

Authority: Notice of Motion J(17), moved by Councillor Jones, seconded by Councillor Flint, as adopted by City of Toronto Council on November 6, 7 and 8, 2001

Enacted by Council: November 8, 2001

CITY OF TORONTO

BY-LAW No. 976-2001

To amend Chapters 340 and 342 of the Etobicoke Zoning Code with respect to certain lands located on the west-side of Sand Beach Road, south of Lakeshore Boulevard and municipally known as 2-4 Sand Beach Road.

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 held at least one public meeting in accordance with the *Planning Act*;

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

1. That the zoning map referred to in Section 340-5, Article II of the Etobicoke Zoning Code, and originally attached to Town of Mimico By-law No. 1962-07-19 be and the same is hereby amended by changing the classification of Part 2 of the lands located in the former Town of Mimico as described in Schedule 'A' attached hereto from Residential Multiple (R4) to Group Area Fourth Density Residential (R4G) subject to the following provisions:
 - (a) A maximum of 8 town house units shall be permitted.
 - (b) The maximum floor space index shall be 0.85 with a maximum lot coverage of 44 percent.
 - (c) Minimum building setbacks shall be as shown on Schedule 'B' attached hereto.
 - (d) The minimum unit width shall be 5.3 metres.
 - (e) The maximum unit height in Block A and Block B shall be 12.3 metres and 13.2 metres respectively.
 - (f) The minimum landscape area shall be 31.0 percent, based on the areas of Parts 2 and 3 on Schedule 'A' to this by-law.
 - (g) A minimum of 18 parking spaces shall be provided, two of which shall be reserved and signed exclusively for visitor parking.

- (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 1.2 metres from the exterior wall of the dwelling unit;
 - (iii) chimney breasts, eaves, bay windows, planter boxes or other projections projecting a maximum of 0.6 metres from any exterior wall of a building provided that they are a minimum of 0.5 metres from the street line.
 - (i) Notwithstanding clause (h) above, rear decks shall be permitted to intrude into the rear 12.5 metres setback from the lake wall as follows:
 - Unit 1 – 7.2 metres
 - Unit 2 – 7.2 metres
 - Unit 3 – 6.2 metres
 - Unit 4 – 4.0 metres
 - Unit 5 – 2.3 metres
 - Unit 6 – 0.3 metres
 - (j) Notwithstanding clause (h) above, no intrusions shall be permitted into the 1.53 metres side yard setback adjacent to Sand Beach Park.
- 2.** That the zoning on Part 1 of the lands shown on Schedule ‘A’ attached hereto is affirmed as Residential Multiple (R4) subject to the following provisions:
- (a) The maximum number of apartment units in the existing building shall be 23.
 - (b) A minimum of 20 parking spaces shall be provided, each of which shall be not less than 6 metres in length nor less than 2.6 metres in perpendicular width throughout.
- 3.** That the zoning on Part 3 of the lands shown on Schedule ‘A’ attached hereto is affirmed as Waterfront (W).
- 4.** That the zoning on Part 4 of the lands shown on Schedule ‘A’ attached hereto is affirmed as Waterfront (W).
- 5.** Notwithstanding the definition of “lot” contained in Section 304-3 of the Etobicoke Zoning Code, the standards of this by-law shall apply to the lands identified in Schedule ‘A’ attached hereto in their entirety.
- 6.** 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.

7. Where the provisions of this by-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this by-law shall apply.
8. Chapter 342, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this by-law by adding the following to Section 342-1, Table of Site Specific By-laws:

| BY-LAW NUMBER AND ADOPTION DATE | DESCRIPTION OF PROPERTY | PURPOSE OF BY-LAW |
|--|---|--|
| 976-2001 November 8, 2001 | Lands located on the west side of Sand Beach Road | To amend the Mimico zoning provisions to permit 8 town houses. |

