

Homes on Weston Road Between Wilson Avenue and Bradstock Road - Proposed Zoning By-law Amendments – Final Report

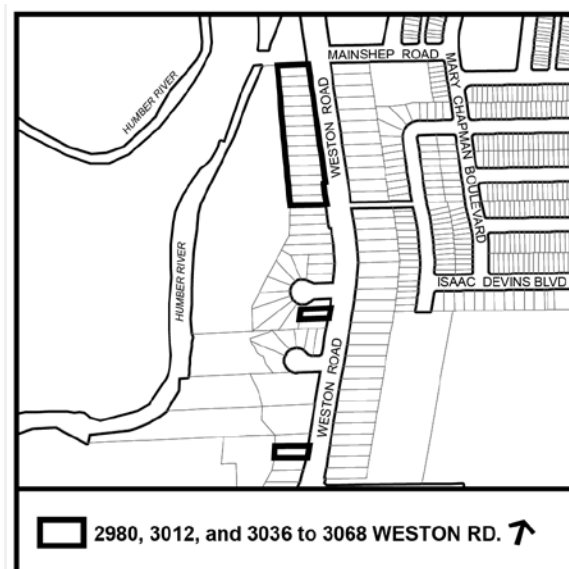
Date:	December 13, 2016
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 7 – York West
Reference Number:	15 195279 WPS 00 TM

SUMMARY

At its meeting on June 7, 8 and 9, 2016, City Council directed City Planning staff to amend the Zoning By-law to legalize the existing driveway and front yard landscaping conditions for the properties municipally known as 2980, 3012, 3036, 3038, 3040, 3042, 3046, 3048, 3052, 3056, 3058, 3060, 3062, 3064, 3066 and 3068 Weston Road.

Driveway widths on these properties vary from 9.7 to 16.6 metres, whereas the By-law permits maximum widths of 6 to 9 metres, depending on lot frontage. Front yard landscaping on these properties varies from 25% to 45% of the front yard, whereas the By-law requires a minimum of 50% or 60% of the front yard (excluding the driveway), depending on lot frontage. Front yard soft landscaping on these properties varies from 74% to 98% of the required front yard landscaping, whereas a minimum of 75% of the front yard landscaping is required to be soft landscaping by the By-law.

As directed by City Council, this report presents amendments to former City of North York Zoning By-law No. 7625 and City of Toronto Zoning By-law No. 569-2013 that would permit the existing front



yard configurations for the above-noted properties to continue.

RECOMMENDATIONS

To implement City Council's June 7, 8 and 9, 2016 direction, it is recommended that:

1. City Council amend former City of North York Zoning By-law No. 7625, for the lands at 2980, 3012, 3036, 3038, 3040, 3042, 3046, 3048, 3052, 3056, 3058, 3060, 3062, 3064, 3066 and 3068 Weston Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4 to this report.
2. City Council amend City of Toronto Zoning By-law No. 569-2013 for the lands at 2980, 3012, 3036, 3038, 3040, 3042, 3046, 3048, 3052, 3056, 3058, 3060, 3062, 3064, 3066 and 3068 Weston Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting on June 16, 2015, Etobicoke York Community Council requested:

"Municipal Licensing and Standards staff to grant the homeowners on Weston Road, between Wilson Avenue and Bradstock Road, an extension beyond 30 days to comply with the By-law in order to allow for a staff report on this issue from City Planning, in consultation with Municipal Licensing and Standards, to be brought to the September 2015 meeting of the Etobicoke York Community Council, with a view of either exempting the homeowners or amending the Zoning By-law in order to bring the driveways into compliance". Community Council's decision can be viewed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EY7.52>.

At its meeting on October 6, 2015, Etobicoke York Community Council deferred consideration of this Item until its meeting on January 19, 2016. This decision can be viewed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EY9.32>.

Consideration of this Item was subsequently deferred at Etobicoke York Community Council meetings on January 19, 2016 and April 5, 2016. The decisions can be viewed at the following links:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY11.20>.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY13.8>.

At its meeting on May 10, 2016, Etobicoke York Community Council considered a staff report from the Director of Community Planning, Etobicoke York District, dated January 7, 2016, that outlined the Zoning By-law performance standards related to driveways and front yard landscaping and provided information with respect to the Notices of Violation that were issued for certain properties on Weston Road between Wilson Avenue and Bradstock Road. Planning staff recommended that if City Council wished to permit the existing front yard conditions to remain on those properties, that it direct that a Zoning By-law Amendment be brought forward. The decision and staff report can be viewed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY14.4>.

At its meeting on June 7, 8 and 9, 2016, City Council requested:

"the Director, Community Planning, Etobicoke York District, to bring forward a Zoning By-law Amendment to a Public Meeting under the Planning Act to legalize the existing front yard conditions for the properties municipally known as 2980, 3012, 3036, 3038, 3040, 3042, 3046, 3048, 3052, 3056, 3058, 3060, 3062, 3064, 3066, 3068 Weston Road." City Council's decision can be viewed at the following link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY14.4>.

ISSUE BACKGROUND

In June 2015, 35 homeowners on Weston Road, between Wilson Avenue and Bradstock Road, were issued Notices of Violation by Municipal Licensing and Standards staff for driveways that were widened beyond what is permitted in the Zoning By-law without the necessary approvals. The properties where these driveways were widened are also deficient in front yard landscaping and front yard soft landscaping to varying degrees. It is evident that some of the widened driveways have existed for a significant period of time, whereas other driveways appear to have been widened more recently. Since the Notices of Violation were issued, one homeowner has complied and there are now 34 outstanding Notices of Violation.

The Notices of Violation require that property owners bring their properties into compliance with the Zoning By-law. Staff have been directed by City Council to amend the Zoning By-laws to recognize the current driveway and landscaping configurations for 16 of the 34 properties, as listed above. By amending the Zoning By-law, these 16 properties would become compliant. The owners of the remaining 18 properties with outstanding Notices of Violation will be required to correct the violations by either removing the widened portion of the driveway and reinstating the required landscaping or submitting an application for Minor Variance(s) to the Committee of Adjustment.

