

Authority: Etobicoke Community Council Report No. 5, Clause No. 15,
as adopted by the City of Toronto Council on April 13, 14 and 15, 1999
Enacted by Council: April 27, 2001

CITY OF TORONTO

BY-LAW No. 319-2001

To amend Chapters 320 and 324 of the Etobicoke Zoning Code respecting certain lands located on the south side of LaRose Avenue, west of Scarlett Road, known municipally as 45 LaRose 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*;

1. The zoning of the lands shown as Part 1 and Part 2 on Schedule 'A' attached hereto (hereinafter collectively referred to as the "Lands") is hereby reaffirmed as Fourth Density Residential (R4).
2. Notwithstanding the provisions of Sections 320-39, 320-40, 320-41, 320-42, 320-65, 320-66, 320-67 and 320-68 the Lands shall only be used in accordance with the following provisions:
 - (a) The only uses on the Lands shall be one (1) apartment building and townhouse dwellings, together with ancillary recreational uses and accessory structures; whereby Part 1 shall comprise not more than 25 townhouse dwellings; and Part 2 shall comprise of not more than one apartment building, containing a maximum of 156 dwelling units.
 - (b) For the purpose of this By-law, the maximum floor space index (FSI) for the Lands shown on Schedule 'A' attached hereto shall be as follows:

Part 1	-	0.85
Part 2	-	2.51
 - (c) For Part 1, the townhouse dwellings shall comply with the minimum setbacks identified on Schedule 'B' attached hereto. In addition, the townhouse dwellings shall comply with the following provisions:
 - (i) the maximum building height shall be 3 storeys.
 - (ii) a minimum of 45% of the Part 1 lands shall be provided as landscaped open space.
 - (iii) a minimum of 2 parking spaces per dwelling unit, shall be provided on the Part 1 lands.

- (iv) no required building setback shall be obstructed by any construction other than the following:
 - (1) uncovered steps to grade;
 - (2) chimney breasts, eaves or bay windows projecting a maximum of 0.4 metres from any exterior wall of a building provided that the projection is minimum of 1.0 metres from the street line or edge of a private driveway;
 - (3) a deck encroaching up to a maximum of 1.5 metres into the required building setback at the rear of the dwelling unit, provided the deck is restricted to the ground floor level of the dwelling unit.
 - (d) For Part 2, the apartment building shall comply with the following additional provisions:
 - (i) a minimum of 218 parking spaces shall be provided of which 31 spaces shall be reserved for the exclusive use of visitors. Of the total parking provided no more than 63 spaces shall be located above grade as surface parking;
 - (ii) the maximum building height shall be 16 storeys exclusive of mechanical penthouses, structures and architectural elements;
 - (iii) the minimum setback of the apartment building from LaRose Avenue shall be 8 metres;
 - (iv) the minimum setback of the apartment building from the rear lot line shall be 26 metres;
 - (v) the minimum setback of any portion of the apartment building greater than 1 storey in height shall be 30 metres from the east lot line and 13 metres from the west lot line;
 - (vi) underground parking structures may be constructed to the lot line with no setback; and
 - (vii) a minimum of 45% of the Part 2 lands shall be provided as landscaped open space.
- 3.** Balconies may project 1.5 metres into any required setback.
- 4.** Entrance canopies may project 3.0 metres into any required setback.

5. In addition to the permitted accessory uses and buildings listed under Section 320-66E accessory uses and buildings, such as, cabanas, recreational equipment, covered ramps and garbage enclosures shall be permitted on the Lands. All accessory uses and buildings shall be set back a minimum of 1 metre from any lot line.
6. For the purposes of the By-law, underground parking structures shall include parking structures up to 1.2 metres above the adjacent finished grade.
7. Unless otherwise specified, for the purposes of this By-law any setback shall apply only to the main building walls above grade, and not to any below grade or ancillary structure.
8. The provisions of By-law No. 1223 as they apply to the Lands are superceded by the provisions of this By-law. The by-law enacted by the Ontario Municipal Board under OMB Order No. 0787, issued on April 1, 1998 (OMB Case No. PL 968038) is hereby repealed.
9. 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
319-2001 April 27, 2001	Lands located at 45 LaRose Avenue on the south side of LaRose Avenue, west of Scarlett Road	To amend the Fourth Density Residential (R4) provisions of the Zoning Code to Permit 25 townhouse dwellings in conjunction with the existing apartment building.

