CITY OF TORONTO

BY-LAW No. 191-2006

To amend Chapters 320 and 324 of the former City of Etobicoke Zoning Code and site-specific Zoning By-law No. 514-2003, with respect to certain lands fronting on the north and south side of The Queensway, between the Mimico Creek Valley and Kipling Avenue, to introduce a parking requirement for townhouse dwellings within the Limited Commercial-Avenues (AV) zone.

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. 95-2002, 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 following development standard be added to the Limited Commercial-Avenues (AV) zone applicable to the lands described in site-specific By-law No. 514-2003:

   A. Parking

      In addition to the parking requirements of Section I (3) of By-law No. 514-2003, where a residential development consists of townhouse dwellings, the minimum parking requirement shall be:

      (i) for townhouse units with two bedrooms or less: 1.0 parking spaces per dwelling unit, plus a minimum of 0.2 parking spaces per dwelling unit exclusively for visitors; and

      (ii) for townhouse units with three bedrooms or more: 1.4 parking spaces per dwelling unit, plus a minimum of 0.2 parking spaces per dwelling unit exclusively for visitors.

2. The provisions of this By-law shall not apply to the lands at municipal address 627-629 The Queensway.

3. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code and/or Zoning By-law No. 514-2003, the provisions of this By-law shall apply.
4. 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:

<table>
<thead>
<tr>
<th>BY-LAW NUMBER AND ADOPTION DATE</th>
<th>DESCRIPTION OF PROPERTY</th>
<th>PURPOSE OF BY-LAW</th>
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<tbody>
<tr>
<td>191-2006 February 14, 2006</td>
<td>Lands fronting on the north and south side of The Queensway,</td>
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ENACTED AND PASSED this 14th day of February, A.D. 2006.

DAVID R. MILLER, Mayor
ULLI S. WATKISS, City Clerk

(Corporate Seal)