

Authority: Etobicoke Community Council Report No. 2, Clause No. 32,
as adopted by City of Toronto Council on February 13, 14 and 15, 2002
Enacted by Council: February 15, 2002

CITY OF TORONTO

BY-LAW No. 94-2002

To amend Chapters 330 and 332 of the Etobicoke Zoning Code with respect to certain lands located in the south-east quadrant of Whitlam Avenue and Twenty-Fourth Street, municipally known as 123 Twenty-Fourth Street.

WHEREAS authority is given to Council by the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS the matters herein set out are in conformity with Official Plan Amendment No. 96-2002 of the former City of Etobicoke Official Plan; 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 330-2, Article II of the Etobicoke Zoning Code, and originally attached to the Village of Long Branch By-law No. 23/64 is hereby amended by changing the classification of the lands as described in Schedules 'A' and 'B' annexed hereto from Residential Single Family (RS) to Residential Multiple Apartments (RMA) provided that the following provisions shall apply to the development of the lands identified in Schedule 'A' attached hereto.
2. Notwithstanding Sections 330-9, 330-13, 330-20, 330-31 and 330-32 of the Etobicoke Zoning Code, the following development standards shall now be applicable to the lands described in Schedule 'A', including Part 2 as identified on Schedule 'A', attached hereto:
 - (a) A 6 unit apartment building shall be permitted.
 - (b) The minimum building setbacks shall not be less than the measurements shown on Schedule 'B' attached hereto.
 - (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 0.6 metres from any exterior wall of a building provided they are a minimum of 1 metre from the street line or public right-of-way or internal driveway; and

- (iii) garbage enclosures extending a maximum of 0.91 metres into the required side yard setback.
 - (d) For the purposes of this By-law the two parking spaces in tandem along the east wall of the building shall be a minimum of 2.6 metres in perpendicular width by 6.7 metres in length. All other parking spaces shall have a minimum dimension of 2.7 metres by 6.0 metres.
 - (e) For the purposes of this By-law, one parking space for each dwelling unit shall be provided.
 - (f) For the purposes of this By-law, one parking space shall be reserved for surface visitor parking and shall be clearly signed restricting it to a visitor parking space.
 - (g) For the purposes of this By-law, all surface parking areas shall be located no closer to any street line than 0.80 metres.
 - (h) For the purposes of this By-law, the following are the area requirements:
 - (i) minimum lot area of 603 square metres;
 - (ii) minimum lot frontage of 15 metres;
 - (iii) maximum height: 10 metres;
 - (iv) maximum combined floor space index shall not exceed 0.90 of the total lot area;
 - (v) minimum combined landscaped open space shall not be less than 30% of the lot area;
 - (vi) maximum combined building coverage shall not exceed 30% of the total lot area.
- 3.** Where the provisions of the By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.

4. Chapter 332, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this By-law by adding the following to Section 332-1, Table of Site Specific By-laws:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
94-2002 February 15, 2002	Lands located in the southeast quadrant of Whitlam Avenue and Twenty-Fourth Street, municipally known as 123 Twenty-Fourth Street.	To rezone the lands from Residential Single Family (RS) to a Residential Multiple Apartments to permit a 6 unit apartment building subject to site specific development standards.

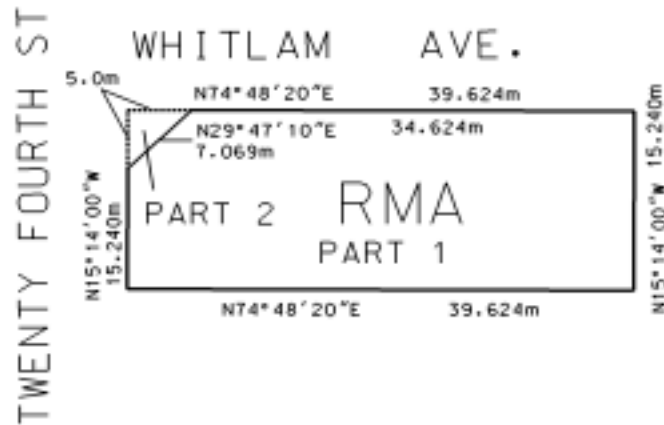
ENACTED AND PASSED this 15th day of February, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

