

Authority: Etobicoke Community Council Report No. 4, Clause No. 7,
as adopted by Council of the City of Toronto on May 9, 10 and 11, 2000
Enacted by Council: July 6, 2000

CITY OF TORONTO

BY-LAW No. 456-2000

**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.**

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 HEREBY ENACTS as follows:

1. The zoning of Part 1 of the lands shown outlined by a heavy black line on Schedule 'A' attached hereto is hereby reaffirmed as Fourth Density Residential (R4), and the zoning of Part 2 is amended from Second Density Residential (R2) to Fourth Density Residential Group Area (RAG). 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 21 townhouse dwellings shall be permitted. Satellite dishes greater than 61 cm in diameter shall not be permitted, otherwise the provisions of Section 320.24.5 of the Zoning Code continue to apply.
- (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 D - 10.0 m
Block B - 10.0 m	Block E - 11.0 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 total Gross Floor Area of development on the lands described together as Part 1 and Part 2, as shown on Schedule 'A', shall be a maximum of 4,570 square metres.
- (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 11 surface visitor parking spaces.
- (g) The townhouse 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; and
 - (v) Garbage enclosure

2. By-law No. 722-1998 is hereby repealed.

3. 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

456-2000 July 6, 2000	Lands located on the west side of Scarlett Road, north of LaRose Avenue	To re-affirm Part 1 of the lands as Fourth Density Residential Group Area (R4G) and rezone Part 2 from Second Density Residential (R2) to Fourth Density Residential Group Area (R4G) to permit town- houses
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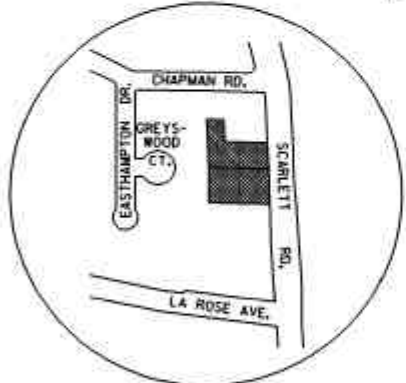
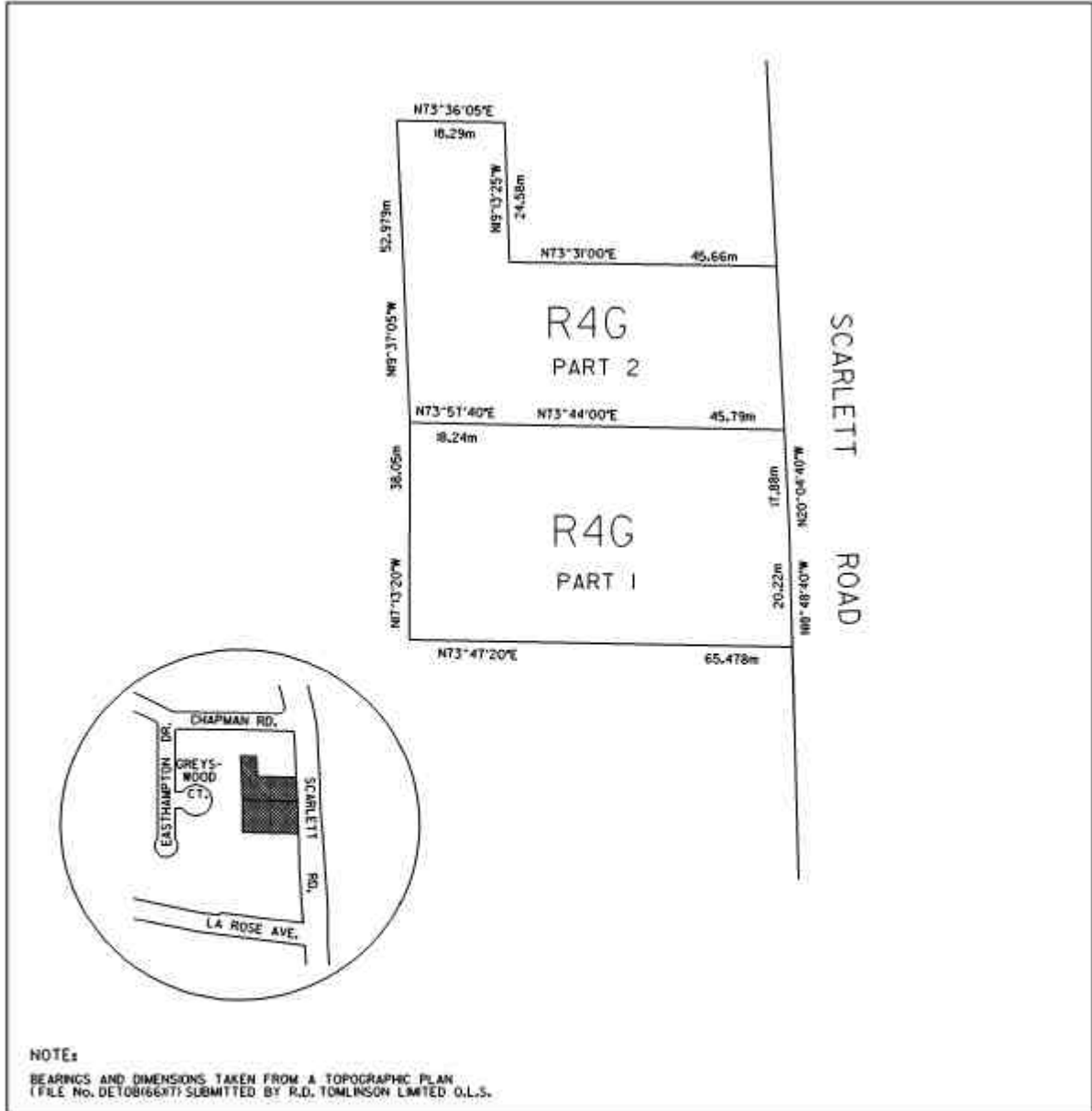
ENACTED AND PASSED this 6th day of July, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