Site and Surrounding Area

The 16 properties that are the subject of this report all contain single detached dwellings, fronting the west side of Weston Road. The property at 2980 Weston Road is located just north of Starview Lane and the property at 3012 Weston Road is located just south of

Burgundy Court. The other 14 properties are all contiguous and located between Burgundy Court and Mainshep Road.

North: The properties fronting Weston Road north of the subject properties are primarily single and semi-detached dwellings, with interspersed commercial uses.

West: The Humber River and Humber Valley Golf Course are located to the west of the subject properties.

East: Single and semi-detached dwellings fronting the east side of Weston Road are located to the east of the subject properties.

South: Single and semi-detached dwellings fronting Weston Road are located to the south of the subject properties.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required, by the *Planning Act*, to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required, by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan designates the subject properties *Neighbourhoods*. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys.

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

Zoning

The 16 properties are subject to both former City of North York Zoning By-law No. 7625 and City-wide Zoning By-law No. 569-2013. Several residential categories apply under each By-law, as summarized in the table below:

Address (Weston Road)	Former City of North York Zoning By-law No. 7625	City of Toronto Zoning By-law No. 569-2013
2980	R4 and R4(27)	RD (f15.0; a550) (x5)
3012	R4	RD (a370) (x663)
3036, 3038, 3040, 3042, 3046, 3048, 3052, 3056, 3058, 3060, 3062, 3064, 3066, 3068	R4 and R4(26)	RD (f12.0; a460) (x664)

Under former City of North York Zoning By-law No. 7625, driveway width is regulated by Section 6 (General Provisions for All Zones) and the maximum width is based on lot frontage as follows:

- For lots with a frontage less than 6 metres, the driveway may have a maximum width of 2.6 metres.
- For lots with a frontage of 6 metres to 23 metres inclusive, the driveway may have a maximum width of 6 metres for its entire length, provided the front yard landscaping and front yard soft landscaping requirements of the By-law are met.
- For lots with a frontage greater than 23 metres, the driveway may have a maximum width of:
 - 9 metres where there are 3 or more side-by-side parking spaces behind the main front wall of the building; or
 - 6 metres where there are less than 3 side-by-side parking spaces; provided the front yard landscaping and front yard soft landscaping requirements of the By-law are met.

Front yard landscaping and front yard soft landscaping are regulated by Section 7 (General Provisions for One-Family Detached Dwelling Zones) as follows:

- For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway must be maintained as landscaping.
- For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard must be maintained as landscaping.
- For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard must be maintained as landscaping.

Landscaping is defined as "trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these. Landscaping does not include driveways or parking areas, and directly associated elements such as curbs or retaining walls". With respect to soft landscaping, a minimum of 75% of the front yard not covered by a permitted driveway must be maintained as soft landscaping. Soft landscaping is defined as "trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to driveways, parking areas, decorative stonework, walkways, patios, screening, or other landscape-architectural elements".

Similarly, under City of Toronto Zoning By-law No. 569-2013, driveway width and front yard landscaping are regulated under Chapter 10.5 (Regulations Applying to the Residential Zone Category) and is based on lot width. Maximum driveway widths are as follows:

- For lots with a lot frontage less than 6.0 metres, the driveway may have a maximum width of 2.6 metres.
- For lots with a lot frontage of 6.0 metres to 23.0 metres inclusive, the driveway may have a maximum width the lesser of:
 - 6.0 metres;
 - the cumulative width of side-by-side parking spaces behind the front main wall, but not in the rear yard; or
 - the width of a single parking space behind the front main wall, but not in the rear yard; or
 - 2.6 metres if all parking spaces are in the rear yard.
- For lots with a lot frontage greater than 23.0 metres, the driveway may have a maximum width the lesser of:
 - 9.0 metres;
 - the cumulative width of side-by-side parking spaces behind the front main wall if there is at least one parking space behind the front main wall but not in the rear yard; or
 - 2.6 metres if all parking spaces are in the rear yard.

With respect to front yard landscaping and front yard soft landscaping, in residential zones, the following regulations apply:

- For lots with a lot frontage less than 6.0 metres, the front yard, excluding a permitted driveway, must be landscaping.
- For lots with a lot frontage of 6.0 metres to less than 15.0 metres, a minimum of 50% of the front yard must be landscaping.
- For lots with a lot frontage of 15.0 metres or greater, a minimum of 60% of the front yard must be landscaping.
- A minimum of 75% of the above required front yard landscaping must be soft landscaping.

Combined, the Zoning By-law standards for driveway width, front yard landscaping and front yard soft landscaping are intended to provide front yard amenity space for residents, improve the appearance of the property from the public street and allow for stormwater infiltration on each lot to minimize the impacts of overland flow.

Former City of North York Zoning By-law No. 7625 was amended (in 2006, prior to the adoption of City of Toronto Zoning By-law No. 569-2013) with respect to driveway widths, front yard landscaping and front yard soft landscaping. The owners of the properties in question have not been able to provide documentation to illustrate their respective front yard configurations prior to 2006, and are therefore subject to the current performance standards in both By-law Nos. 7625 and 569-2013.

Notices of Violation

A Notice of Violation may be issued by Municipal Licensing and Standards staff if an inspection reveals that a municipal by-law is being contravened. For the subject properties, Notices of Violation were issued for contraventions to the former City of North York Zoning By-law No. 7625 with respect to driveway width, front yard landscaping and front yard soft landscaping. The Notices of Violation require that the owner of the property in question correct the violation(s) in order to bring the property into compliance with the Zoning By-law. Homeowners have two options to correct the violation(s). Homeowners can either remove the widened portion of the driveway and reinstate required landscaping to bring the property into compliance with the existing Zoning By-law, or they can submit an application for Minor Variance to the Committee of Adjustment for relief from the Zoning By-law.

