

CITY OF TORONTO

BY-LAW No. 738-2001(OMB)

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands known as 130 and 134 Edgewood Avenue.

WHEREAS the Ontario Municipal Board in a Decision issued November 22, 2000, approved a Zoning By-law Amendment as a result of a zoning by-law appeal with respect to certain lands known as 130 and 134 Edgewood Avenue and requested that the form of such by-law be finalized for inclusion in an Order of the Board;

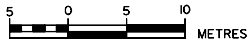
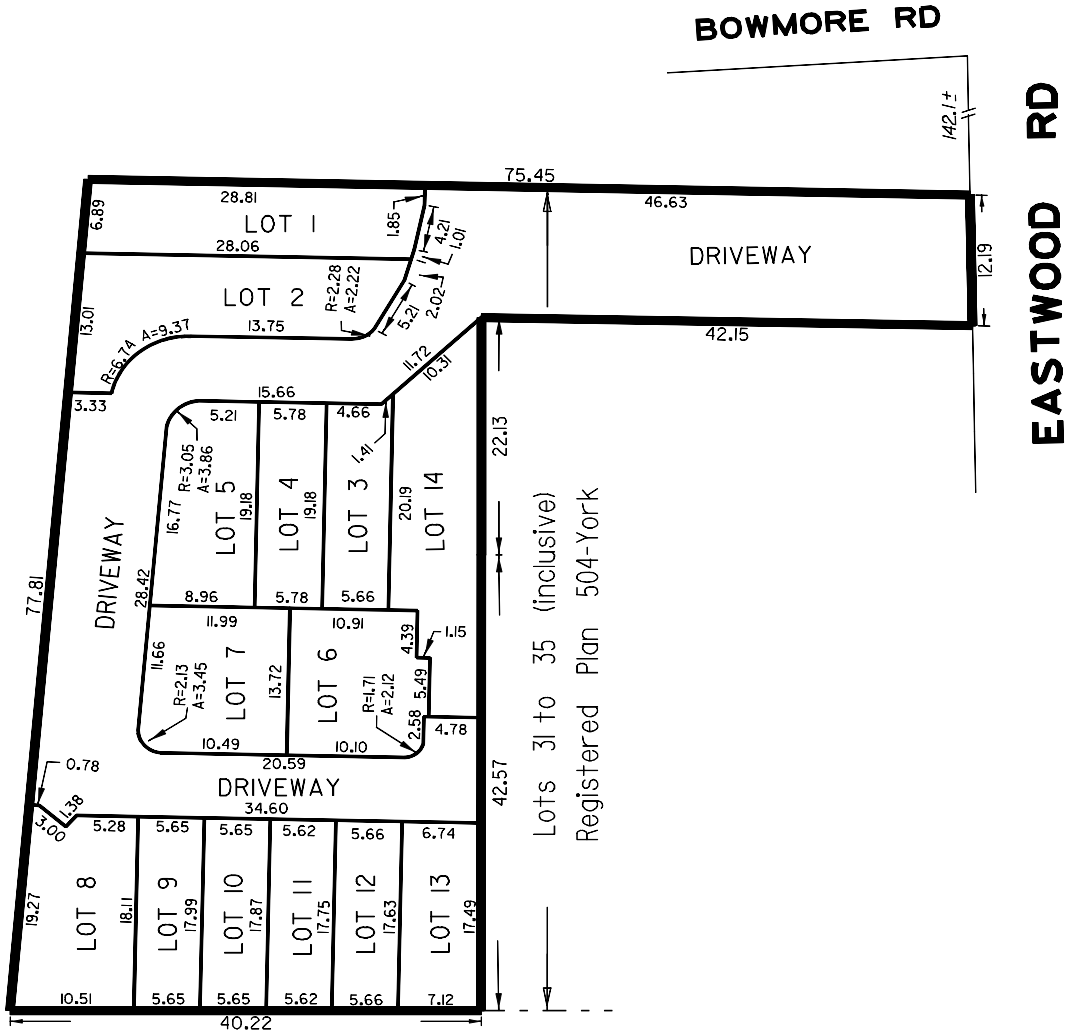
NOW THEREFORE, pursuant to the Order of the Ontario Municipal Board issued May 24, 2001 in Board File No. PL000347 By-law No. 438-86, as amended, of the former City of Toronto is amended as follows:

