage shall not exceed 43% of the total area of the R4G lands prior to land dedications and conveyances shown on Schedule 'A', exclusive of those provisions included within section 3 (c) of this By-law.

#### (f) Landscaped Open Space

For the purposes of this By-law, the minimum combined landscaped open space shall not be less than 25% of the total area of the R4G lands prior to land dedications and conveyances shown on Schedule 'A', and landscaped open space shall include walkways.

### (g) Building Heights

Notwithstanding the definitions of "grade" and "height" within Section 304-3 of the Etobicoke Zoning Code, in the case of dwellings fronting on Horner Avenue, the maximum height shall be 14 metres, measured at the front elevation of the

blocks, from the geodetic elevation of 101.64, to the mid-point of the pitched roof.

Notwithstanding the definitions of "grade" and "height" within Section 304-3 of the Etobicoke Zoning Code, in the case of dwellings fronting on Aldercrest Road, the maximum height shall be 11 metres, measured at the front elevation of the blocks, from the geodetic elevation of 102.14, to the mid-point of the pitched roof.

#### (h) Dwelling Width

The minimum width of each townhouse dwelling unit shall be 4.1 metres.

(i) Lot frontage for a Semi-detached Dwelling

The minimum lot frontage for the southerly semi-detached dwelling unit shall be 5.3 metres.

The minimum lot frontage for the northerly semi-detached dwelling unit shall be 5.9 metres.

### (j) Parking Spaces

(i) For each dwelling unit fronting onto Horner Avenue and Aldercrest Road, two parking spaces shall be provided. Parking spaces may be located either within an enclosed and attached garage at grade with a minimum dimension of 3.0 metres wide by 6.0 metres long and/or on a driveway at grade at the rear of each townhouse dwelling unit and the front of each semi-detached dwelling unit with a minimum dimension of 3.0 metres wide by 6.0 metres long, to be measured from the exterior main wall of the dwelling or garage to the inside edge of the traveled portion of the private roadway.

# (k) Visitor Parking Spaces

(i) No visitor parking spaces shall be required to be provided.

#### (l) 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 and tool sheds for the semi-detached dwellings. Carports, detached garages, tool sheds for the townhouses, television antennae, playhouses, swimming pools and filters, cabanas, and other accessory structures shall be prohibited.

## (m) Central Air Conditioning Units

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

Notwithstanding Section 320-43 N. of the Etobicoke Zoning Code, for semi-detached dwellings, central air conditioning units shall only be permitted in the rear yard and no closer than 0.6 metres to any side lot line.

#### (n) 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 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 ADOPTION DATE PROPERTY

**PURPOSE OF BY-LAW** 

885-2005 October 28, 2005 Lands located on the north side To rezone the lands from of Horner Avenue, west of Limited Commercial (CL) to Aldercrest Road, municipally Group Area Fourth Density known as 450 Horner Avenue. Residential (R4G) to permit 8

To rezone the lands from Limited Commercial (CL) to Group Area Fourth Density Residential (R4G) to permit 8 townhouse dwelling units and 2 semi-detached dwelling units, subject to site specific development standards.

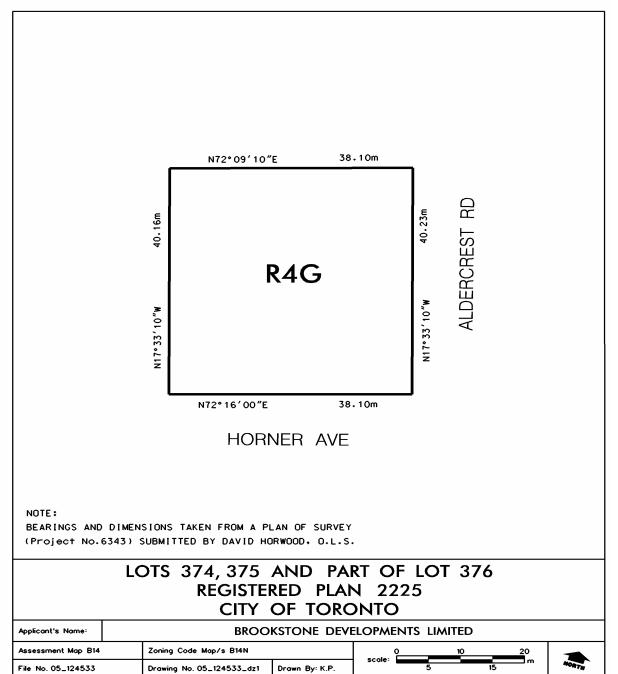
ENACTED AND PASSED this 28th day of October, A.D. 2005.

DAVID R. MILLER, Mayor

ULLI S. WATKISS City Clerk

(Corporate Seal)

# TORONTO Schedule 'A' BY-LAW



# TORONTO Schedule 'B' BY-LAW