Community Consultation

City Planning staff attended a community consultation meeting arranged by the Ward Councillor on September 29, 2015 with the owners of the properties having outstanding Notices of Violation. Many of these residents indicated that their respective driveway configurations have not been modified since the houses were built. Others indicated that the driveways were in their present configuration when they purchased the home. None of the residents, however, could produce specific material documenting that the driveways have existed for some time.

Planning staff were provided with a building permit drawing (stamped as Application No. 81-2125) which shows that 14 of the houses with Notices of Violation (3036, 3038, 3040, 3042, 3046, 3048, 3052, 3056, 3058, 3060, 3062, 3064, 3066 and 3068 Weston Road) were permitted to be constructed having a hammerhead on the driveway to turn vehicles around on the property (see Attachments 3 and 3a). However, site visits conducted by both City Planning and Municipal Licensing and Standards staff indicate these driveways have been expanded beyond what is shown on this drawing. Planning staff were directed by City Council to also include the properties at 2980 and 3012 Weston Road in the proposed Zoning By-law Amendments.

Agency Circulation

The draft Zoning By-law Amendments were circulated to all appropriate agencies and City divisions, including Municipal Licensing and Standards. Responses received have been used to formulate appropriate By-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposed Zoning By-law Amendments are consistent with the Provincial Policy Statement, 2014, and conform to and do not conflict with the Growth Plan for the Greater Golden Horseshoe.

Proposed Zoning By-law Amendments

Zoning By-law performance standards regulating driveway width and front yard landscaping are intended to provide front yard amenity space for residents, improve the appearance of the property from the public street and allow for stormwater infiltration on each lot to minimize the impacts of overland flow from rainfall and snowmelt.

Municipal Licensing and Standards staff conducted field analysis to determine the extent of the Zoning deficiencies for the 16 properties referenced in this report with outstanding Notices of Violation. Driveway widths on these properties vary from 9.7 to 16.6 metres, whereas the By-law permits maximum widths of 6 to 9 metres, depending on lot frontage. Front yard landscaping on these properties varies from 25% to 45% of the front yard, whereas the By-law requires a minimum of 50% or 60% of the front yard to be landscaping (excluding the driveway), depending on lot frontage. Front yard soft landscaping on these properties varies from 74% to 98% of the required front yard landscaping, whereas a minimum of 75% of the front yard landscaping is required to be soft landscaping by the By-law. Municipal Licensing and Standards staff only identified contraventions to former City of North York Zoning By-law No. 7625, not to City of Toronto Zoning By-law No. 569-2013. Out of an abundance of caution, Planning staff are recommending that City of Toronto Zoning By-law No. 569-2013 should also be amended.

The proposed amendments to the Zoning By-laws would permit the following existing front yard configurations at the addresses listed in the table below:

Address (Weston Road)	Permitted Driveway Width (m)	Proposed Driveway Width (m)	Required Front Yard Landscaping (%)	Proposed Front Yard Landscaping (%)	Required Front Yard Soft Landscaping (%)	Proposed Front Yard Soft Landscaping (%)
2980	6	16.6	60	33	75	74
3012	6	12.8	50	25	75	94
3036	6	10.6	50	40	75	85
3038	6	10.6	50	45	75	98
3040	6	10	50	40	75	97
3042	6	10.8	50	36	75	97
3046	6	11.3	50	30	75	98
3048	6	10.0	50	42	75	95
3052	6	11.4	50	28	75	95
3056	6	11.4	50	28	75	92
3058	6	10.5	50	32	75	86
3060	6	10.6	50	30	75	96
3062	6	11.9	50	32	75	88
3064	6	9.7	50	40	75	94
3066	6	11.4	50	36	75	94
3068	6	10.3	60	44	75	95

Conclusion

Planning staff were directed by City Council to amend the Zoning By-law to recognize the existing driveway and front yard landscaping conditions for the properties municipally known as 2980, 3012, 3036, 3038, 3040, 3042, 3046, 3048, 3052, 3056, 3058, 3060, 3062, 3064, 3066 and 3068 Weston Road. If the Zoning By-law Amendments are approved, the 16 Notices of Violation for the above-noted addresses will be deemed to be resolved and the files will be closed by Municipal Licensing and Standards staff. The remaining 18 homeowners will be required to reconfigure their front yards to comply with the Zoning By-law or submit an application to the Committee of Adjustment for Minor Variance(s).