1. None of the provisions of Section 2(1) definition of “*grade*”, “*height*” and “*lot*”, Section 4(11)(a), 4(11)(b), Section 6(3) Part I 1, Section 6(3) Part II 1, Section 6(3) Part II 2, Section 6(3) Part II 3, Section 6(3) Part II 4, Section 6(3) Part II 5, Section 6(3) Part III 1(a), Section 6(3) Part III 3, Section 6(3) Part IV 2, Section 6(3) Part IV 3, Section 6(3) Part IV 4, Section 6(3) Part VII 1, Section 6(3) Part IX 1(a), of By-law No. 438-86 as amended, being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, shall apply to prevent the erection and use of five *detached houses* and eight *semi-detached houses* and the use of one existing *semi-detached house* on the lands known municipally in the year 2000 as 130 and 134 Edgewood Avenue, provided:
 - (1) the lands comprise the area shown on Plan 1 attached hereto;
 - (2) the aggregate *residential gross floor area* erected or used on the lands shown on Plan 1 does not exceed 2, 459.64 square metres;
 - (3) no portion of any of the buildings shall extend beyond the lines delineating the building footprints on Plan 2;
 - (4) no doors, windows or other openings shall be provided in the facing walls of any two buildings which are separated by less than 1.2 metres;
 - (5) the driveway width shall be as shown on Plan 3 attached hereto and such driveway shall only access from Edgewood Avenue;
 - (6) the aggregate *landscaped open space*, including *soft landscaping*, provided and maintained is not less than 30% of the lands shown on Plan 1;
 - (7) not less than 3 visitor parking spaces are provided and maintained as shown on Plan 2 attached hereto, each having minimum dimensions of 2.6 metres in width and 7.3 metres in length;

- (8) the provisions of this By-law shall continue to apply to the lands shown on Plan 1 attached hereto notwithstanding their division into one or more separate lots; and
 - (9) No windows shall be permitted on the north facing wall above the first floor of units constructed on Lots 5, 7 and 8 as shown on Plan 1 and on the south facing wall of the unit constructed on Lot 13.
2. For the purposes of this By-law, “grade” for the buildings in Block ‘D’ as shown on Plan 2 shall mean the average elevation of the finished level of the ground adjoining the side wall of the building. For all other buildings and structures, “grade” shall mean the natural or finished level of the ground, whichever is lower, adjoining the side wall of the buildings and “height” shall mean the vertical distance between “grade” and
- A. in the case of a pitched roof building whose slope is a maximum of 60 degrees from the horizontal plane, the mean level between the top of the eaves and the ridge;
 - B. in the case of another kind of roof, the highest point of the roof; and
 - C. where there is no roof, the highest point of the structure.
3. For the purposes of this By-law, all words or terms expressed in *italics* shall bear the same meaning as such words or terms have for the purposes of the aforementioned By-law No. 438-86, as amended.

PURSUANT TO THE DECISION OF THE ONTARIO MUNICIPAL BOARD ISSUED MAY 24, 2001 IN BOARD FILE NO. PL000347.

