

Authority: Etobicoke York Community Council Item 11.2, adopted as amended,
by City of Toronto Council on November 19 and 20, 2007
Enacted by Council: June 24, 2008

CITY OF TORONTO

BY-LAW No. 607-2008

To amend Chapters 340 and 342 of the Etobicoke Zoning Code with respect to certain lands located on the north side of Lake Shore Boulevard West, municipally known as 2298 Lake Shore Boulevard West.

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. 140-2005 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*;

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

1. That for the lands identified in Schedule 'A' attached hereto, the Etobicoke Zoning Code, Division D, Town of Mimico, Section 340-27 be amended to include apartment houses as a permitted use, and Sections 340-31.A., 340-16.C., and 340-17 be amended to include site specific development standards for the apartment houses listed in this By-law as follows:
 - (a) Permitted Uses

A maximum 12 apartment house (stacked townhouse) units shall be permitted. Each unit shall have direct or shared access to the rear yard patio and/or common amenity area.
 - (b) Setbacks

The minimum setbacks shall not be less than the measurements shown on Schedule 'B' attached hereto, and shall be measured from the main walls of each building.
 - (c) Permitted Encroachments

Required front and rear yard building setbacks and separations shall not be obstructed by any construction other than the following:
 - i. uncovered steps to grade;
 - ii. maximum 2m rear yard projection for balconies located on second level above rear yard grade only;
 - iii. chimney breasts, eaves, bay windows, of 1m maximum; and
 - iv. no side yard at-grade projections permitted.

(d) Total Gross Floor Area

A total gross floor area of 1,550 square metres is permitted.

(e) Accessory Structures

A gazebo/open covered structure shall be located within the rear common amenity area having an area of 12.8 to 16 square metres, at a maximum height of 4.5 metres, and in accordance to the setbacks (6m rear yard and 10m side yard) shown on Schedule 'B'. The gazebo is to be measured from its base elevation to the highest point of the roof.

(f) Private Patio Areas

The direct access private patios for the ground floor units shall be screened, and have a maximum area of 25 square metres.

(g) Parking

(i) Vehicle parking shall be provided at a minimum ratio of 2.0 stalls per dwelling unit, of which a minimum of .15 stalls/dwelling unit shall be reserved for visitors.

(ii) Resident parking stalls located in enclosed garages shall be permitted in tandem, provided that the interior garage dimensions for two tandem parking stalls measures at least 3.0m wide by 11.0m in length.

(h) Building Height

Notwithstanding the height and grade definition in Section 304-3, the maximum building height shall be 4 stories with a maximum height of 14m, measured as the perpendicular distance between the average grade for the sidewalk along the property frontage to the highest point of the roof (not including mechanical suites).

(i) Front Stoop Elevation

The elevation of the front stoops of the ground floor level units shall be constructed at an elevation of 2.3m above the elevation of the point of the sidewalk perpendicular to the main front door of the building.

(j) Floor Space Index

A maximum Floor Space Index of 1.3 shall be permitted.

(k) Building Coverage

A maximum building coverage (combined, including the rear yard gazebo) shall not exceed 45% of the total land area.