CONTACT

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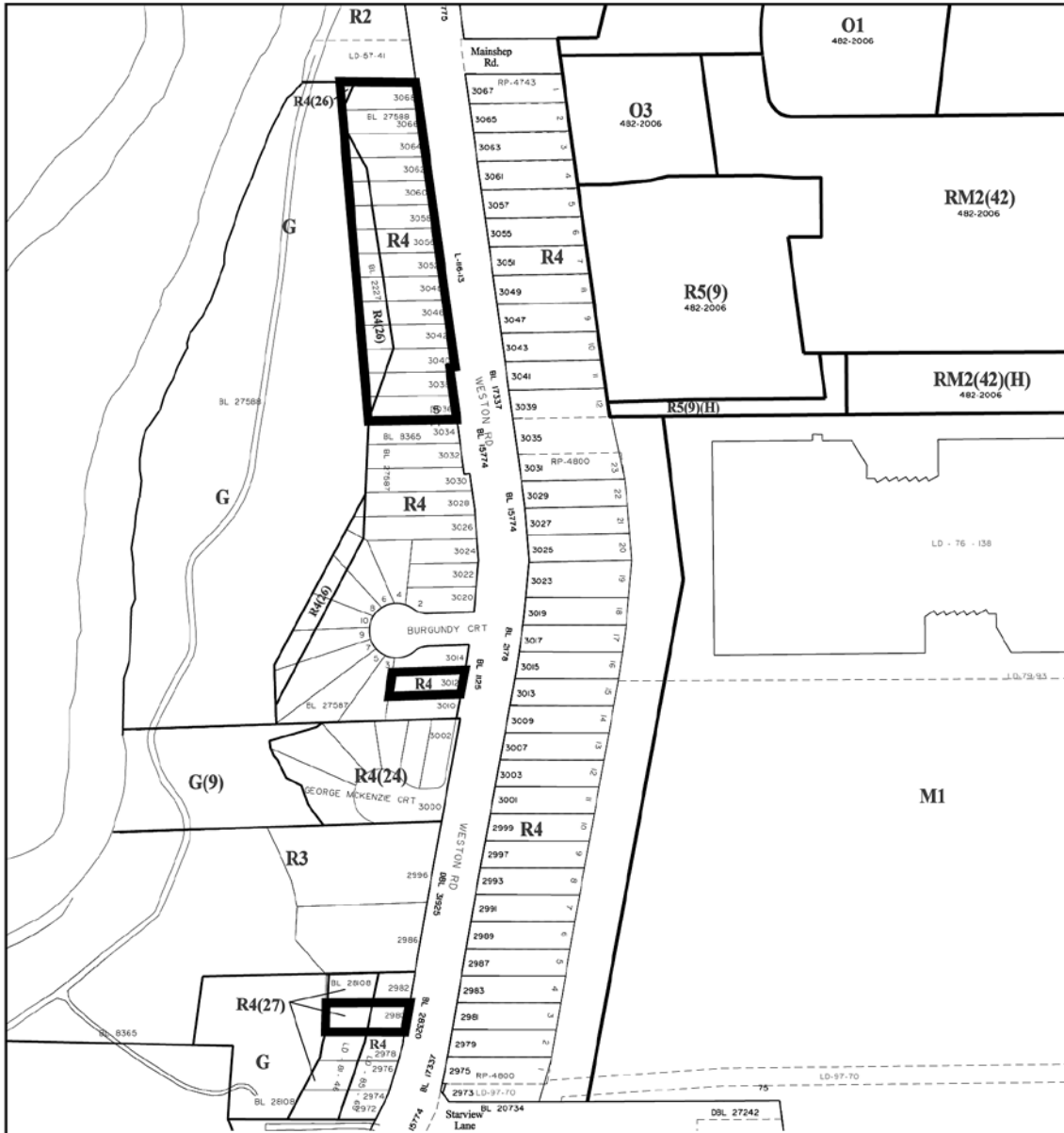
SIGNATURE

Neil Cresswell, MCIP, RPP
Director of Community Planning
Etobicoke York District

ATTACHMENTS

- Attachment 1: Former City of North York Zoning By-law No. 7625
- Attachment 2: City of Toronto Zoning By-law No. 569-2013
- Attachment 3: Building Permit Drawing Including Hammerhead Driveways
- Attachment 3a: Building Permit Drawing Including Hammerhead Driveways Showing Approval Stamp
- Attachment 4: Draft Zoning By-law Amendment (Former City of North York Zoning By-law No. 7625)
- Attachment 5: Draft Zoning By-law Amendment (City of Toronto Zoning By-law No. 569-2013)


Attachment 1: Former City of North York Zoning By-law No. 7625




Former North York Zoning By-law 7625

2980, 3012, 3036, 3038 3040, 3042, 3046, 3048, 3052, 3056, 3058, 3060, 3062, 3064, 3066 and 3068 Weston Road

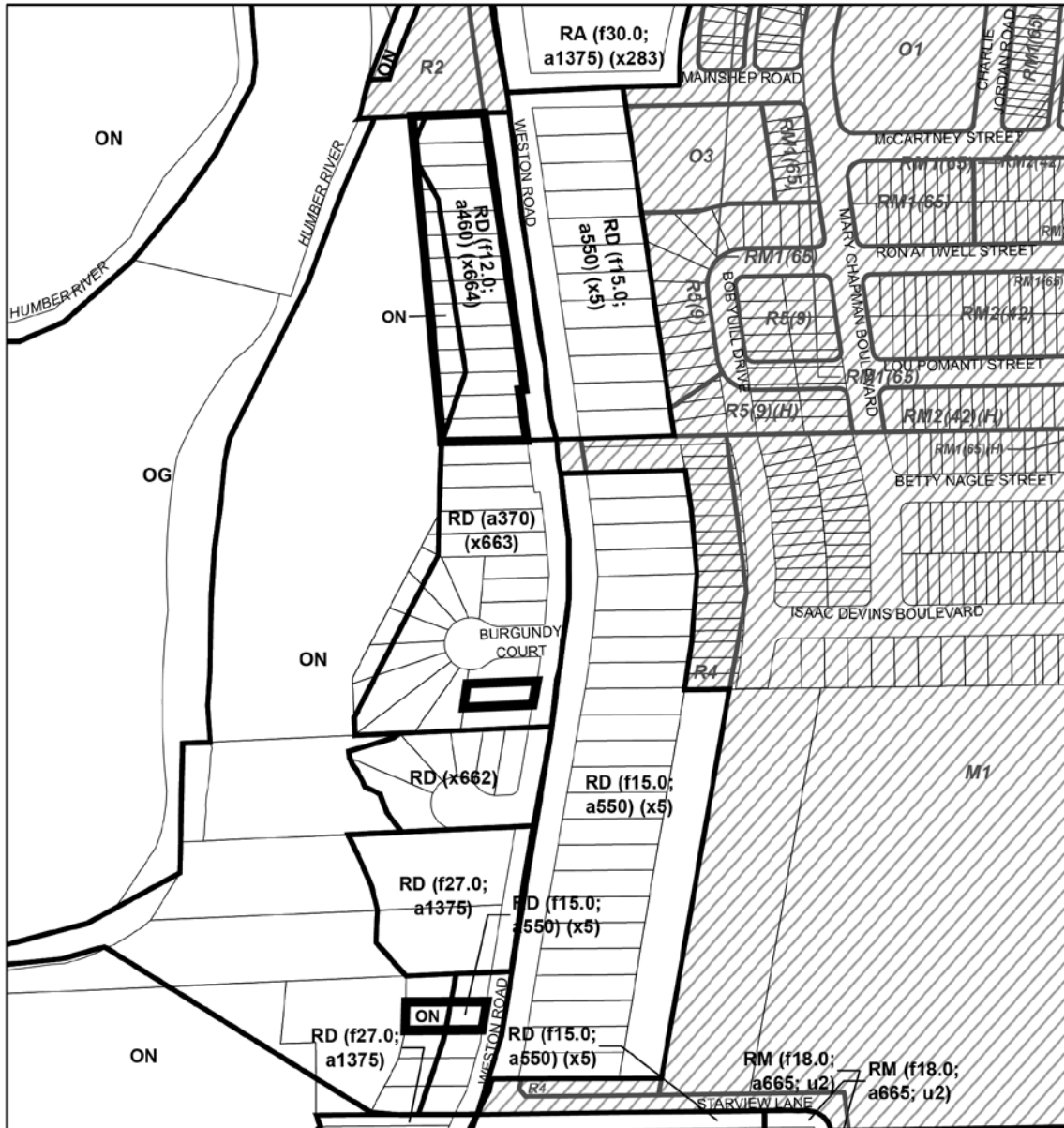
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-  Location of Application
- R2** One-Family Detached Dwelling Second Density Zone
- R4** One-Family Detached Dwelling Fourth Density Zone
- R5** One-Family Detached Dwelling Fifth Density Zone
- RM1** Multiple-Family Dwellings First Density Zone