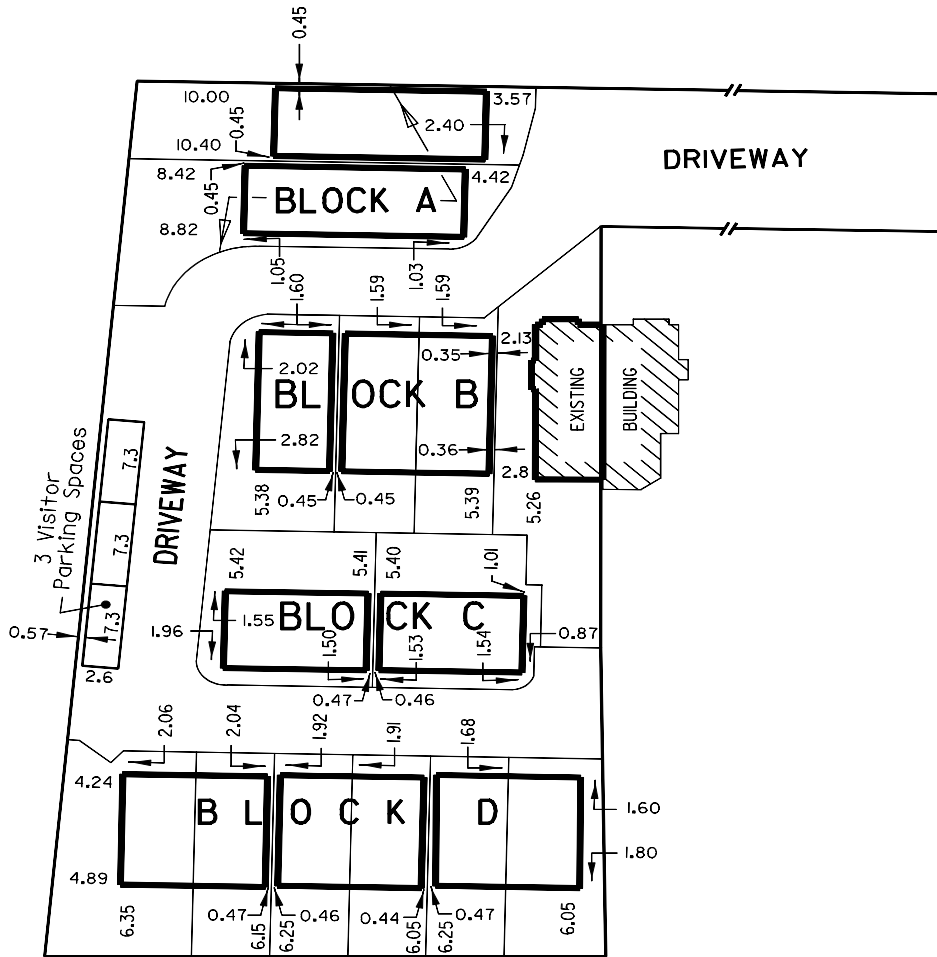
PLAN I



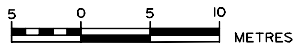
WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO MAY, 2001
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PLAN 2

EASTWOOD RD

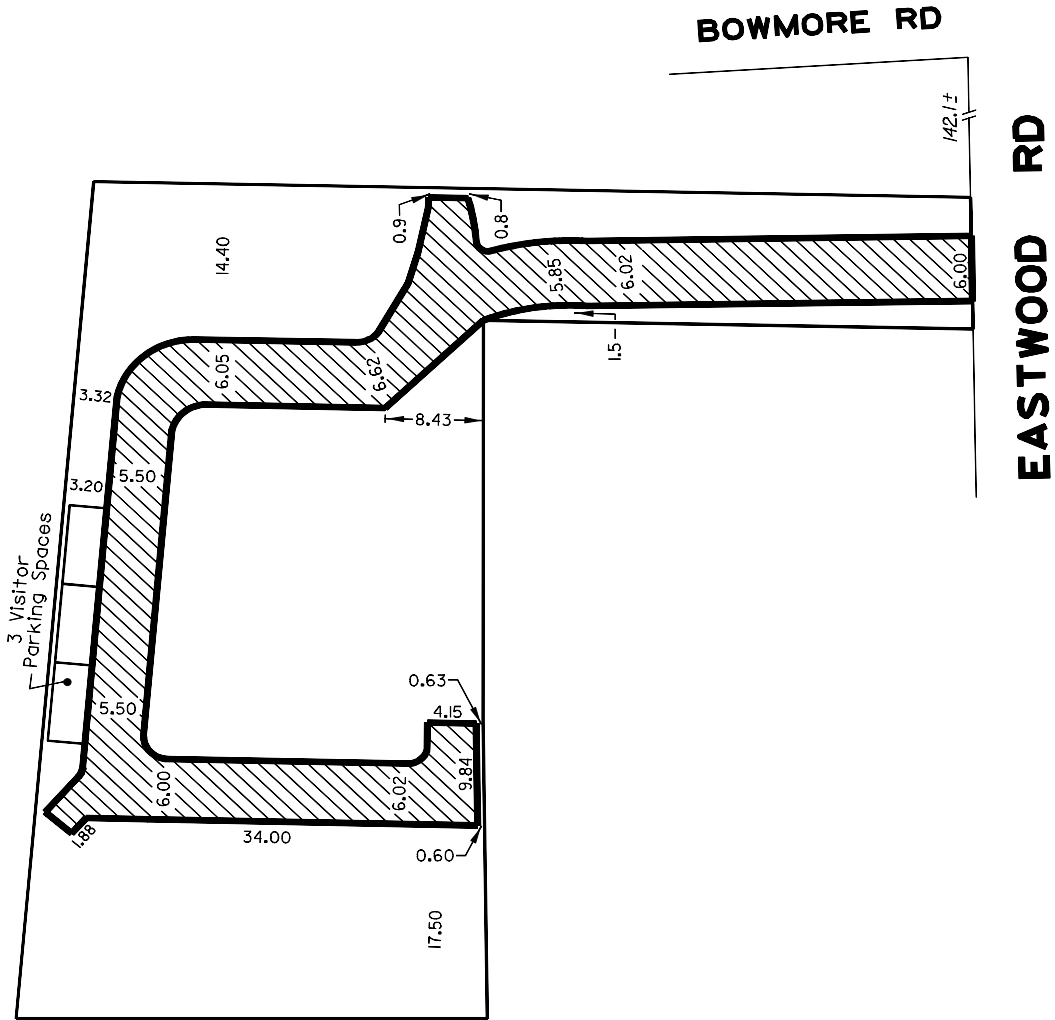


 BUILDING FOOTPRINTS



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO MAY, 2001
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 MAP No. 53H-313 DRAWN: WL

PLAN 3



 DRIVEWAY (Paved Area)



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO MAY, 2001
BL01/130EDG3.DGN
FILE: E23-Z4
MAP No. 53H-313 DRAWN: WL