



The Corporation of the City of Etobicoke

BY-LAW Number 1992-25

TO AMEND CHAPTERS 320 AND 324 OF THE ZONING CODE WITH RESPECT TO CERTAIN LANDS SITUATED SOUTH OF RATHBURN ROAD AND WEST OF ISLINGTON AVENUE (ETOBICOKE)

WHEREAS THE MATTERS HEREIN SET OUT ARE IN CONFORMITY WITH THE OFFICIAL PLAN.

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF ETOBICOKE ENACTS AS FOLLOWS:

1. Notwithstanding the provisions of Section 320-42.1 of the Zoning Code, the following provisions shall apply to one-family detached dwellings located on those lands within the heavy black lines shown as First Density Residential (R1) and Second Density Residential (R2) on Schedule "A" annexed hereto:

a) Building Height.

(1) Maximum building height of 9.5 m to the highest point of the roof.

(2) The maximum height of flat roofed dwellings, or the soffit of the eaves overhang for peaked roofed dwellings shall not exceed 6.5 m.

(3) For the purpose of this by-law, "height" and "soffit" shall be defined as follows:

HEIGHT -- The perpendicular distance measured from the average finished grade level of the street frontage building elevation to the highest point of the roof, or soffit of the eaves overhang.

SOFFIT -- The undersurface of an eaves projection from the main wall of the building.

b) Gross Floor Area.

(1) The maximum permitted gross floor area (including an attached or detached garage) shall be 150 m² plus 25% of the lot area provided that the maximum Floor Space Index for the dwelling does not otherwise exceed 0.5.

Map No. _____ Recorded by *[Signature]* Date *3/20/92*
Checked by *[Signature]* Date *3/22/92*

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2-4-D12-2
3-4-D14-1

(2) Notwithstanding the definition of Gross Floor Area contained in Section 320-3 of the Zoning Code, the following floor areas shall also be included in the calculation of gross floor area:

- i) Attached or detached garages, including above or below grade storage or parking areas for motor vehicles.
- ii) The floor area shall be doubled for any void area.
- iii) The actual area of voids, up to a maximum of 4% of the gross floor area of the dwelling, may be excluded from the calculation of gross floor area.
- iv) For the purpose of this by-law, "void area" shall be defined as follows:

VOID AREA -- Any portion of the dwelling, above the basement or cellar level, whose floor to ceiling height is equal to or greater than 4.6 m.

c) Side Yard Setbacks.

Subject to paragraphs B to H inclusive of Section 320-41 of the Zoning Code, for new one-family detached dwellings and/or additions to existing detached dwellings which exceed one storey in height, the distance from the main building to each side lot line shall conform to the following regulations:

- (1) Minimum for lot frontages of less than 15.3 m: 0.9 m per side, provided that the aggregate width of both side yards shall equal not less than 2.1 m.
- (2) Minimum for lot frontages between 15.3 m and 18 m: 1.2 m per side, provided that the aggregate width of both side yards shall equal not less than 20% of the lot frontage.
- (3) Minimum for lot frontages greater than 18 m: 1.2 m, provided that the minimum side yard on each side shall be increased by an additional 0.3 m for every 3.0 m, or

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portion thereof, increase in the lot frontage beyond 18 m, but need not exceed 3.0 m per side, and provided further that the aggregate of the side yards shall equal not less than 20% of the lot frontage.

d) Dwelling Depth.

(1) Subject to Section 320-42 of the Zoning Code, the maximum depth of one-family detached dwellings which exceed a height of one storey, permitted on lots whose frontage is less than 18 m, shall be limited to 16.5 m. One storey extensions beyond this limit may be permitted up to a maximum depth of 1.8 m provided that the width of the extension is no more than 50% of the width of the dwelling and provided further that the extension maintains the minimum setbacks as required under Section (c) above and Section 320-41 B to H of the Zoning Code, or 3.0 m, whichever is greater.

(2) For the purpose of this by-law "dwelling depth" shall be defined as follows:

DWELLING DEPTH -- The distance from the minimum required front yard setback line to the rear wall of the dwelling, including an attached garage.

e) A three (3) car garage shall be permitted only on lots with a frontage of greater than 27.0 m.

2. The provisions of this by-law shall not apply to any applications for building permit filed with and assigned a permit number by the City's Building Department prior to the date of enactment hereof.

3. Where the provisions of Section 1. herein conflict with the Zoning Code or Committee of Adjustment decisions, the provisions of Section 1. shall take precedence, otherwise the Zoning Code or Committee of Adjustment decisions shall continue to apply.

4. Chapter 324, Site Specific, of the 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:

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BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
1992-25 1992-01-20	Lands located south of Rathburn Road and west of Islington Avenue	To introduce additional zoning provisions to regulate the development of one-family detached dwellings

ENACTED AND PASSED THIS 20th DAY OF January 1992.

G. BRUCE SINCLAIR MAYOR

CATHIE L. BEST DEPUTY CLERK

1. By-law 1992-25 has the following purpose and effect:

The by-law introduces new development standards for one-family detached dwellings and/or additions which exceed one storey in height. The standards include a maximum height for flat roofed dwellings and for the soffit of the eaves overhang for peaked roofed dwellings of 6.5 m. The by-law introduces an aggregate side yard setback requirement based on lot frontage, and new development standards for dwelling depth. The maximum gross floor area permitted is $150 \text{ m}^2 + 25\%$ of the lot area provided that the maximum floor space index does not exceed 50% of the lot area. In addition, the by-law permits three car garages on lots with a frontage greater than 27.0 m and provides for the inclusion of garages and void areas into the calculation of gross floor area.

Key map showing the location of the lands to which By-law 1992-25 applies is attached as Schedule 'A'.


CHIEF PLANNING OFFICER

Z-2023

1992-25



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Schedule 'A' BY-LAW Number 1992-25

Zoning code maps D12 & D14N

Z-2023, CITY OF ETOBICOKE (OVERBUILDING) assessment maps D12 & D14

91.7.5



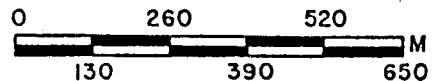
PART OF LOTS 7, 8, 9, 10 & 11, CONCESSION 'A',
CLERY BLOCK & PART OF LOT 16,
CONCESSION 2, N.D.F.T.L.



G. BRUCE SINCLAIR

Mayor

approx. scale:



CATHIE L. BEST

DEPUTY
Clerk

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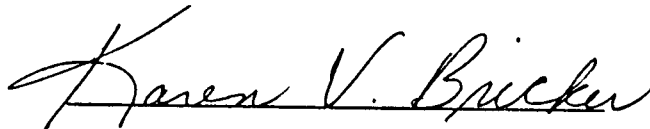
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STATEMENT OF CONFORMITY TO THE OFFICIAL PLAN FOR THE CITY OF
ETOBICOKE PLANNING AREA.

I, KAREN V. BRICKER, the Chief Planning Officer, have reviewed
By-law 1992-25 of the Corporation of the City of Etobicoke.

I am of the opinion that the said By-law is in conformity with
the approved Official Plan for the City of Etobicoke Planning
Area.



CHIEF PLANNING OFFICER