- RM2** Multiple-Family Dwellings Second Density Zone
- M1** Industrial Zone One
- O1** Open Space Zone
- O3** Semi-Public Open Space Zone
- G** Green Belt


 Not to Scale
 Extracted 11/14/2016

Attachment 2: City of Toronto Zoning By-law No. 569-2013



2980, 3012, 3036, 3038 3040, 3042, 3046, 3048, 3052, 3056,
3058, 3060, 3062, 3064, 3066 and 3068 Weston Road

Zoning By-Law No. 569-2013

File # 15 195279 WPS 00 TM

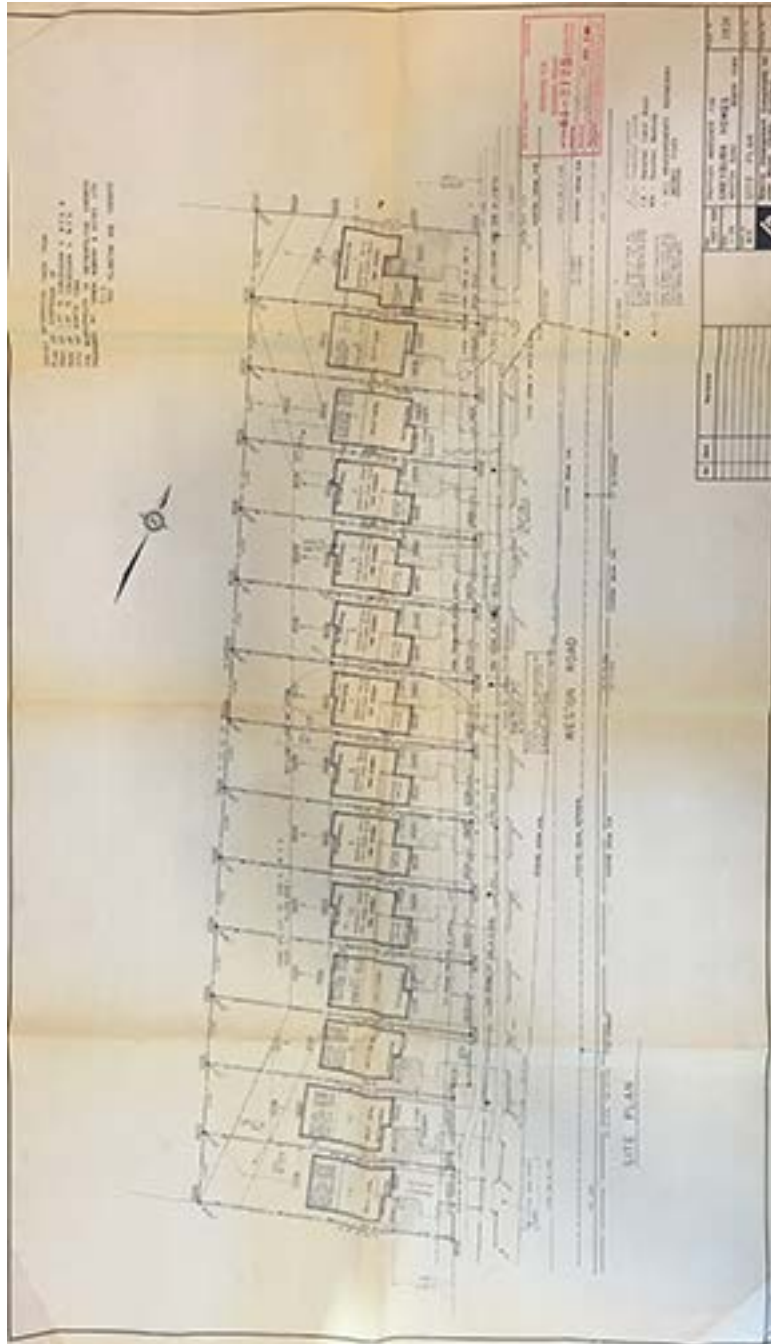
- Location of Application
- RD** Residential Detached
- RM** Residential Multiple
- RA** Residential Apartment
- ON** Open Space Natural
- OG** Open Space Golf Course

