

Authority: Etobicoke Community Council Report No. 11, Clause No. 21,  
as adopted by City of Toronto Council on October 1, 2 and 3, 2002  
Enacted by Council: October 3, 2002

**CITY OF TORONTO**

**BY-LAW No. 721-2002**

**To amend Chapters 340 and 342 of the Etobicoke Zoning Code with respect to certain lands located in the southeast quadrant of Dwight Avenue and Albani Street, known municipally as 9 Dwight 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 the matters herein set out are in conformity with Official Plan Amendment No. 103-2002 as adopted by the Council of the City of Toronto; 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*;

THEREFORE 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 Zoning Code, and originally attached to Town of Mimico 1962-07-19 by By-Law No. 1930 and the same is hereby amended by changing the classification of the lands located in the former Town of Mimico as described in Schedule 'A' annexed hereto from (R2) to Residential Multiple (R4) provided that the following provisions shall apply to the development of the (R4) lands identified in Schedule 'A' attached hereto.
2. For the purposes of the By-law, townhouse dwelling units shall be defined as "multiple dwellings consisting of a series of attached dwelling units each having a direct access from the outside, and shall include group dwellings and row dwellings".
3. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
4. For the purposes of this development, the following development standards shall now be applicable to the (R4) lands described in Schedule 'A' attached hereto, notwithstanding Sections 340-24, 340-25, 340-26, 340-27, 340-28, 340-29, 340-30, 340-17 of the Etobicoke Zoning Code.
  - (a) A maximum of 14 residential dwelling units shall be permitted.
  - (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 townhouse dwelling, row dwelling, group dwelling, single-detached dwelling and detached garage. The 2.0 metre west setback on Schedule 'B' is shown prior to conveyance of Part 2 on Schedule 'A' to the City of Toronto for right-of-way purposes.

- (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 or other projections (including bay windows with foundations) extending a maximum of 1.5 metres from any exterior wall of a building provided they do not encroach onto abutting properties;
    - (iii) open, uncovered (or roofed) porchway, veranda, decks, balconies, terraces and grade-related patios projecting a maximum of 1.25 metres from the exterior front wall and 6.0 metres from the exterior rear wall of the dwelling unit.
  - (d) The maximum floor space index (combined) shall not exceed 1.3 for the total land area shown on Schedule 'A'.
  - (e) The maximum building coverage (combined, including the detached garage structure) shall not exceed 60% of the total land area, exclusive of those provisions included within Section (c) of this by-law.
  - (f) The minimum landscape open space shall not be less than 20% of the site area. For the purposes of this By-law, landscaped open space shall include walkways and those provisions included within Section (c) of this by-law.
  - (g) Notwithstanding the height and grade definition in Section 304-3, the maximum building height of each residential unit shall be 12.5 metres, measured as the perpendicular distance between the average finished grade along the front property line, measured across the front of each unit, to the highest point of the roof.
  - (h) The maximum building height of the detached garage shall be 4.0 metres, measured as the perpendicular distance between the average finished grade along the front property line, measured across the front of each unit, to the highest point of the roof.
  - (i) A minimum of 28 vehicular parking spaces, of which three (3) are visitor parking spaces shall be provided.
  - (j) Permitted accessory uses shall include, central air conditioning units, within the required building setback, and satellite dishes not exceeding 1.2 square metres in area. Carports, television antennae, playhouses, swimming pools and structures in conjunction with such swimming pools, shall be prohibited.
5. 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:

<b>BY-LAW NUMBER AND ADOPTION DATE</b>	<b>DESCRIPTION OF PROPERTY</b>	<b>PURPOSE OF BY-LAW</b>
721-2002 October 3, 2002	Lands located in the southeast quadrant of Dwight Avenue and Albani Street.	To rezone the lands from Residential (R2) to Residential Multiple (R4) to permit a 3 storey residential building containing 14 dwelling units subject to site-specific standards.