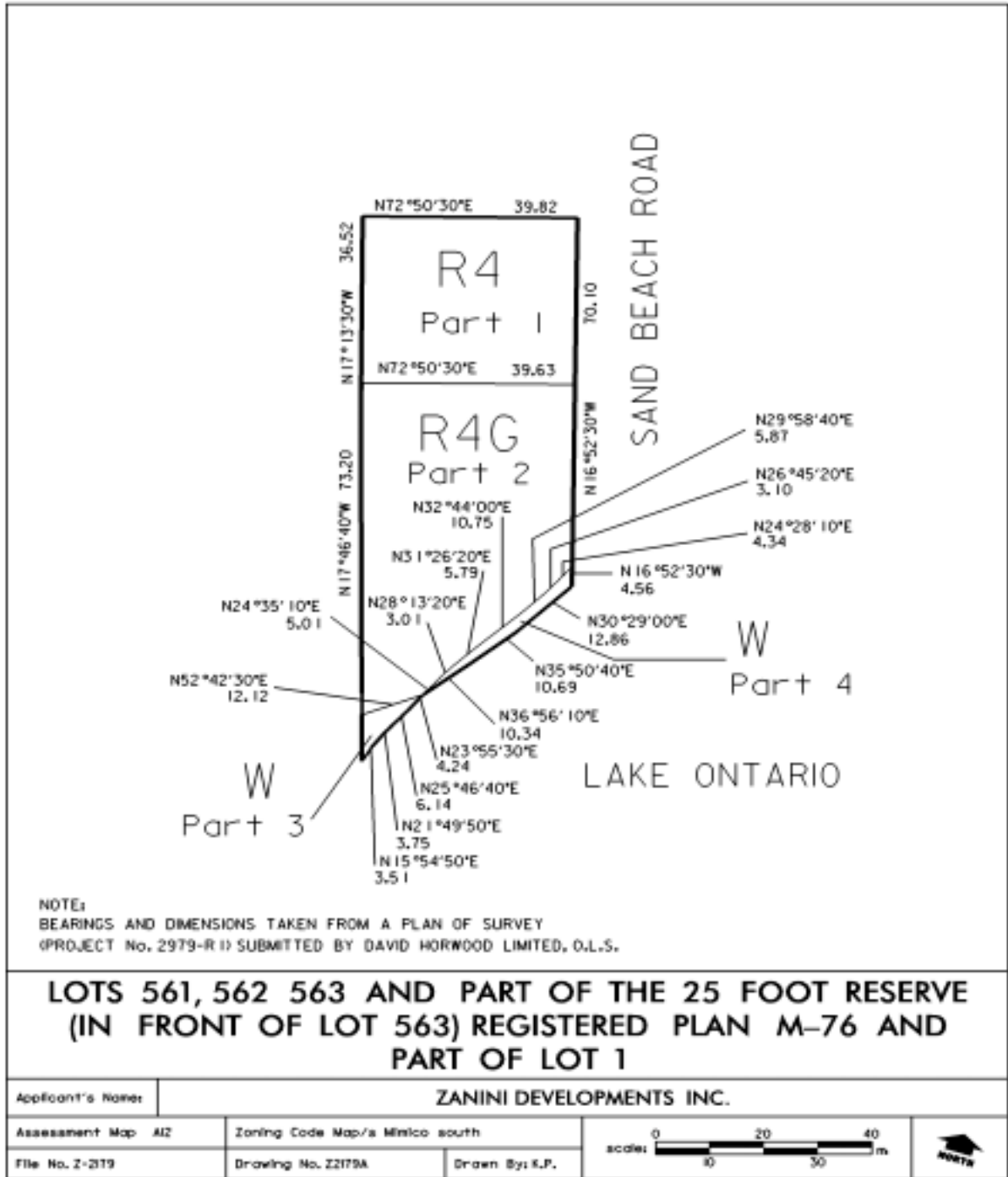
ENACTED AND PASSED this 8th day of November, A.D. 2001.