- See Former City of North York By-Law No. 7625
- R2** One-Family Detached Dwelling Second Density Zone
- R4** One-Family Detached Dwelling Fourth Density Zone
- R5** One-Family Detached Dwelling Fifth Density Zone
- RM1** Multiple-Family Dwellings First Density Zone
- RM2** Multiple-Family Dwellings Second Density Zone
- M1** Industrial Zone One

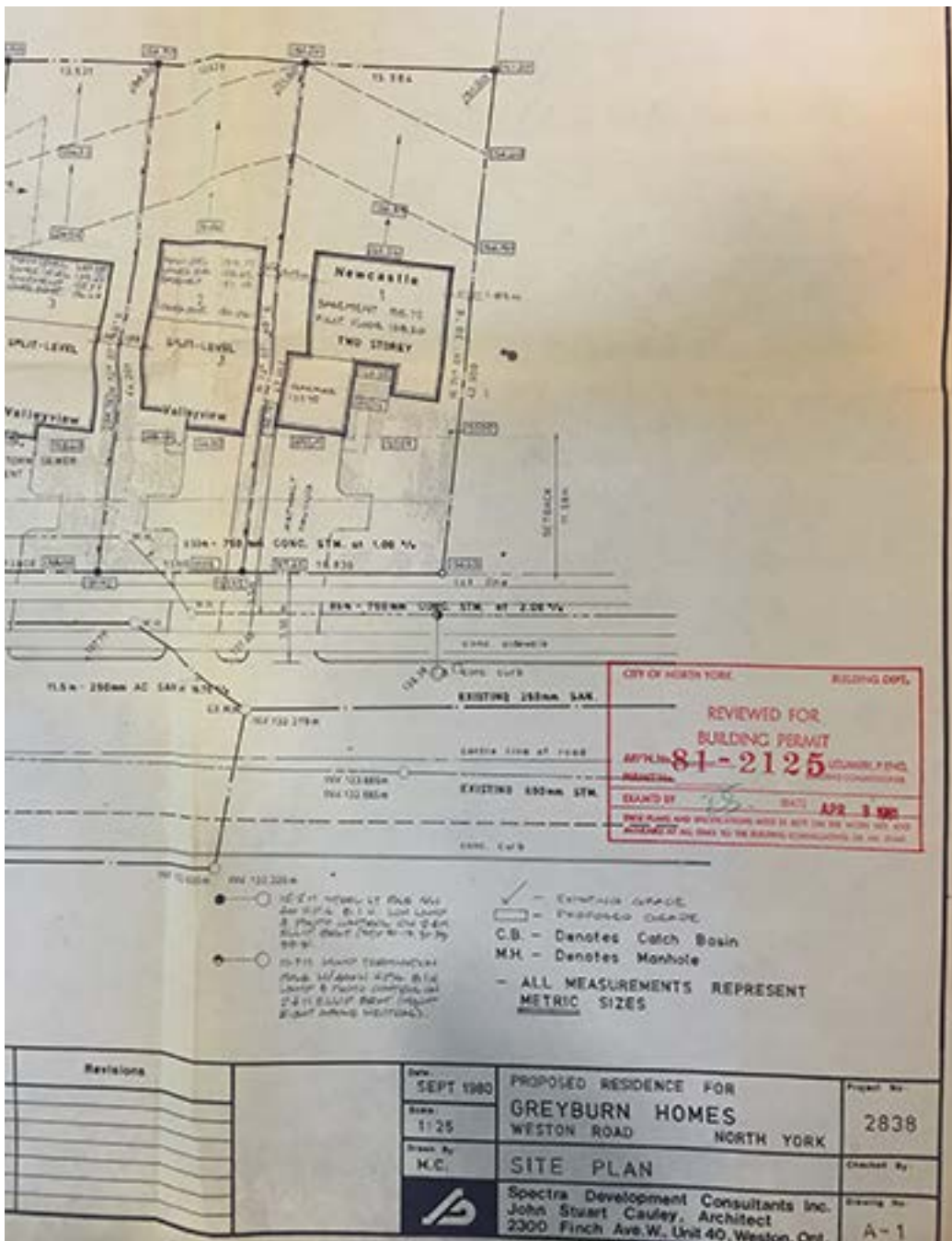
- O1** Open Space Zone
- O3** Semi-Public Open Space Zone

Not to Scale
Extracted: 11/14/2016

Attachment 3: Building Permit Drawing Including Hammerhead Driveways



**Attachment 3a: Building Permit Drawing Including Hammerhead Driveways
Showing Approval Stamp**



**Attachment 4: Draft Zoning By-law Amendment (Former City of North York
Zoning By-law No. 7625)**

Authority: Etobicoke York Community Council Item ~, as adopted by City of
Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~ - 2017

**To amend former City of North York Zoning By-law No. 7625, as amended, with
respect to the lands known as 2980, 3012, 3036, 3038, 3040, 3042, 3046, 3048, 3052,
3056, 3058, 3060, 3062, 3064, 3066 and 3068 Weston Road**

Whereas Council of the City of Toronto has the authority to pursuant to 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*; and

The Council of the City of Toronto enacts:

1. Schedules "B" and "C" of By-law 7625 of the former City of North York are amended in accordance with Schedule "1" attached to this By-law.
2. Section 64.13 EXCEPTION REGULATIONS TO R4 ZONE (ONE-FAMILY DETACHED DWELLING FOURTH DENSITY ZONE) of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

64.13(115) R4(115)

EXCEPTION REGULATIONS

DRIVEWAY WIDTH

(a) The maximum driveway width on the lot known as:

- i. 2980 Weston Road shall be 16.6 metres; and
- ii. 3012 Weston Road shall be 12.8 metres; and
- iii. 3036 Weston Road shall be 10.6 metres; and
- iv. 3038 Weston Road shall be 10.6 metres; and

- v. 3040 Weston Road shall be 10.0 metres; and
- vi. 3042 Weston Road shall be 10.8 metres; and
- vii. 3046 Weston Road shall be 11.3 metres; and
- viii. 3048 Weston Road shall be 10.0 metres; and
- ix. 3052 Weston Road shall be 11.4 metres; and
- x. 3056 Weston Road shall be 11.4 metres; and
- xi. 3058 Weston Road shall be 10.5 metres; and
- xii. 3060 Weston Road shall be 10.6 metres; and
- xiii. 3062 Weston Road shall be 11.9 metres; and
- xiv. 3064 Weston Road shall be 9.7 metres; and
- xv. 3066 Weston Road shall be 11.4 metres; and
- xvi. 3068 Weston Road shall be 10.3 metres.