2. Where the provisions of the by-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this by-law shall apply.
3. Notwithstanding the above By-law and Zoning Code standards, a sales trailer and/or construction trailer is permitted without restriction during the development of the lands.
4. 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
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607-2008 June 24, 2008	Lands located on the north side of Lake Shore Boulevard West, municipally known as 2298 Lake Shore Boulevard West.	To permit a maximum of 12 apartment house (stacked townhouse) units on the property, along with site specific development standards.
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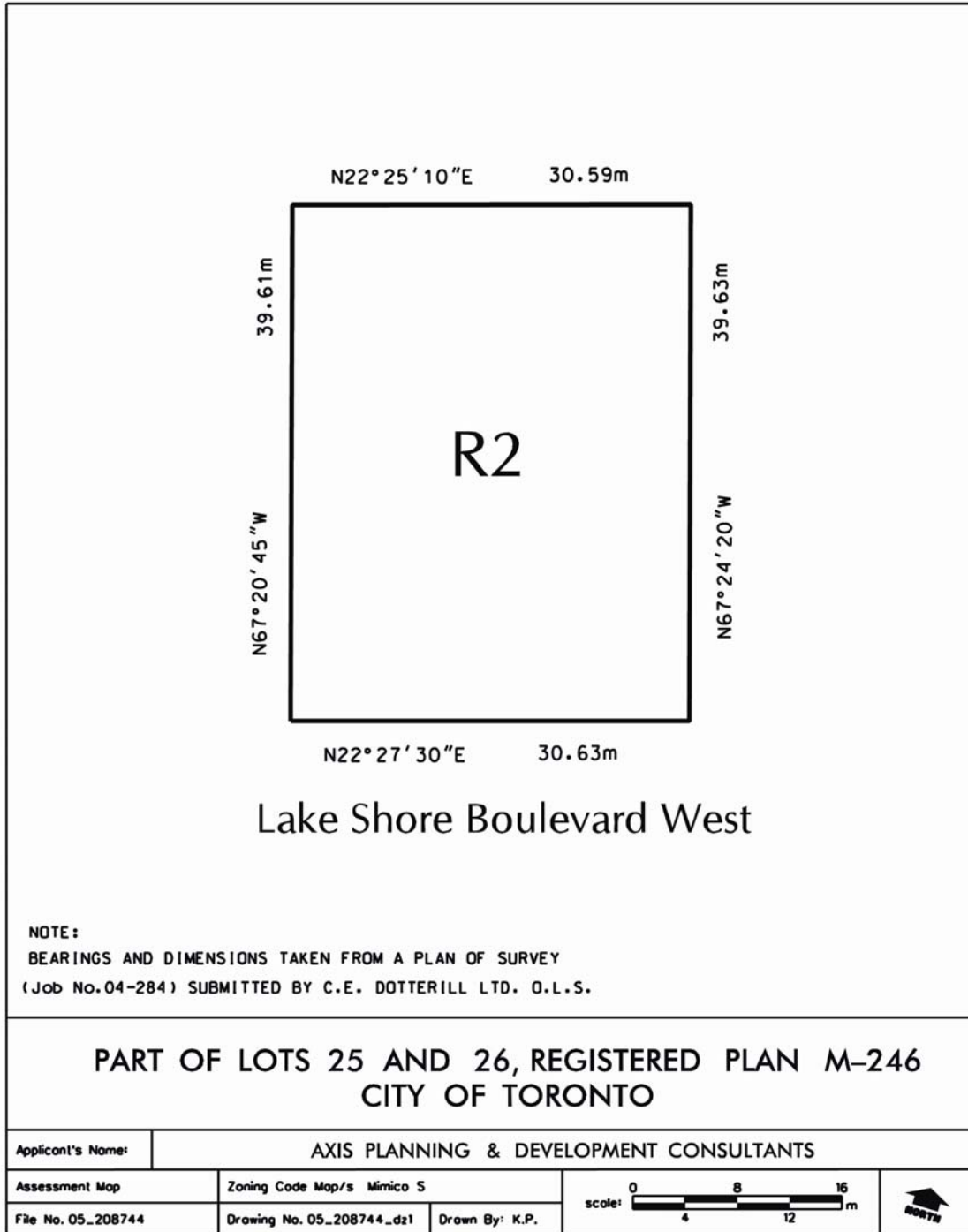
ENACTED AND PASSED this 24th day of June, A.D. 2008.

