

CITY OF TORONTO

BY-LAW No. 1269-2009(OMB)

To amend Chapter 320 of the former City of Etobicoke Zoning Code with respect to certain lands located on the south west corner of Scarlett Road and Chapman Road, municipally known as 556 and 558 Scarlett Road and 13 Chapman Road, to permit the development of 6 single detached dwellings and 4 semi-detached dwellings.

WHEREAS the Ontario Municipal Board pursuant to its Order issued on November 5, 2009, deems it advisable to amend the former City of Etobicoke Zoning Code with respect to certain lands located on the south west corner of Scarlett Road and Chapman Road, municipally known as 556 and 558 Scarlett Road and 13 Chapman Road;

THEREFORE the Ontario Municipal Board orders as follows:

1. That the Second Density Residential (R2) zoning classification of the lands identified on Schedule 'A' attached hereto, is hereby confirmed.
2. Notwithstanding Sub-sections 304-3 and 320-42.1(B) of the Etobicoke Zoning Code with respect to the definition of "HEIGHT", the following definition for "HEIGHT" shall be applicable to the R2 lands described in Schedule 'A' attached hereto:

"HEIGHT – The vertical distance from average finished grade at the front lot line to the point halfway up the roof in the case of pitched roofs."

3. Notwithstanding Sub-sections 320-40, 320-41, 320-42, 320-42.1, 320-58.A., 320-59 and 320-60 of the Etobicoke Zoning Code, the following development standards in Table 1 shall be applicable to the R2 lands described in Schedule 'A' attached hereto and to the lots, including building setbacks, described in Schedule 'B' attached hereto:

Table 1:

LOT	MINIMUM LOT FRONTAGE (m)	MINIMUM LOT AREA (m2)*	PERMITTED USE	MAXIMUM BUILDING HEIGHT – Pitched roof (m)	MAXIMUM GFA (m2)	MAXIMUM LOT COVERAGE (%)*	FRONT SETBACK (to main front wall) (m)	MINIMUM SIDE YARD SETBACKS (m)
1	11.4	490	Single detached dwelling	8.3	250	33.0	6	0.65/1.25 1.9 combined
2	11.4	525	Single detached dwelling	8.3	250	33.0	6	0.65/1.25 1.9 combined
3	11.4	350	Single detached dwelling	8.3	250	45.0	6	0.65/1.25 1.9 combined
4	11.4	350	Single detached dwelling	8.3	250	46.0	6	0.65/1.25 1.9 combined
5	11.4	345	Single detached dwelling	8.3	250	46.0	6	0.65/1.25 1.9 combined