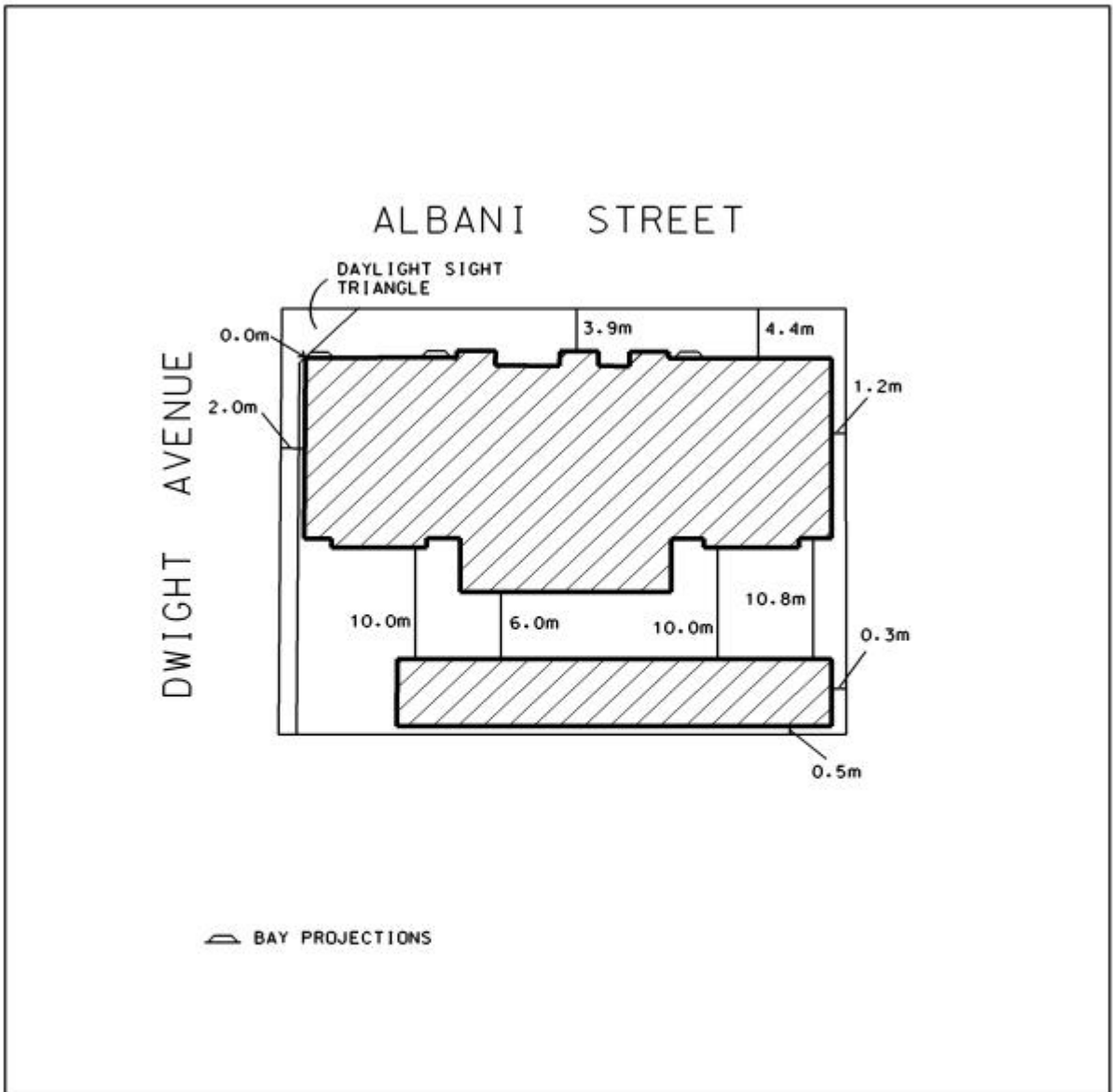
ENACTED AND PASSED this 3rd day of October, A.D. 2002.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**Toronto** Schedule 'B' BY-LAW



**LOTS 509, 510 & PART OF LOT 508  
REGISTERED PLAN M-76, CITY OF TORONTO**

Applicant's Name:		QUEENSCORP (DWIGHT) INC.	
Assessment Map A12	Zoning Code Map/s B125/NEW TORONTO		scale: 0 10 20 5 15 m
File No. TA CMB2002 0002	Drawing No. CMB2002 0002B	Drawn By: K.P.	

