

Authority: Etobicoke Community Council Report No. 3, Clause No. 2,
adopted as amended, by City of Toronto Council on March 4, 5, 6, 7 and 8, 2002
Enacted by Council: March 8, 2002

CITY OF TORONTO

BY-LAW No. 183-2002

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located on the north side of Berry Road, east of Prince Edward Drive, municipally known as 232-240 Berry 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 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 Map referred to in Section 320-5, Article II of the Etobicoke Zoning Code, and originally attached to Township of Etobicoke By-law No. 11737, be and the same is hereby amended by changing the classification of the lands located in the former Township of Etobicoke as described in Schedule 'A' attached hereto from Neighbourhood Commercial (CN) to Group Area Fourth Density Residential (R4G) lands provided that the following provisions shall apply to the development of the (R4G) lands identified in Schedule 'A' attached hereto.
2. Nothing in this by-law shall preclude townhouse dwelling units from being divided into individual lots within the meaning of the *Planning Act*.
3. Notwithstanding the definition of "lot" in Section 304-3 of the Etobicoke Zoning Code, the standards of this by-law shall apply to the (R4G) lands identified in Schedule 'A' attached hereto in their entirety.
4. Notwithstanding Sections 320-70 and 320-71 of the Etobicoke Zoning Code, the following development standards shall now be applicable to the lands described in Schedule 'A' attached hereto:
 - (a) A maximum of 16 townhouse dwellings shall be permitted on the lands shown on Schedule 'A' and Schedule 'B' attached hereto.
 - (b) The minimum building setbacks shall not be less than the measurements shown on Schedule 'B' attached hereto, and shall be measured from the main walls of each block of townhouse dwellings.
 - (c) Required building setbacks and separations shall not be obstructed by any construction other than the following:
 - (i) uncovered steps to grade and planter boxes;

- (ii) chimney breasts, eaves, bay windows, or other projections extending a maximum of 0.4 metres from any exterior wall of a building; and
 - (iii) open, uncovered (or roofed) decks, porchways or verandas and grade-related patios projecting a maximum of 6.7 metres from the exterior rear wall of the dwelling unit.
- (d) The development on the lands shown as R4G on Schedule 'A' shall not exceed a maximum permitted gross floor area of 3 500 square metres.
 - (e) The development on the lands shown as R4G on Schedule 'A' shall not exceed a maximum a building coverage of 56 % of the site area, including the rear decks, but exclusive of those provisions included within Section 4(c) of this by-law.
 - (f) The development on the lands shown as R4G on Schedule 'A' shall not have a minimum landscaped open space of 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 4(c) of this by-law.
 - (g) The maximum building height shall be 11.6 metres, except for the most easterly unit where the maximum height shall be 11.6 metres at the highest point of the roof sloping down at a 45 degree angle to the easterly limit of the roof which shall be a maximum height of 8.5 metres.
 - (h) A minimum of two parking spaces shall be provided for each dwelling unit and four parking spaces shall be provided for visitors.
 - (i) Permitted accessory uses shall include private home day-care and central air conditioning units. Detached garages, television antennae, satellite dishes, playhouses, tool sheds, swimming pools and structures in conjunction with such swimming pools shall be prohibited.
 - (j) Notwithstanding Section 320-43 N. of the Etobicoke Zoning Code, central air conditioning units shall be permitted in the rear yard only, not less than 3.0 metres from the side lot lines and 3.0 metres from the street lines.
5. Where the provisions of the by-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this by-law shall apply.

