

Authority: Etobicoke Community Council Report No. 5(21), May 13 and 14, 1998
Intended for first presentation to Council: June 3, 1998
Adopted by Council: June 5, 1998

CITY OF TORONTO

BY-LAW No. 328-1998

To amend Chapters 320 and 324 of the City of Etobicoke Zoning Code with respect to certain lands located on the south side of Dundas Street West, east of Prince Edward Drive.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. That the Zoning Map referred to in Section 320-5, Article II of the Zoning Code, originally attached to the Township of Etobicoke Zoning By-law Number 11,737, as amended, be and the same is hereby amended by rezoning the lands shown on Schedule “A” attached hereto from General Commercial (CG) and Second Density Residential (R2) to Group Area Fourth Density Residential (R4G) subject to the following provisions:

- (a) A maximum of 36 row dwellings shall be permitted. Satellite dishes greater than 61 cm in diameter shall not be permitted.
- (b) The maximum building height for each unit shall be 14.0 m, measured as the perpendicular distance between the average finished grade, measured across the front of each unit, to the highest point of the roof.
- (c) The maximum floor space index shall be 0.99.
- (d) The maximum building coverage shall be 39% of the lot area.
- (e) A minimum of 33% of the lot area shall be devoted to landscape open space.
- (f) A minimum of one parking space shall be provided within each dwelling unit. Driveways for the individual units shall be a minimum of 6.0 m in length.
- (g) A minimum of six visitor parking spaces shall be provided.
- (h) The row dwellings shall comply with the minimum setbacks identified on Schedule “B” attached hereto.
- (i) No required building setback shall be obstructed by any construction other than the following:
 - (i) uncovered steps to grade;
 - (ii) an open and/or roofed porch or veranda or canopy projecting a maximum of 1.7 m from the exterior front wall of the dwelling unit;

- (iii) chimney breasts, eaves, bay windows, or other projections projecting a maximum of 0.4 m from any exterior wall of a building provided that they are a minimum of 1.0 m from the street line or common driveway.
- (j) Notwithstanding the definition of “lot” in Section 304-3 of the Zoning Code, the standards of this by-law shall apply to the lands identified in Schedule ‘A’ attached hereto in their entirety.
- (k) Nothing in this by-law shall preclude the lands identified in Schedule “A” attached hereto from being divided into individual lots within the meaning of the Planning Act.

2. Chapter 324, Site Specifics, 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:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
328-1998 June 5, 1998	Lands located on the south side of Dundas Street West, east of Prince Edward Drive	To rezone the lands from General Commercial (CG) and Second Density Residential (R2) to Fourth Density Residential Group Area (R4G) to permit 36 row dwellings and specific development standards

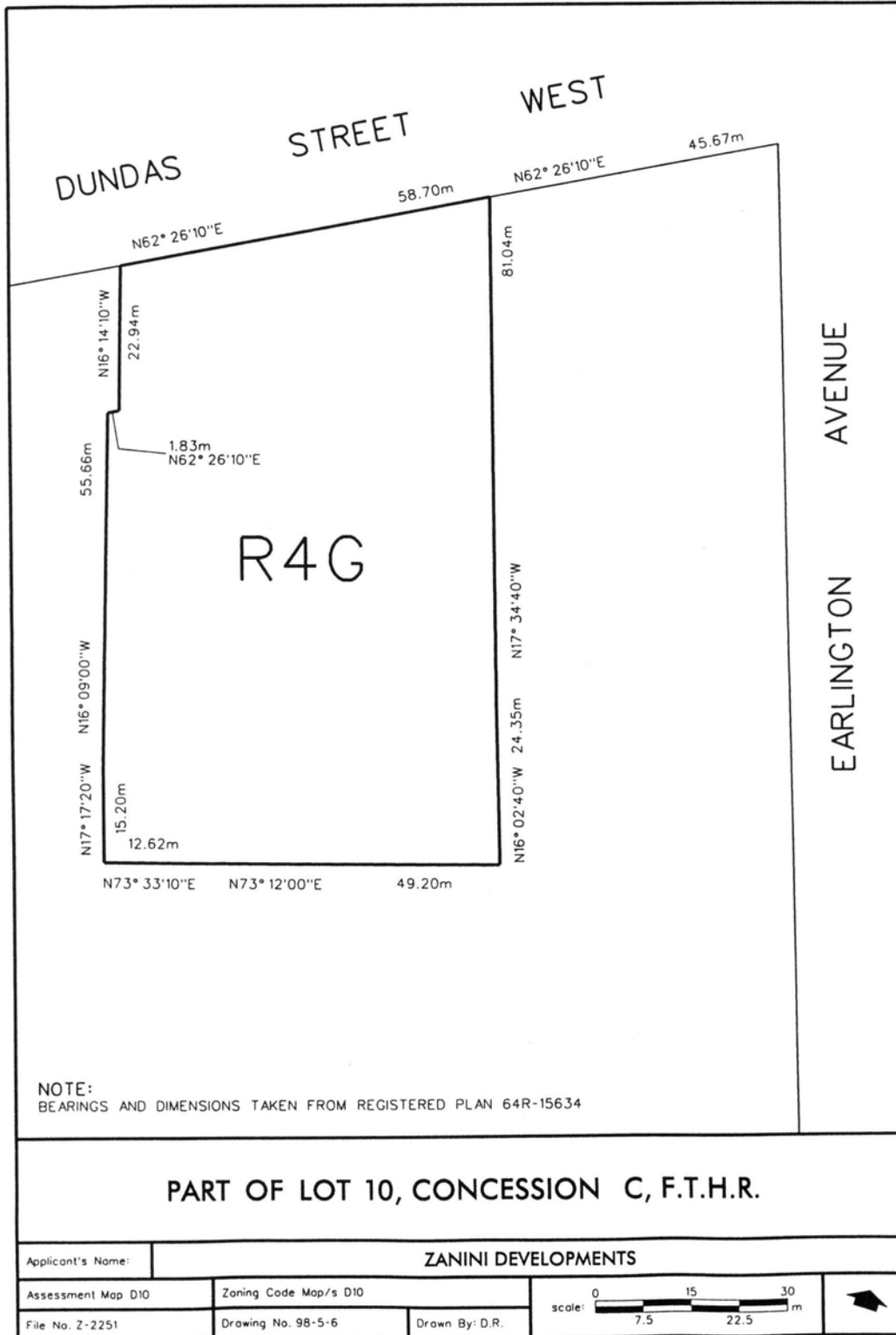
ENACTED AND PASSED this 5th day of June, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "A" TO BY-LAW No. 328-1998

TORONTO

SCHEDULE "B" TO BY-LAW No. 328-1998

Toronto