Authority: Etobicoke York Community Council Item 26.3, as adopted by City of Toronto Council on October 8, 9, 10 and 11, 2013

CITY OF TORONTO

BY-LAW No. 91-2014

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to the lands municipally known as 735 and 743 Renforth Drive.

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 enacts:

- 1. That the Zoning Map referred to in Section 320-5, Article II of the Etobicoke Zoning Code, is hereby amended by changing the classification of the lands located in the former City of Etobicoke and described in Schedule 'A' annexed hereto from Local Planned Commercial (CPL) to Third Density Residential (R3).
- 2. Notwithstanding Article XI, Sections 320-18, 320-24.9, 320-24.10, 320-40, 320-41, 320-42, 320-42.1, 320-44; and Article XIV, Sections 320-63 and 320-64, of the Etobicoke Zoning Code, the following definitions and development standards shall now be applicable to the lands described in Schedule 'A' attached hereto:
 - (a) Definitions:
 - (i) Building Height: For the purposes of this By-law, "building height" shall mean the perpendicular distance measured from average finished grade at the main detached dwelling front wall to the highest point of the roof for a pitched roof and to the highest point of a flat roof surface;
 - (ii) Soft Landscaping: For the purposes of this By-law, "soft landscaping" shall mean trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as, but not limited to, driveways, parking area, decorative stonework, walkways, patios, screening or other landscape-architectural elements;
 - (iii) Lands: For the purposes of this By-law, "Lands" shall mean the lands described in Schedule 'A' attached hereto; and
 - (iv) Dwelling Depth: For the purpose of this By-law, "Dwelling Depth" shall mean the distance from the minimum required front yard setback line to the rear wall of the dwelling, including an attached garage.

- (b) Permitted Uses:
 - (i) The only permitted use shall be one family detached dwellings; and
 - (ii) A temporary sales trailer/office and/or construction trailer is permitted during the development of the lands.
- (c) Development Standards:
 - (i) A maximum of 38 one family detached dwellings shall be permitted on the lands shown on Schedule 'A';
 - (ii) A maximum of 38 *lots* shall be permitted on the lands shown on Schedule 'A';
 - (iii) The maximum *floor space index* (FSI) shall be 0.66 for lots flanking Renforth Drive and Wellesworth Drive and 0.77 for all other lots;
 - (iv) The maximum *building height* shall be 7.2 m for a flat roof and 10 m for a pitched roof;
 - (v) The maximum *building height* shall be 10 m;
 - (vi) The minimum *lot frontage* shall be 8 m, except that for dwellings flanking Renforth Drive and Wellesworth Drive, the minimum lot frontage shall be 12 m;
 - (vii) The minimum *lot area* shall be 250 m², except that the minimum lot area for dwellings flanking Renforth Drive and Wellesworth Drive shall be 390 m²;
 - (viii) The minimum *front yard* building setback shall be 6 m from the *street line* to the garage door and 5 m to the front wall of the main building;
 - (ix) The minimum rear yard building setback shall be 7.5 m;
 - (x) The minimum *side yard* building setback shall be 0.6 m on one side and 1.2 m on the other side, except that for dwellings flanking Renforth Drive and Wellesworth drive, the minimum side yard building setback shall be 0.6 m on one side and 2.5 m on the other side;
 - (xi) The following projections shall be permitted:
 - (A) Uncovered steps to grade;

- (B) An open terrace, an open and/or roofed porchway or veranda, and a deck, provided that the same does not encroach more than 1.6 m into the required rear yard setback; and
- (C) Any chimney-breast may project a maximum of 0.5 m into the required side and rear yard setback.
- (xii) The maximum lot coverage shall be 40%;
- (xiii) The maximum dwelling depth shall be 18.5 m;
- (xiv) A minimum of 50% of the *front yard* shall be maintained as *soft landscaping*;
- (xv) A minimum of two *parking spaces* shall be provided for each dwelling unit. One space shall be located within an attached and enclosed garage and the other parking space shall be located on the driveway leading to the garage;
- (xvi) Each dwelling shall have an attached and enclosed garage having a minimum interior dimension of 3.2 m by 6.5 m; and
- (xvii) The minimum driveway width shall be 2.6 m and the maximum driveway width shall be 3 m.
- 3. Within the lands identified as R3 on Schedule 'A' attached hereto, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the *lot* line and the following provisions are complied with:
 - (a) All new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - (b) All water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
- 4. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall take precedence.
- 5. Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is 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

91-2014

February 20, 2014

Lands located on the east side of Renforth Drive, north of Eringate Drive, municipally known as 735 and 743 Renforth Drive. To rezone the lands from Local Planned Commercial (CPL) to Third Density Residential (R3) to permit the 38 single detached dwelling units subject to site specific development standards.

Enacted and passed on February 20, 2014.

Frances Nunziata,

Speaker

Ulli S. Watkiss, City Clerk

(Seal of the City)

TORONTO Schedule 'A' BY-LAW