FRONT YARD LANDSCAPING

(b) The minimum front yard landscaping on the lot known as:

- i. 2980 Weston Road shall be 33%; and
- ii. 3012 Weston Road shall be 25%; and
- iii. 3036 Weston Road shall be 40%; and
- iv. 3038 Weston Road shall be 45%; and
- v. 3040 Weston Road shall be 40%; and
- vi. 3042 Weston Road shall be 36%; and
- vii. 3046 Weston Road shall be 30%; and
- viii. 3048 Weston Road shall be 42%; and
- ix. 3052 Weston Road shall be 28%; and

- x. 3056 Weston Road shall be 28%; and
- xi. 3058 Weston Road shall be 32%; and
- xii. 3060 Weston Road shall be 30%; and
- xiii. 3062 Weston Road shall be 32%; and
- xiv. 3064 Weston Road shall be 40%; and
- xv. 3066 Weston Road shall be 36%; and
- xvi. 3068 Weston Road shall be 44%.

FRONT YARD SOFT LANDSCAPING

(c) The minimum front yard soft landscaping on the lot known as:

- i. 2980 Weston Road shall be 74%; and
- ii. 3012 Weston Road shall be 94%; and
- iii. 3036 Weston Road shall be 85%; and
- iv. 3038 Weston Road shall be 98%; and
- v. 3040 Weston Road shall be 97%; and
- vi. 3042 Weston Road shall be 97%; and
- vii. 3046 Weston Road shall be 98%; and
- viii. 3048 Weston Road shall be 95%; and
- ix. 3052 Weston Road shall be 95%; and
- x. 3056 Weston Road shall be 92%; and
- xi. 3058 Weston Road shall be 86%; and
- xii. 3060 Weston Road shall be 96%; and
- xiii. 3062 Weston Road shall be 88%; and
- xiv. 3064 Weston Road shall be 94%; and

xv. 3066 Weston Road shall be 94%; and

xvi. 3068 Weston Road shall be 95%.

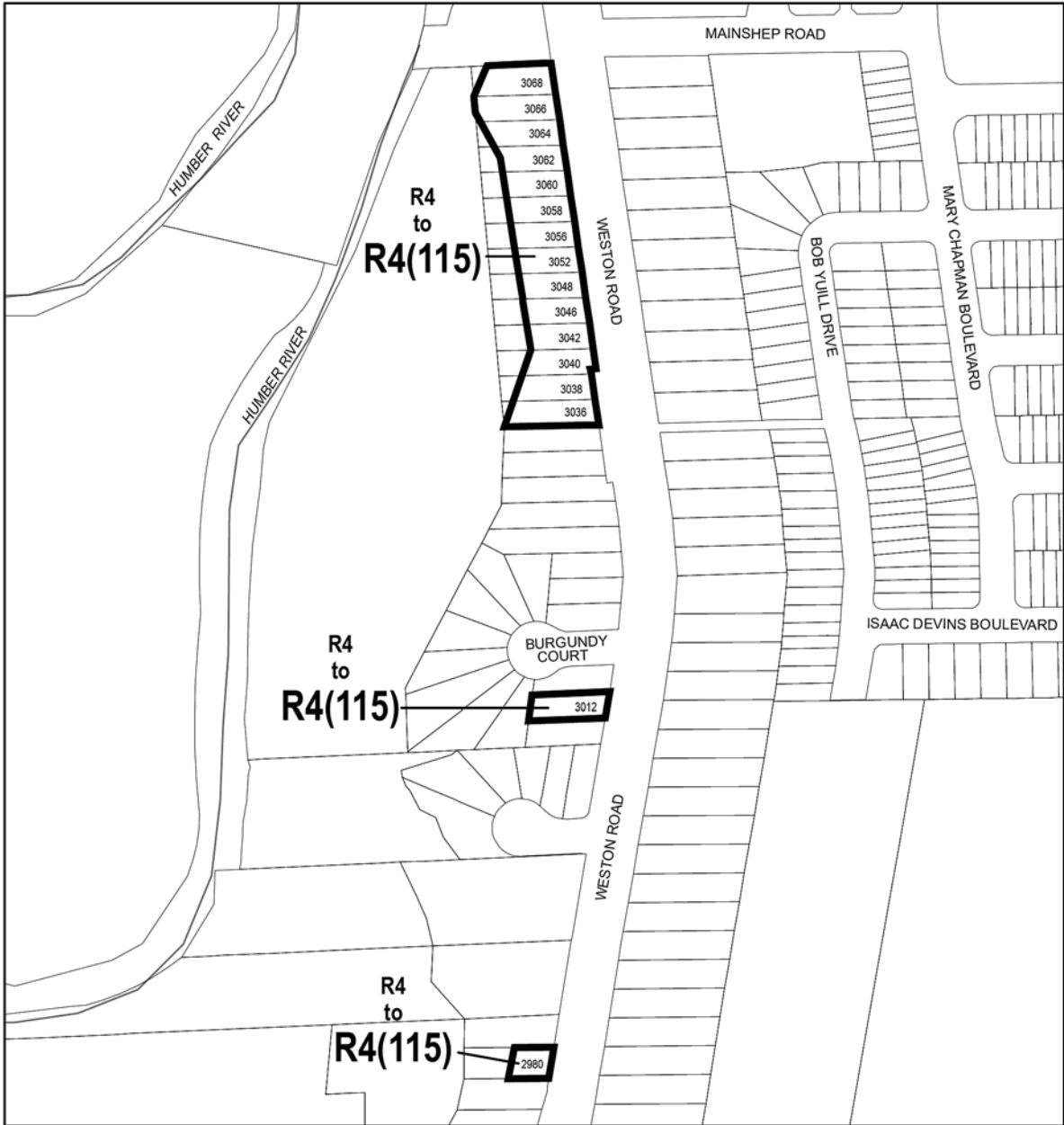
Enacted and passed on this ~ day of ~, A.D. ~20~.