CASE OOTES,
Deputy Mayor

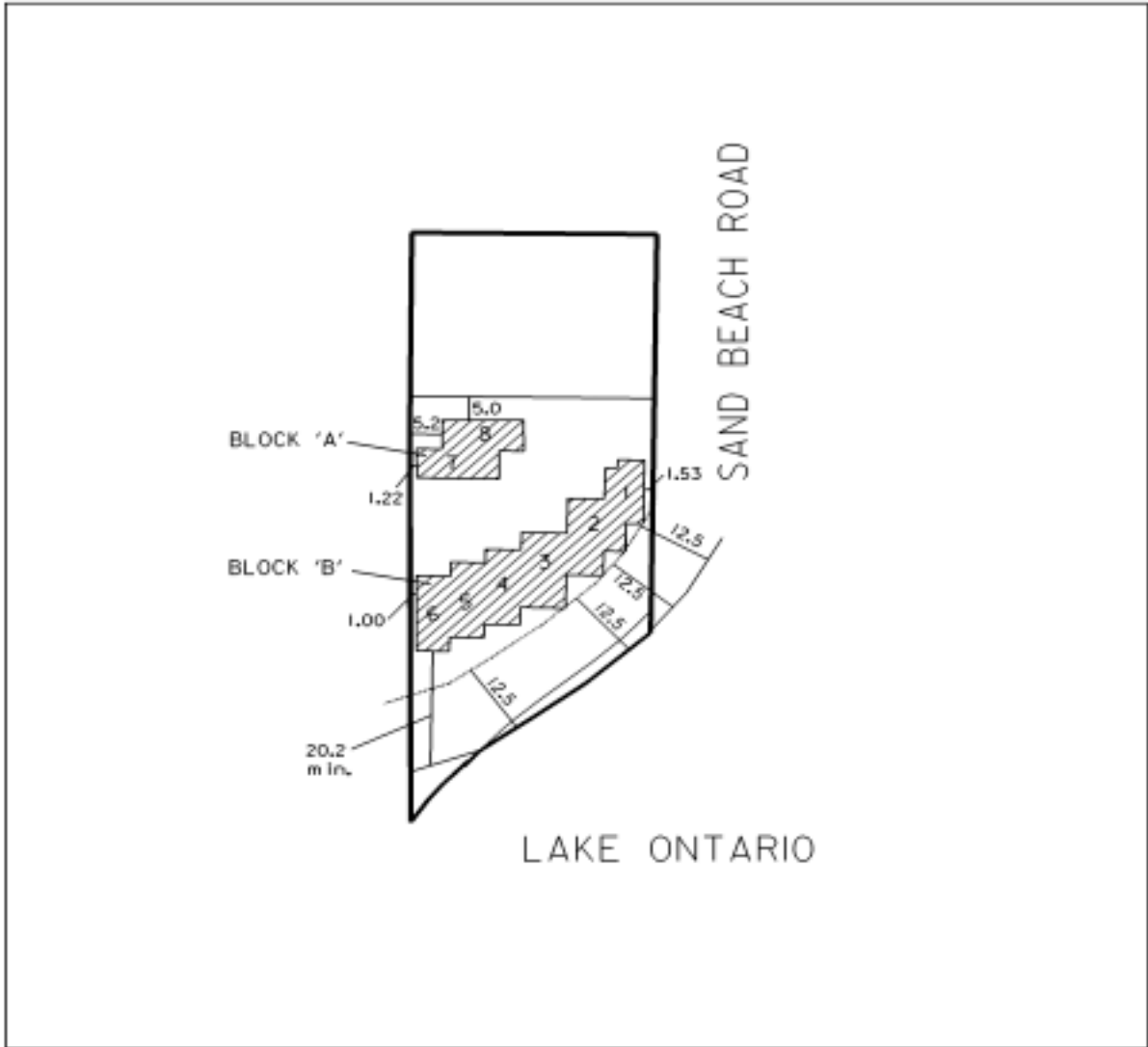
ULLI S. WATKISS
City Clerk

(Corporate Seal)

TORONTO Schedule 'A' BY-LAW



Toronto Schedule 'B' BY-LAW



**LOTS 561, 562 563 AND PART OF THE 25 FOOT RESERVE
(IN FRONT OF LOT 563) REGISTERED PLAN M-76 AND
PART OF LOT 1**

| | | | |
|---------------------|-------------------------------|--------------------------|--|
| Applicant's Name: | | ZANINI DEVELOPMENTS INC. | |
| Assessment Map: A12 | Zoning Code Map/s: M160 south | Scale: 0 20 40 0 50 m | |
| File No. Z-2179 | Drawing No. Z2179B | | |