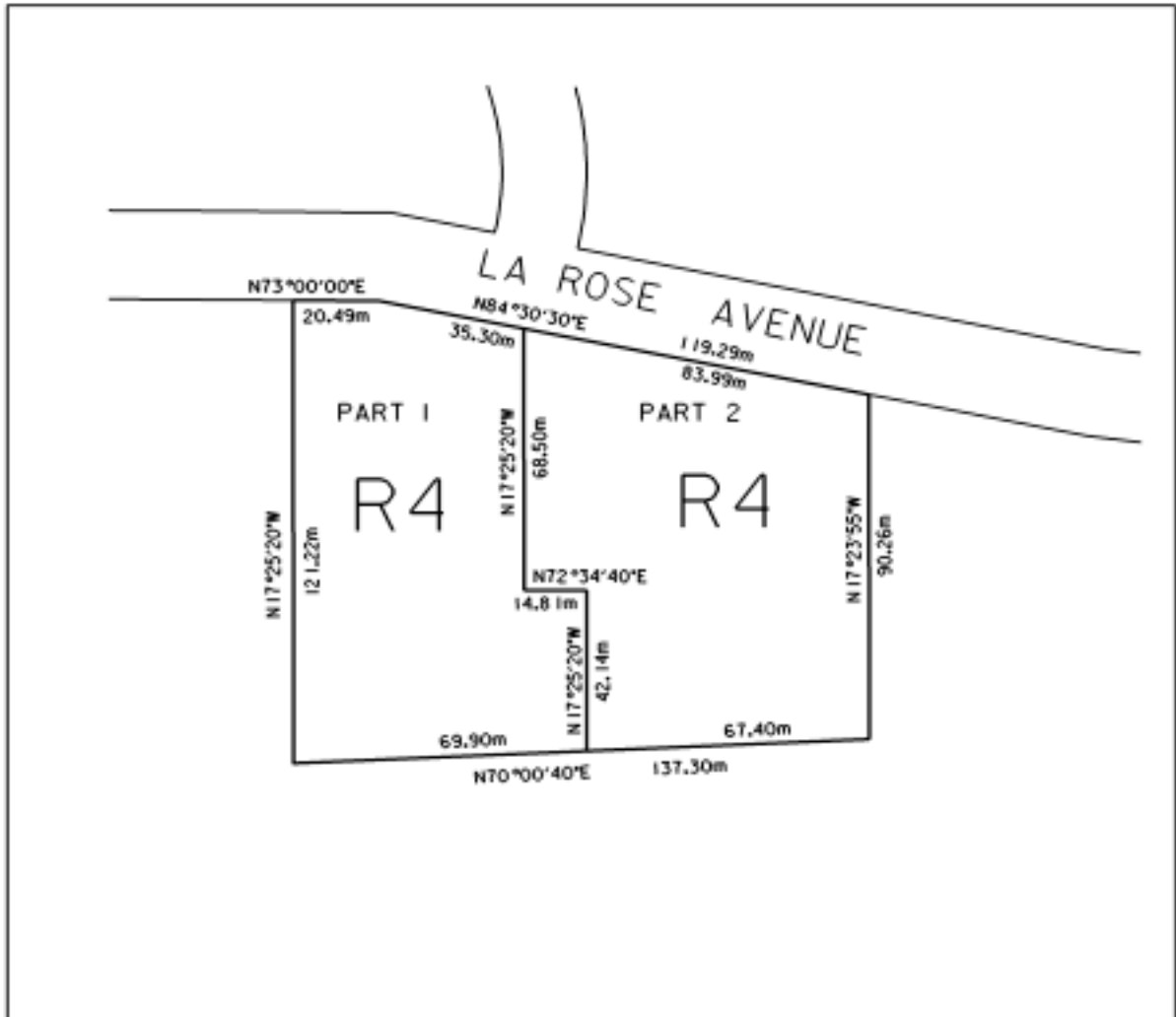
ENACTED AND PASSED this 27th day of April, A.D. 2001.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

