

Authority: Etobicoke Community Council Report No. 7(10),
as adopted by Council on July 8, 9, and 10, 1998
Enacted by Council: October 2, 1998

CITY OF TORONTO

BY-LAW No. 722-1998

To amend Chapters 320 and 324 of the City of Etobicoke Zoning Code with respect to certain lands located on the west side of Scarlett Road, north of La Rose Avenue.

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 Limited Commercial (CL) to Group Area Fourth Density Residential (R4G). Notwithstanding the provisions of Section 320-71 of the Zoning Code, development of the lands shall be subject to the following provisions:

- (a) A maximum of 11 townhouse dwellings shall be permitted. Satellite dishes greater than 61 cm in diameter shall not be permitted.
- (b) The maximum building height for each unit in the Blocks shown on Schedule 'B' attached hereto, shall be as follows:

Block A - 11.0 m
Block B - 10.0 m
Block C - 10.0 m

Height shall be 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 0.7.
- (d) A minimum of 50% of the lot area shall be devoted to landscape open space. For the purposes of this by-law, landscape open space shall include decorative paving, pedestrian walkways and landscaped retaining walls.
- (e) A minimum of two tenant parking spaces per unit shall be provided within a below grade parking structure. Stacked parking may be permitted in connection with a single unit. For the purpose of this by-law, a stacked parking space shall be any parking space which is located behind another parking space and is not directly accessible from an aisle. Such stacked space together with the parking space in front of it shall be not less than 11.0 m in combined length.

- (f) The site shall provide a minimum of two surface visitor parking spaces.
- (g) The row dwellings shall comply with the minimum setbacks identified on Schedule 'B' attached hereto.
- (h) 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.
 - (iv) below grade parking structure, garage ramp, loading area, visitor parking, covered exit stair from parking structure
 - (v) garbage enclosure

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
722-1998 October 2, 1998	Lands located on the west side of Scarlett Road, north of La Rose Avenue.	To rezone the lands from Limited Commercial (CL) to Fourth Density Residential Group Area (R4G) to permit 11 townhouse dwellings and specific development standards.

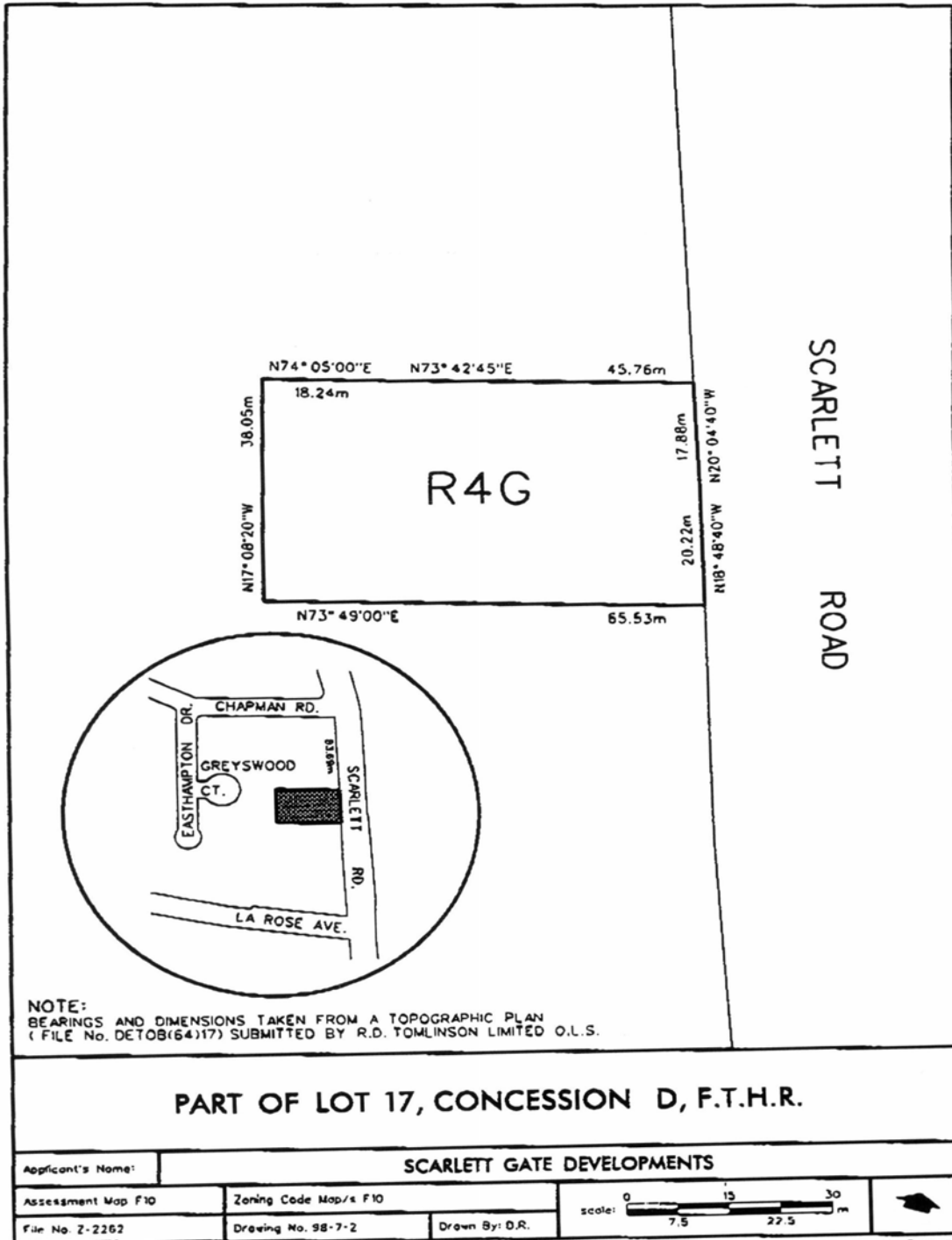
ENACTED AND PASSED this 2nd day of October, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "A" TO BY-LAW No. 722-1998

Toronto

SCHEDULE "B" TO BY-LAW No. 722-1998

Toronto