6. 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 |
|--|---|--|
| 183-2002 March 8, 2002 | Lands located on the north side of Berry Road and east of Prince Edward Drive known as 232-240 Berry Road | To rezone the lands from Neighbourhood Commercial (CN) to Group Area Fourth Density Residential (R4G) to permit maximum of 16 townhouse dwelling units |

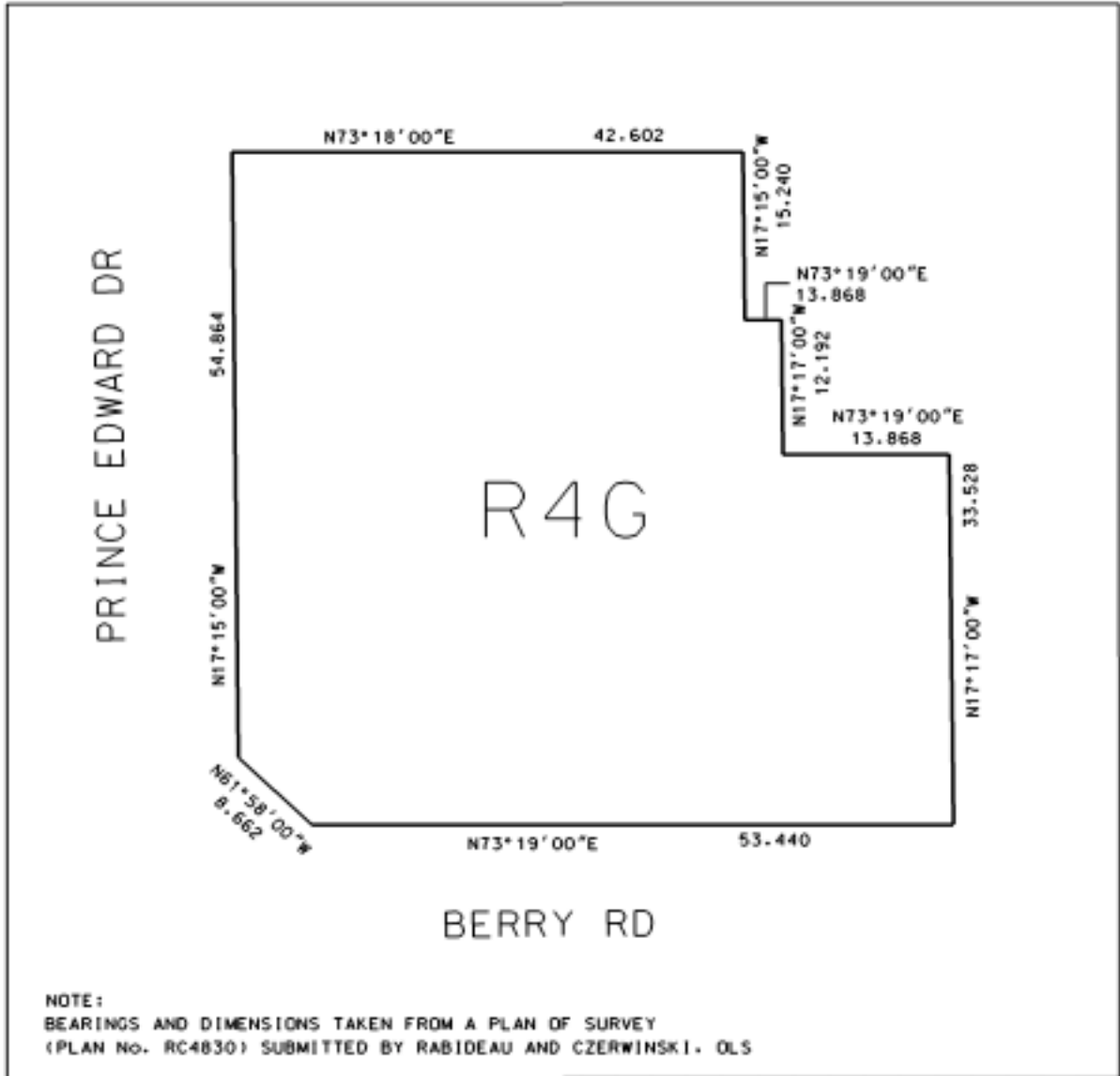
ENACTED AND PASSED this 8th day of March, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