TORONTO Schedule 'A' BY-LAW

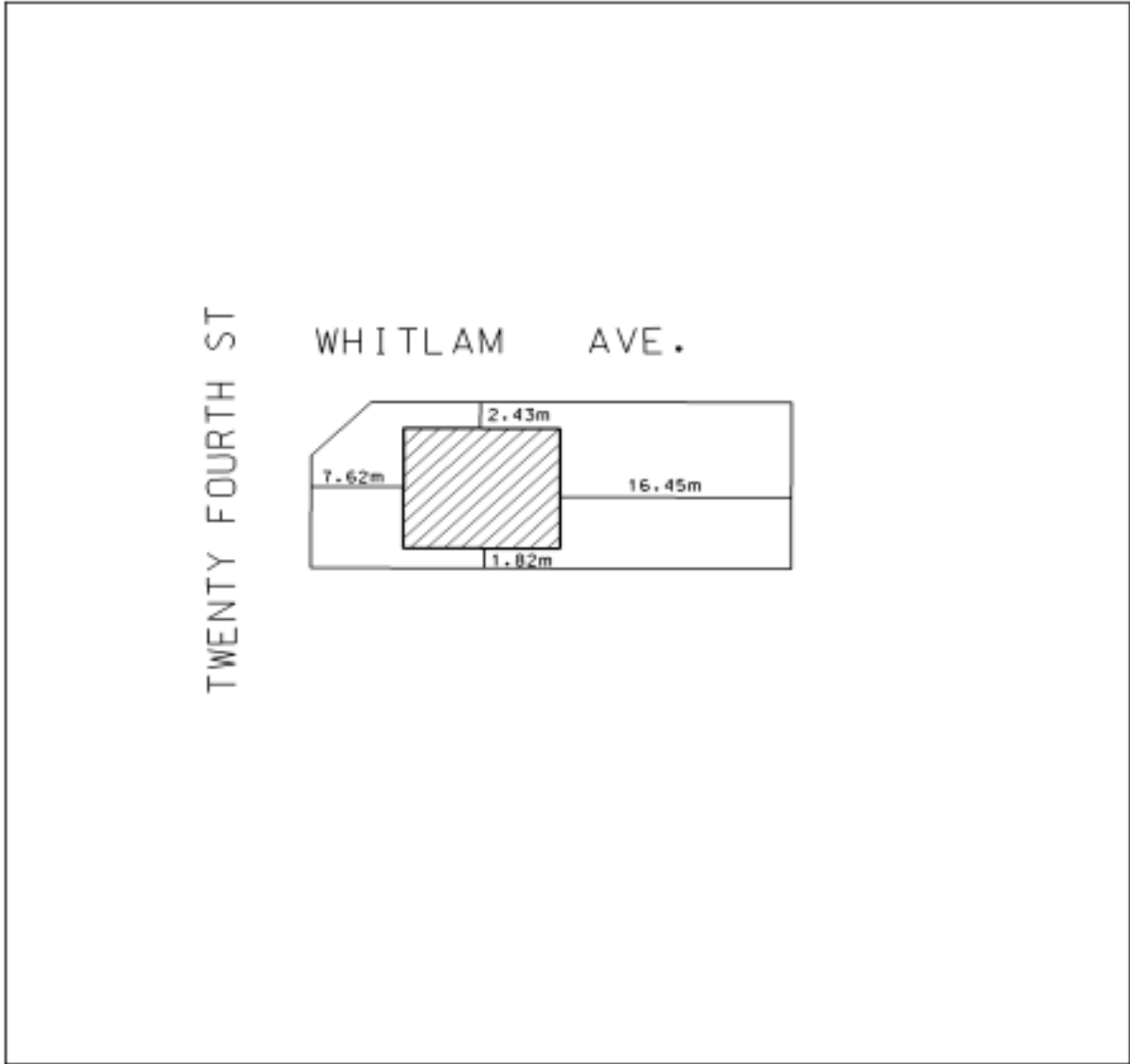


NOTE:
 BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY
 (PLAN No. RC5222-1) SUBMITTED BY RABIDEAU & CZERWINSKI


**LOT 35 REGISTERED PLAN 1571
 CITY OF TORONTO**

Applicant's Name:		BELL WAREHOUSING LTD.	
Assessment Map: B14	Zoning Code Map/s: LONG BRANCH	scale:	
File No. CMB2001 0011	Drawing No. CMB2001 0011A	Drawn By: K.P.	

Toronto Schedule 'B' BY-LAW



**LOT 35 REGISTERED PLAN 1571
CITY OF TORONTO**

Applicant's Name:		BELL WAREHOUSING LTD.	
Assessment Map: B14	Zoning Code Map/s: LONG BRANCH		scale:  m
File No. CMB2001 0011	Drawing No. CMB2001 001B	Drawn By: K.P.	