SANDRA BUSSIN,
Speaker

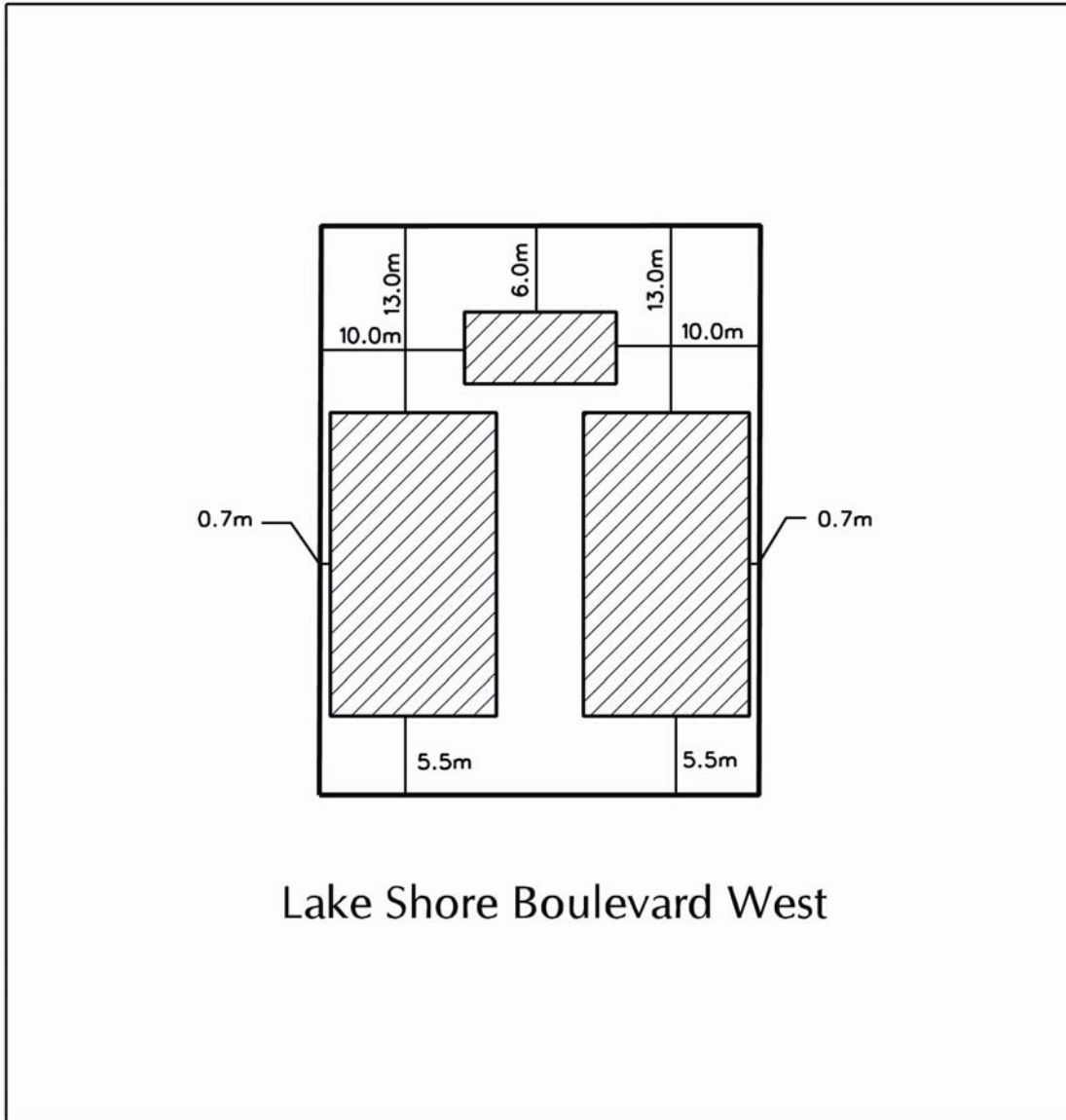
ULLI S. WATKISS
City Clerk

(Corporate Seal)

Toronto Schedule 'A' BY-LAW



Toronto Schedule 'B' BY-LAW



Lake Shore Boulevard West

PART OF LOTS 25 AND 26, REGISTERED PLAN M-246
CITY OF TORONTO

Applicant's Name:		AXIS PLANNING & DEVELOPMENT CONSULTANTS	
Assessment Map	Zoning Code Map/s	Mimico S	scale:
File No. 05_208744	Drawing No. 05_208744_dz2	Drawn By: K.P.	