Toronto Schedule 'A' BY-LAW



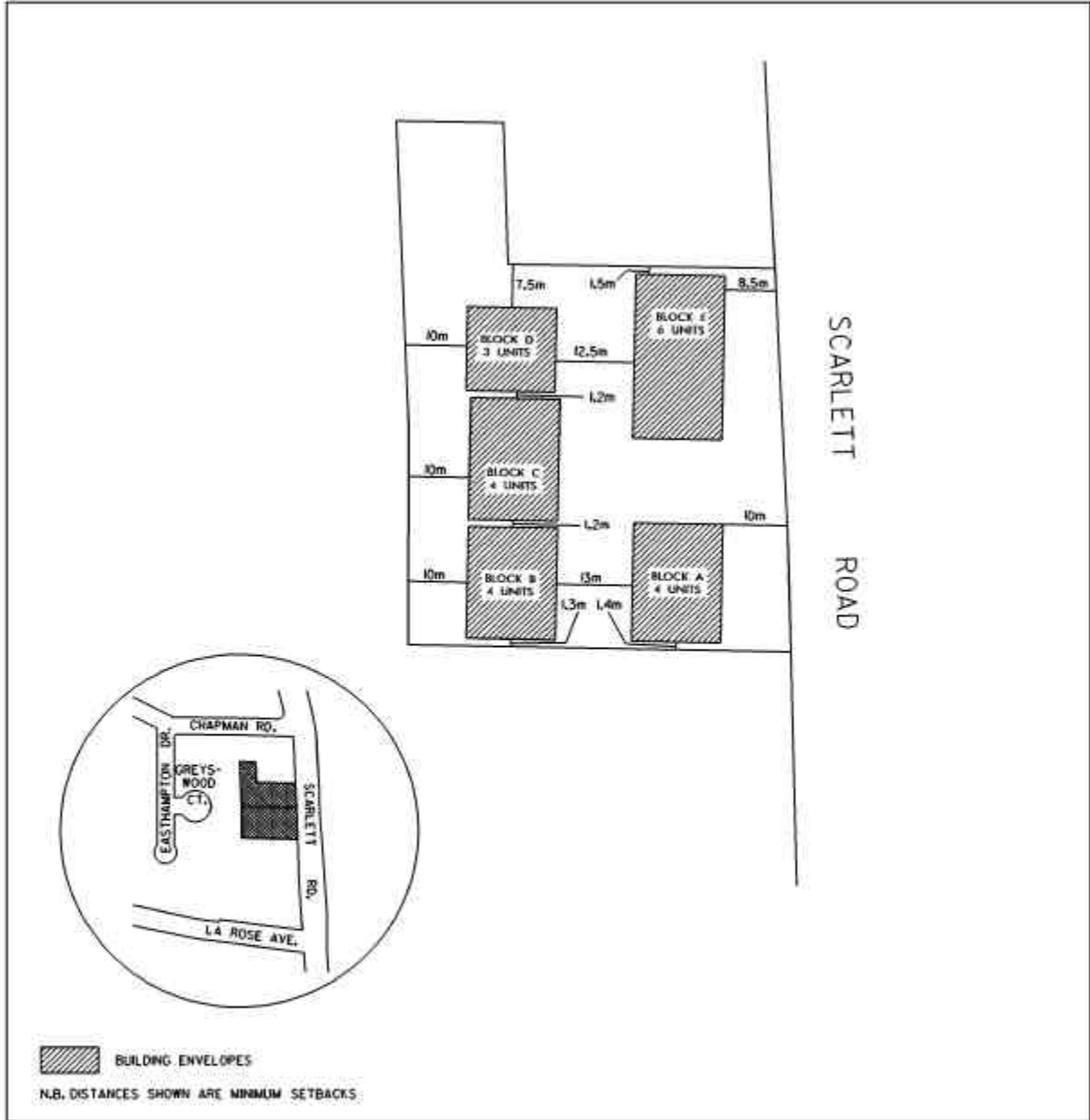
NOTE:
 BEARINGS AND DIMENSIONS TAKEN FROM A TOPOGRAPHIC PLAN
 (FILE No. DET08166X7) SUBMITTED BY R.D. TOMLINSON LIMITED O.L.S.

**PART OF LOT 17, CONCESSION D (F.T.H.R.)
 AND BLOCK A PLAN M-1483 (CITY OF TORONTO)**

Applicant's Name:		SCARLETT GATE DEVELOPMENTS	
Assessment Map FID	Zoning Code Map/s FID		Scale:
File No. Z-2307	Drawing No. 2000-5-13	Drawn By: K.P.	



Toronto Schedule 'B' BY-LAW



**PART OF LOT 17, CONCESSION D (F.T.H.R.)
 AND BLOCK A PLAN M-1483 (CITY OF TORONTO)**

Applicant's Name:		SCARLETT GATE DEVELOPMENTS	
Assessment Map F10	Zoning Code Map/s F10	scales	
File No. Z-2307	Drawing No. 2000-5-13A		