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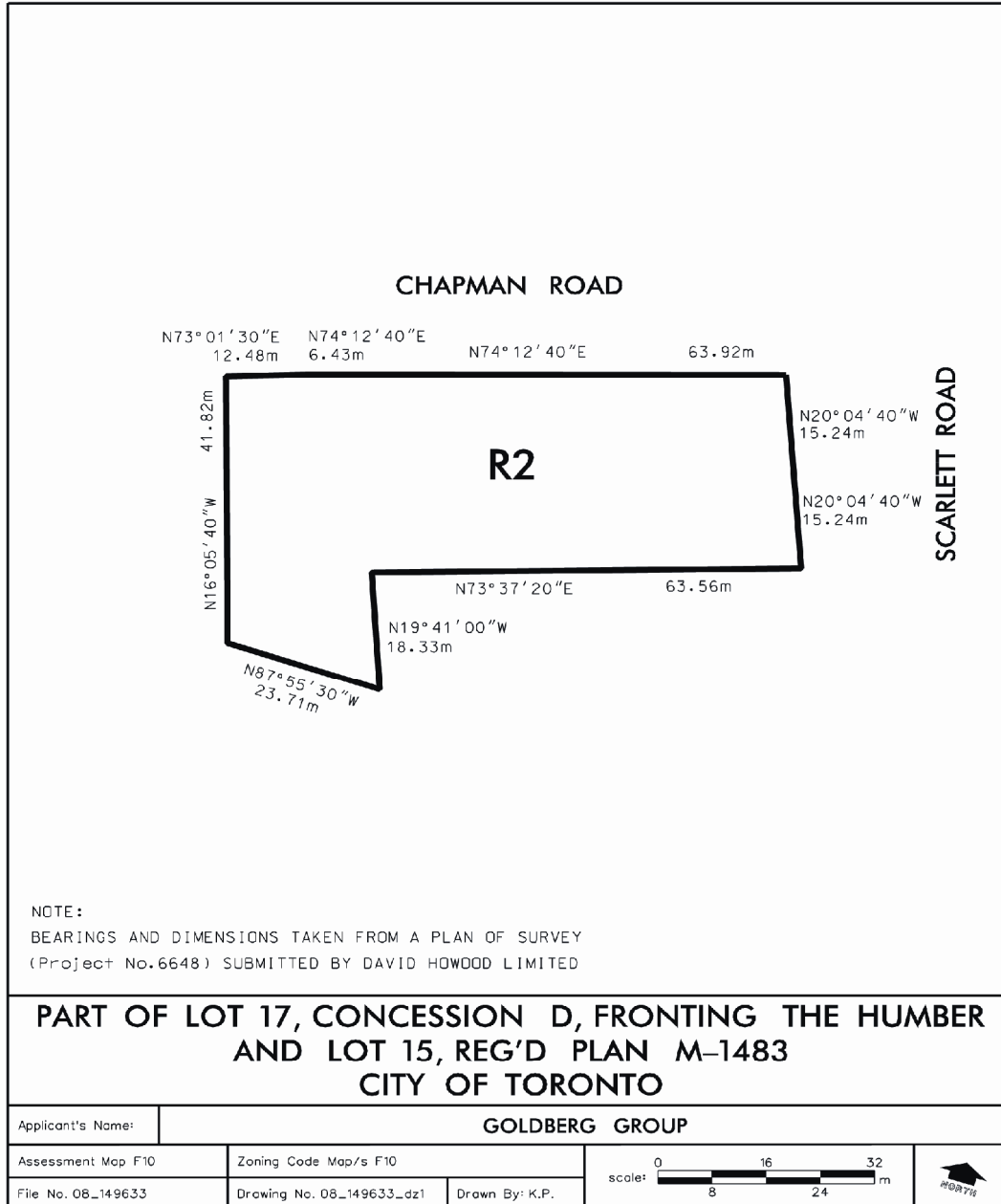
6	5.9	160	Semi-detached dwelling	10.25	153	40.0	6	1.25/0 1.25 combined
7	5.6	150	Semi-detached dwelling	10.25	153	42.0	6	0.95/0 0.95 combined
8	5.6	145	Semi-detached dwelling	10.25	153	42.0	6	0.95/0 0.95 combined
9	5.6	145	Semi-detached dwelling	10.25	153	43.0	6	0.95/0 0.95 combined
10	7.6	190	Single detached dwelling	10.9	156	35.0	7.2	.65/1.3 1.95 combined

* for the purpose of determining the maximum floor space index, maximum lot coverage, minimum lot area and setback, any future conveyance of a portion of the lands shown on Schedule "A" to the City of Toronto for road purposes shall be deemed to be part of the site.