Name,

Speaker

Ulli S. Watkiss,
City Clerk


(Seal of the City)



Schedule 1

2980, 3012, and 3036 to 3068 Weston Road

File # 15 195279 WPS 00 TM

 Subject Properties



Not to Scale
10/31/2016

Attachment 5: Draft Zoning By-law Amendment (City of Toronto Zoning By-law No. 569-2013)

Authority: Etobicoke York Community Council ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. XXXX -2017

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 2980, 3012, 3036, 3038, 3040, 3042, 3046, 3048, 3052, 3056, 3058, 3060, 3062, 3064, 3066 and 3068 Weston Road.

Whereas Council of the City of Toronto has the authority to pursuant to 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*; and

The Council of the City of Toronto enacts:

1. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions;
2. Zoning By-law No. 569-2013, as amended, is further amended by adding to Exception 900.3.10 (5) under the heading 'Site Specific Exception' a new regulation (C) so that it reads:

Site Specific Provisions:

- (C) For a **lawfully existing building** on the **lot** known as 2980 Weston Road:
 - (i) the maximum **driveway** width is 16.6 metres
 - (ii) the minimum **front yard landscaping** is 33% and the minimum **front yard soft landscaping** is 74%

3. Zoning By-law No. 569-2013, as amended, is further amended by adding to Exception 900.3.10 (663) under the heading 'Site Specific Exception' a new regulation (A) so that it reads:

Site Specific Provisions:

- (A) For a **lawfully existing building** on the **lot** known as 3012 Weston Road:
 - (i) the maximum **driveway** width is 12.8 metres

- (ii) the minimum **front yard landscaping** is 25% and the minimum **front yard soft landscaping** is 94%

4. Zoning By-law No. 569-2013, as amended, is further amended by adding to Exception 900.3.10 (664) under the heading 'Site Specific Exception' a new regulation (A) so that it reads:

Site Specific Provisions:

- (A) For a **lawfully existing building** on the **lot** known as:
 - (i) 3036 Weston Road;
 - (a) the maximum **driveway** width is 10.6 metres
 - (b) the minimum **front yard landscaping** is 40% and the minimum **front yard soft landscaping** is 85%
 - (ii) 3038 Weston Road;
 - (a) the maximum **driveway** width is 10.6 metres
 - (b) the minimum **front yard landscaping** is 45% and the minimum **front yard soft landscaping** is 98%
 - (iii) 3040 Weston Road;
 - (a) the maximum **driveway** width is 10.0 metres
 - (b) the minimum **front yard landscaping** is 40% and the minimum **front yard soft landscaping** is 97%
 - (iv) 3042 Weston Road;
 - (a) the maximum **driveway** width is 10.8 metres
 - (b) the minimum **front yard landscaping** is 36% and the minimum **front yard soft landscaping** is 97%
 - (v) 3046 Weston Road;
 - (a) the maximum **driveway** width is 11.3 metres
 - (b) the minimum **front yard landscaping** is 30% and the minimum **front yard soft landscaping** is 98%
 - (vi) 3048 Weston Road;
 - (a) the maximum **driveway** width is 10.0 metres
 - (b) the minimum **front yard landscaping** is 42% and the minimum **front yard soft landscaping** is 95%
 - (vii) 3052 Weston Road;
 - (a) the maximum **driveway** width is 11.4 metres
 - (b) the minimum **front yard landscaping** is 28% and the minimum **front yard soft landscaping** is 95%
 - (viii) 3056 Weston Road;

- (a) the maximum **driveway** width is 11.4 metres
 - (b) the minimum **front yard landscaping** is 28% and the minimum **front yard soft landscaping** is 92%
- (ix) 3058 Weston Road;
 - (a) the maximum **driveway** width is 10.5 metres
 - (b) the minimum **front yard landscaping** is 32% and the minimum **front yard soft landscaping** is 86%
 - (x) 3060 Weston Road;
 - (a) the maximum **driveway** width is 10.6 metres
 - (b) the minimum **front yard landscaping** is 30% and the minimum **front yard soft landscaping** is 96%
 - (xi) 3062 Weston Road;
 - (a) the maximum **driveway** width is 11.9 metres
 - (b) the minimum **front yard landscaping** is 32% and the minimum **front yard soft landscaping** is 88%
 - (xii) 3064 Weston Road;
 - (a) the maximum **driveway** width is 9.7 metres
 - (b) the minimum **front yard landscaping** is 40% and the minimum **front yard soft landscaping** is 94%
 - (xiii) 3066 Weston Road; and
 - (a) the maximum **driveway** width is 11.4 metres
 - (b) the minimum **front yard landscaping** is 36% and the minimum **front yard soft landscaping** is 94%
 - (xiv) 3068 Weston Road.
 - (a) the maximum **driveway** width is 10.3 metres
 - (b) the minimum **front yard landscaping** is 44% and the minimum **front yard soft landscaping** is 95%

Enacted and passed on , 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)