Toronto Schedule 'A' BY-LAW

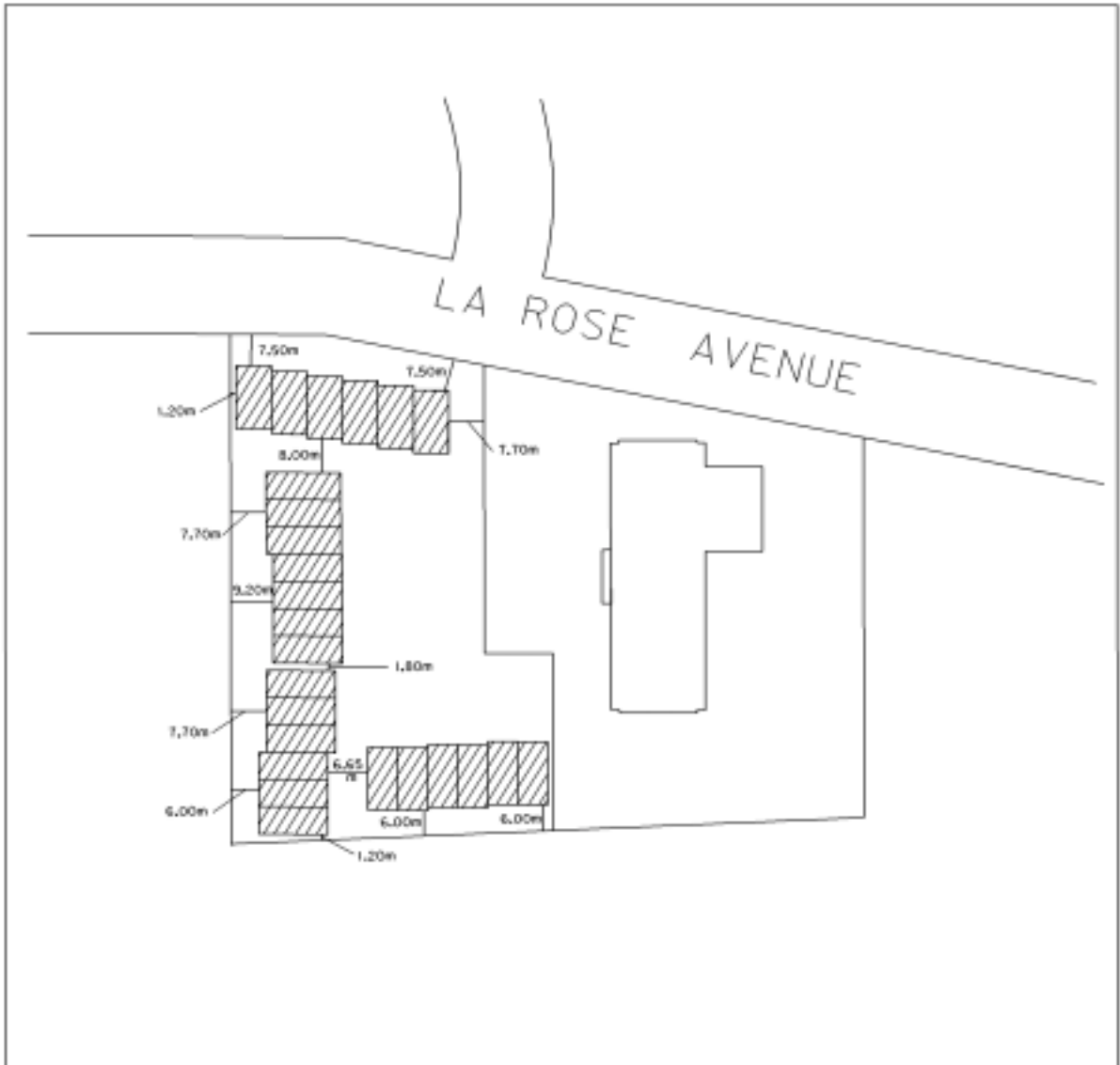


NOTE:
 BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY
 (File No. 99-23) SUBMITTED BY TOM A. SENKUS, ONTARIO LAND SURVEYOR

**PART OF LOT 17, CONCESSION "C"
 CITY OF TORONTO**

Applicant's Name:		RICHVIEW DEVELOPMENTS	
Assessment Map: F10	Zoning Code Map/s: F10	Scale: 0 30 60 5 45 m 	
File No. Z-2281	Drawing No. 2000-8-8		Drawn By: K.P.

TORONTO Schedule 'B' BY-LAW



**PART OF LOT 17, CONCESSION "C"
CITY OF TORONTO**

Applicant's Name:		RICHVIEW DEVELOPMENTS	
Assessment Map: F10	Zoning Code Map/s: F10	Scale: 0 24 48 12 36 m	
File No. Z-228	Drawing No. 2000-8-88		