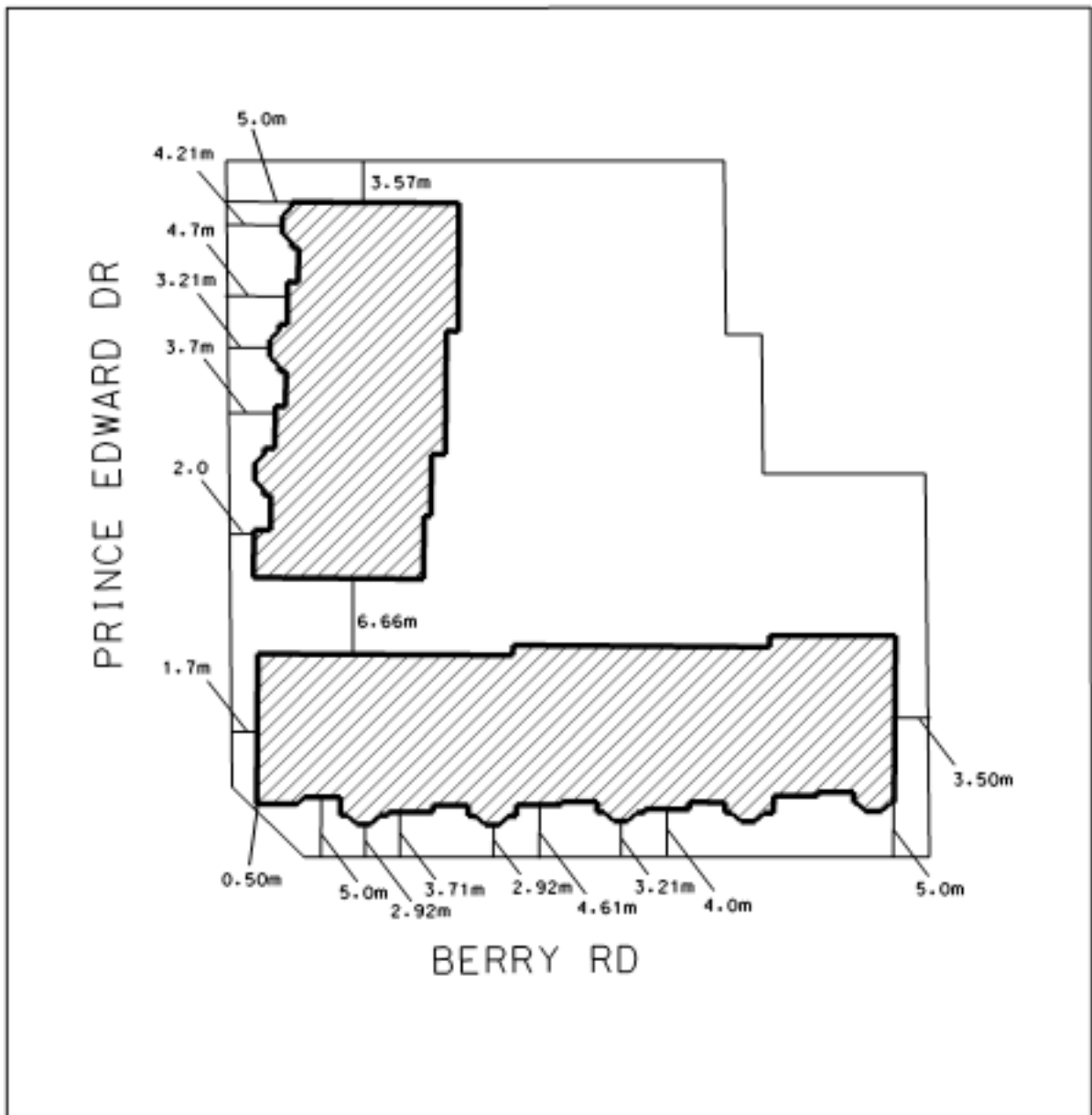
(Corporate Seal)

TORONTO Schedule 'A' BY-LAW



**BLOCKS B, C, & D REGISTERED PLAN 4422
 CITY OF TORONTO**

| | | | |
|--------------------------|---------------------------|----------------|--------|
| Applicant's Name: | 1463291 ONTARIO INC. | | |
| Assessment Map C10 | Zoning Code Map/s C10S | | scale: |
| File No. TA ZBA2001 0003 | Drawing No. ZBA2001 0003A | Drawn By: K.P. | |



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