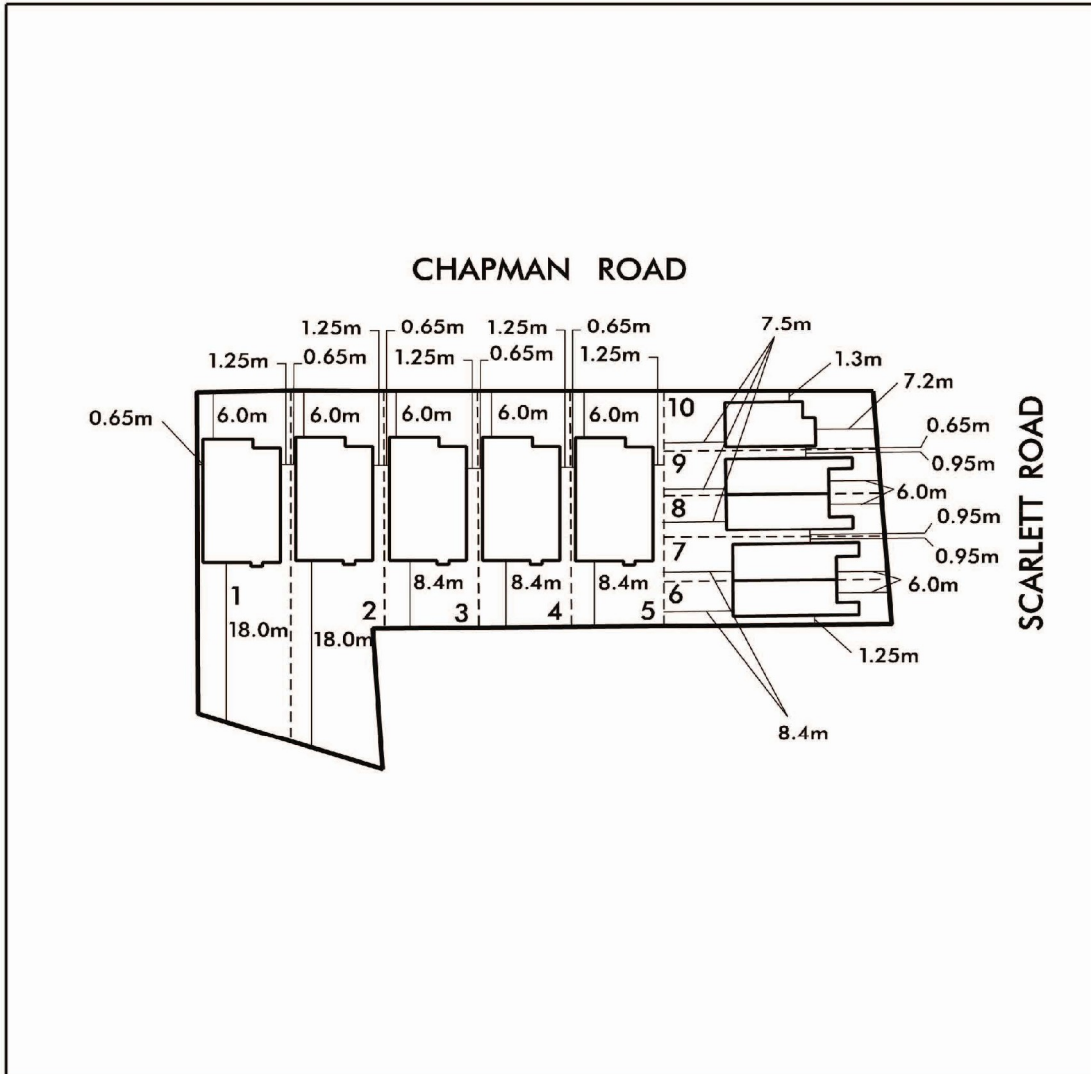
4. The minimum building setbacks set out in Schedule "B" attached to this By-law shall be measured from the main exterior walls of the buildings. Required building setbacks and separations shall not be obstructed by any construction other than the following:
- (i) uncovered steps to grade and planter boxes;
 - (ii) chimney breasts, eaves, bay windows, or other projections extending a maximum of 0.8 metres from any exterior wall of a building; and
 - (iii) open, uncovered (or roofed) decks, one storey garages with decks above, porchways or verandas extending a maximum of 1.5 metres from any main front or rear wall of a building.

PURSUANT TO THE ONTARIO MUNICIPAL BOARD DECISION/ORDER ISSUED ON NOVEMBER 5, 2009 IN BOARD FILE NO. PL081125.

Toronto Schedule 'A' BY-LAW



TORONTO Schedule 'B' BY-LAW



**PART OF LOT 17, CONCESSION D, FRONTING THE HUMBER
AND LOT 15, REG'D PLAN M-1483
CITY OF TORONTO**

Applicant's Name:		GOLDBERG GROUP	
Assessment Map F10	Zoning Code Map/s F10	scale:	
File No. 08_149633	Drawing No. 08_149633_dz2		