

Authority: Etobicoke Community Council Report No. 10, Clause No. 22, adopted as amended, by City of Toronto Council on December 4, 5 and 6, 2001
Enacted by Council: December 6, 2001

CITY OF TORONTO

BY-LAW No. 1112-2001

To amend Chapters 304, 320 and 324 of the Etobicoke Zoning Code with respect to the subject lands located on the east side of Scarlett Road, municipally known as 581 Scarlett Road.

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, is hereby amended by changing the classification of the lands located in the former Township of Etobicoke as described in Schedule 'A' annexed hereto from Second Density Residential (R2) to Group Area Fourth Density Residential (R4G) provided that the following provisions shall apply to the development of the (R4G) lands identified in Schedule 'A'.
2. For the purposes of this by-law, the provisions of Sections 320-70 'D', 'E' and 'F' and 320-71 of the Etobicoke Zoning Code shall not apply. Notwithstanding the foregoing, Articles II through V of the Etobicoke Zoning Code shall continue to apply except where amended by this by-law.
3. For the purposes of this by-law, 'group dwellings', as defined by Section 304-3 of the Zoning Code, shall mean a building comprised of townhouse units, each of which is situated on an individual lot as further defined in this by-law.
4. Notwithstanding the definition of "lot" in Section 304-3 of the Zoning Code, the standards of this by-law shall apply to the (R4G) lands identified in Schedule 'A' attached hereto in their entirety and nothing shall preclude the (R4G) lands identified in Schedule 'A' attached hereto from being divided into individual lots within the meaning of the *Planning Act*.
5. Notwithstanding Sections 320-70 and 320-71 of the Zoning Code, the following development standards shall now be applicable to the lands described in Schedule 'A' attached hereto:
 - (a) A maximum of 8 townhouse dwelling units shall be permitted.
 - (b) The minimum building setbacks shall not be less than the following measurements, and shall be measured from the main walls of each group dwelling:
 - (i) Front Yard - 6 metres
 - (ii) Side Yard – 3.5 metres
 - (iii) Rear Yard – 1.1 metres

- (c) Required building setbacks and separations shall not be obstructed by any construction other than the following:
 - (i) uncovered steps to grade;
 - (ii) chimney breasts, eaves, bay windows, or other projections extending a maximum of 0.3 metres from any exterior wall of a building provided they do not encroach in the public road; and,
 - (iii) open, uncovered (or roofed) porchway or veranda and grade-related patios projecting a maximum of 1.5 metres from the exterior front wall and exterior rear wall of the dwelling unit.
- (d) The maximum floor space index (combined) 1.1
- (e) The maximum building coverage (combined) shall not exceed 39% of the site area, exclusive of those provisions included within Section 5.(c) of this by-law.
- (f) Minimum landscape open space (combined) shall not be less than 25% of the site area. For the purposes of this by-law, landscaped open space shall include walkways and those provisions included within Section 5.(c)(i) and (iii) of this by-law.
- (g) The maximum building height for the dwelling unit located closest to Scarlett Road shall be 13.4 metres, measured as the perpendicular distance from the average finished grade along the front yard setback line, to the highest point of the roof. The maximum building height of all other units shall be 13.4 metres, measured as the perpendicular distance from the average finished grade across the front of each dwelling unit, to the highest point of the roof.
- (h) The minimum width of each dwelling unit shall be 4.5 metres, except for one, which may have a minimum width of 3.5 metres.
- (i) Parking shall be provided within an enclosed and attached garage at grade on the basis of: one parking space per unit, with a minimum dimension of 2.70 metres by 6 metres, for the two dwelling units located closest to Scarlett Road, and, two parking spaces per unit, including one stacked parking space, with a combined minimum dimension of 2.60 metres by 11 metres, for the remaining six dwelling units. For the purpose of this by-law, a stacked parking space shall be any parking space that is located behind another parking space and is not directly accessible from an aisle.
- (j) Not less than three surface visitor parking spaces shall be provided within the site area of the (R4G) lands identified on Schedule 'A' for the exclusive use of all units. Each parking space shall have a minimum dimension of 2.7 metres by 6.0 metres and have direct access to the common driveway.

- (k) Permitted accessory uses shall include private home daycare and central air conditioning units. Carports, detached garages, television antennae, satellite dishes, playhouses, tool sheds, swimming pools and structures in conjunction with such swimming pools, shall be prohibited.
 - (l) Notwithstanding Section 320-43 N of the Zoning Code, central air conditioning units shall be permitted in the rear yard only, not less than 0.2 metres from the side lot lines and/or 3.0 metres from the street lines.
 - (m) Notwithstanding Section 320-46 A of the Zoning Code, fences may be constructed to a maximum height of 1.9 metres.
6. Where the provisions of the by-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this by-law shall apply.
7. Chapter 324, Site Specifics, of the Etobicoke 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
1112-2001 December 6, 2001	Lands located on the east side of Scarlett Road, municipally known as 581 Scarlett Road	To rezone the lands from Second Density Residential (R2) to Group Area Fourth Density Residential (R4G) to permit 8 townhouse units subject to specific development standards.

ENACTED AND PASSED this 6th day of December, A.D. 2001.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

TORONTO Schedule 'A' BY-LAW

