Authority: Etobicoke York Community Council Item 6.36, as adopted by City of Toronto

Council on June 19, 20 and 22, 2007, and Motion M101, moved by Councillor Milczyn, seconded by Councillor Hall, as adopted by City of Toronto Council on

July 16, 17, 18 and 19, 2007

Enacted by Council: July 19, 2007

CITY OF TORONTO

BY-LAW No. 862-2007

To amend Chapters 320 and 324 of the former City of Etobicoke Zoning Code with respect to certain lands located on the south side of Dalesford Road, and on the north side of Mendota Road, municipally known as 315-325 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 the matters set out herein are in conformity with the Official Plan 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*;

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 Class One Industrial Zone (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 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 the Etobicoke Zoning Code, subsection 304-3, 320-16, 320-18, 320-44, 320-70 and 320-71, the following development standards shall be applicable to the R4G lands described in Schedule 'A' attached hereto:

(a) Permitted Uses

A maximum of 39 townhouse dwelling units shall be permitted on the subject lands.

One sales and/or construction trailer on site for a period of no more than 3 years from the enactment of this By-law.

(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 with or without windows or doors into habitable rooms 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 0.6 metres from any exterior wall of a building.
- (iii) open, uncovered and/or roofed porches, verandas, porticos, decks, balconies and accessory gateway features projecting a maximum of 2.6 metres from the exterior rear walls, 1.0 metre from the exterior front walls and 1.5 metres from the exterior side walls.
- (iv) Encroachment into a public right-of-way to a maximum distance of 1.8 metres.

(d) Total Gross Floor Area

A total gross floor area of 10,460 square metres, including garages and enclosed porches is permitted within this exception.

(e) Building Coverage

The maximum building coverage shall not exceed 46% of the total site area.

(f) Landscaped Open Space

(i) The minimum landscaped open space shall not be less than 25% of the total lot area, and shall include steps, walkways, sidewalks and retaining walls.

(g) Building Heights

(i) Block 1 and Block 2

Notwithstanding the definitions of "grade" and "height" in Section 304-3 of the Etobicoke Zoning Code, for Blocks 1 and 2 as labelled on Schedule 'B', the maximum height shall be 11.75 metres, measured as the perpendicular distance from the geodetic datum of 97.00 metres (representing average grade at the front wall on Dalesford Road) to the mid-point of the pitched roof.

(ii) Block 3 and Block 4

Notwithstanding the definitions of "grade" and "height" in Section 304-3 of the Etobicoke Zoning Code, for Blocks 3 and 4 as labelled on Schedule 'B', the maximum height shall be 10.75 metres, measured as the perpendicular distance from the geodetic datum of 96.15 metres (representing average grade at the front wall on Mendota Road) to the mid-point of the pitched roof.

(iii) Block 5

Notwithstanding the definitions of "grade" and "height" in Section 304-3 of the Etobicoke Zoning Code, for Block 5 as labelled on Schedule 'B', the maximum height shall be 10.5 metres, measured as the perpendicular distance from the geodetic datum of 96.15 (representing average grade at the front wall on Mendota Road) to the mid-point of the pitched roof.

(iv) Notwithstanding the definition of "height" in section 304-3 of the Etobicoke Zoning Code, the provision of any railings, decorative elements and chimneys can extend 1.0 metres in height from the peak of the roof.

(h) Dwelling Width

The minimum dwelling width shall be 4.47 metres for units with frontage on Mendota Road and the minimum dwelling width shall be 5.64 metres for the remaining units.

(i) Parking Spaces

For each dwelling unit, a minimum of two parking spaces shall be provided. A minimum of 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 5.48 metres. A second indoor parking space is permitted in tandem with the same dimensions. An outdoor parking space can be located on the driveway at grade with minimum dimensions of 3.5 metres by 6.0 metres to be measured from the exterior of the main wall of the dwelling or garage to the property line.

Sections 320-44 A and 320-71 A (3), of the Etobicoke Zoning Code shall not apply to this exception.

(j) Exterior Elevations

The provision of Section 320-16 of the Etobicoke By-law shall not apply to this exception.

(k) Party Walls

The provisions of Section 320–71F shall not apply for the purposes of this exception.

(l) Lot Area

Notwithstanding the definition of "Lot Area" in Section 304-3 of the Etobicoke Zoning Code, the lot area shall be the total horizontal area within the lot lines of a lot per Schedule 'A'.

(m) Front Yard Requirements

Provide driveway widths to each townhouse unit that do not exceed a width of 3.05 m measured at the curb line, for driveways leading up to one (1) townhouse unit and provide driveway widths to each townhouse unit that do not exceed a width of 6.1 m measured at the curb line, for driveways leading to two (2) townhouse units. For all townhouse units, the driveways can be widened beyond the curb line to a width that is necessary to facilitate access to garages that have a garage door of no more than 5.0 m.

(n) Rear Yard Requirements

For those townhouse units with garages accessed from the rear of the lot, the driveway widths to each townhouse unit shall not exceed a width of 2.6 m measured at the curb line, for driveways leading to one (1) townhouse unit and provide driveway widths to each townhouse unit that do not exceed a width of 5.8 m measured at the curb line, for driveways leading to two (2) townhouse units. For all townhouse units, the driveways can be widened beyond the curb line to a width that is necessary to facilitate access to garages that have a garage door of no more than 2.6 m.

(o) Internal Garage Area

Provide a minimum internal garage area of 18 m², with a minimum internal width of 3.0 m for the proposed attached garages in Blocks 1, 2, 3 and 4. Provide a minimum internal garage area of 33 m², with a minimum internal width of 3.0 m for the proposed attached garages in Block 5.

- **4.** Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
- 5. 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.
- 6. Notwithstanding any future severance, partition or division of the lands shown on Schedule 'B', the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
862-2007 July 19, 2007	Lands located on the south side of Dalesford Road, north of Mendota Road, west of Grand Avenue, municipally known as 315-325 Dalesford Road	To rezone the lands From Class One Industrial Zone (I.C1) to Group Area Fourth Density Residential (R4G) to permit 39 townhouse units, Subject to site specific development standards

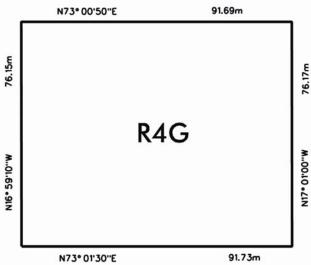
ENACTED AND PASSED this 19th day of July, A.D. 2007.

SANDRA BUSSIN, Speaker ULLI S. WATKISS City Clerk

(Corporate Seal)

TORONTO Schedule 'A' BY-LAW





MENDOTA RD

NOTE:

BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY
(Project No.6447) SUBMITTED BY DAVID HORWOOD LIMITED O.L.S.

PART OF LOTS 316 TO 320, ALL OF LOTS 461 TO 465 AND PART OF MILTON STREET (CLOSED) REGISTERED PLAN M-110 CITY OF TORONTO

Applicant's Name: WESTON CONSULTING GROUP INC.							
Assessment Mop C10	Zoning Code Map/s C10S		6	20	40		
File No. 06_127508	Orowing No. 06_127508_DZ1 Or	own By: K.P.	scole:	10	30 m	MORTH	

TORONTO Schedule 'B' BY-LAW

