

Authority: Ontario Municipal Board Order issued December 29, 2015 in Board Case No. PL141429

CITY OF TORONTO

BY-LAW No. 68-2016(OMB)

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 as 2968, 2972 and 2974 Islington Avenue.

Whereas the Ontario Municipal Board, pursuant to its Order issued on December 29, 2015, in Board File No. PL141429, determined to amend By-law No. 569-2013, as amended, with respect to the lands known municipally as 2968, 2972 and 2974 Islington Avenue; and

Whereas authority is given to the Ontario Municipal Board under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended;

By-law No. 569-2013, as amended, is further amended by the Ontario Municipal Board:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to CR1.0(c1.0; r1.0) SS2 (x235), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by amending Article 900.11.10 Exception Number 235 by deleting the wording and replacing it with the following so that it reads:

(235) Exception CR 235

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

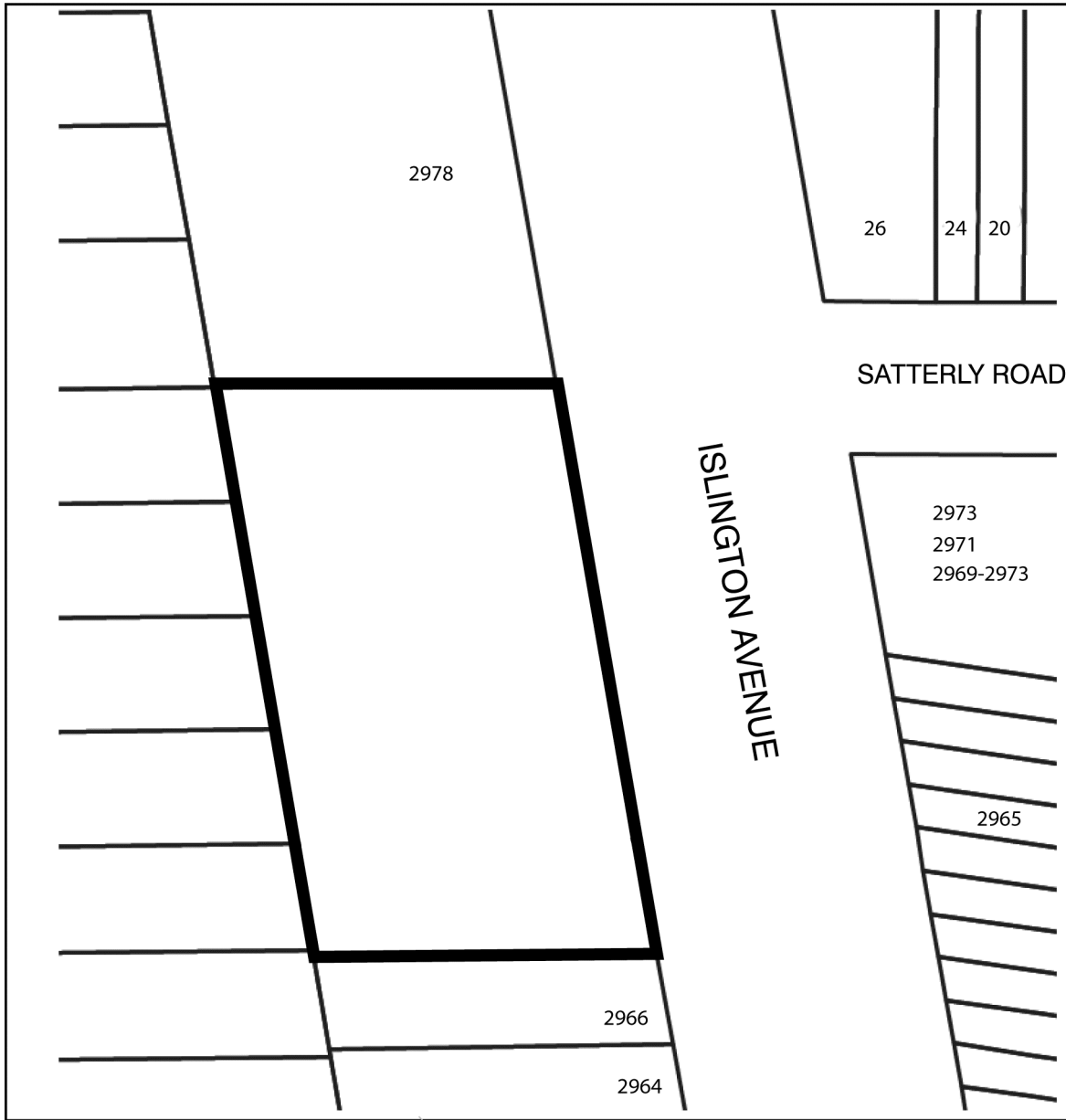
Site Specific Provisions:

- (A) Despite the uses listed in Article 40.10.20, the following uses are not permitted: **vehicle fuel station, vehicle service shop, vehicle repair shop, vehicle washing establishment, and vehicle dealership;**
- (B) Despite regulation 40.10.30.40(1), the permitted maximum **lot coverage** is 40%;
- (C) Despite regulation 40.10.40.1(2)(A), the floor level of the first **storey** must be within 0.4 metres of the ground measured at the **lot line** abutting the **street** directly opposite each pedestrian entrance;

- (D) Despite regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** on the **lot** is the lesser of 9.0 metres or 2 storeys, measured from a geodetic elevation of 155.20 metres;
- (E) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey** is 4.0 metres;
- (F) The maximum **gross floor area** is 1600.0 square metres;
- (G) Despite regulation 40.10.40.70(2), the minimum **building setback** from:
 - (i) the south and north **lot lines** is 3.0 metres; and
 - (ii) the west **lot line** is 19.0 metres;
- (H) Despite regulation 40.10.50.10(1), a minimum:
 - (i) 0.9 metre wide strip of **landscaping** is required along the **front lot line**, excluding walkways and **driveways**; and
 - (ii) 1.5 metre wide strip of **landscaping** is required along the south **lot line**;
- (I) A minimum of 140 square metres of **landscaping** is required;
- (J) Despite regulation 200.5.10.1(1), a minimum 24 **parking spaces** is required;
- (K) Despite regulation 220.5.10.1, no **loading spaces** are required; and
- (L) Despite regulation 230.5.10.1(1), a minimum 6 **bicycle parking spaces** are required.

Prevailing By-law and Prevailing Sections: (None Apply)

PURSUANT TO ORDER/DECISION OF THE ONTARIO MUNICIPAL BOARD ISSUED ON
DECEMBER 29, 2015 UNDER OMB FILE NO. PL141429.



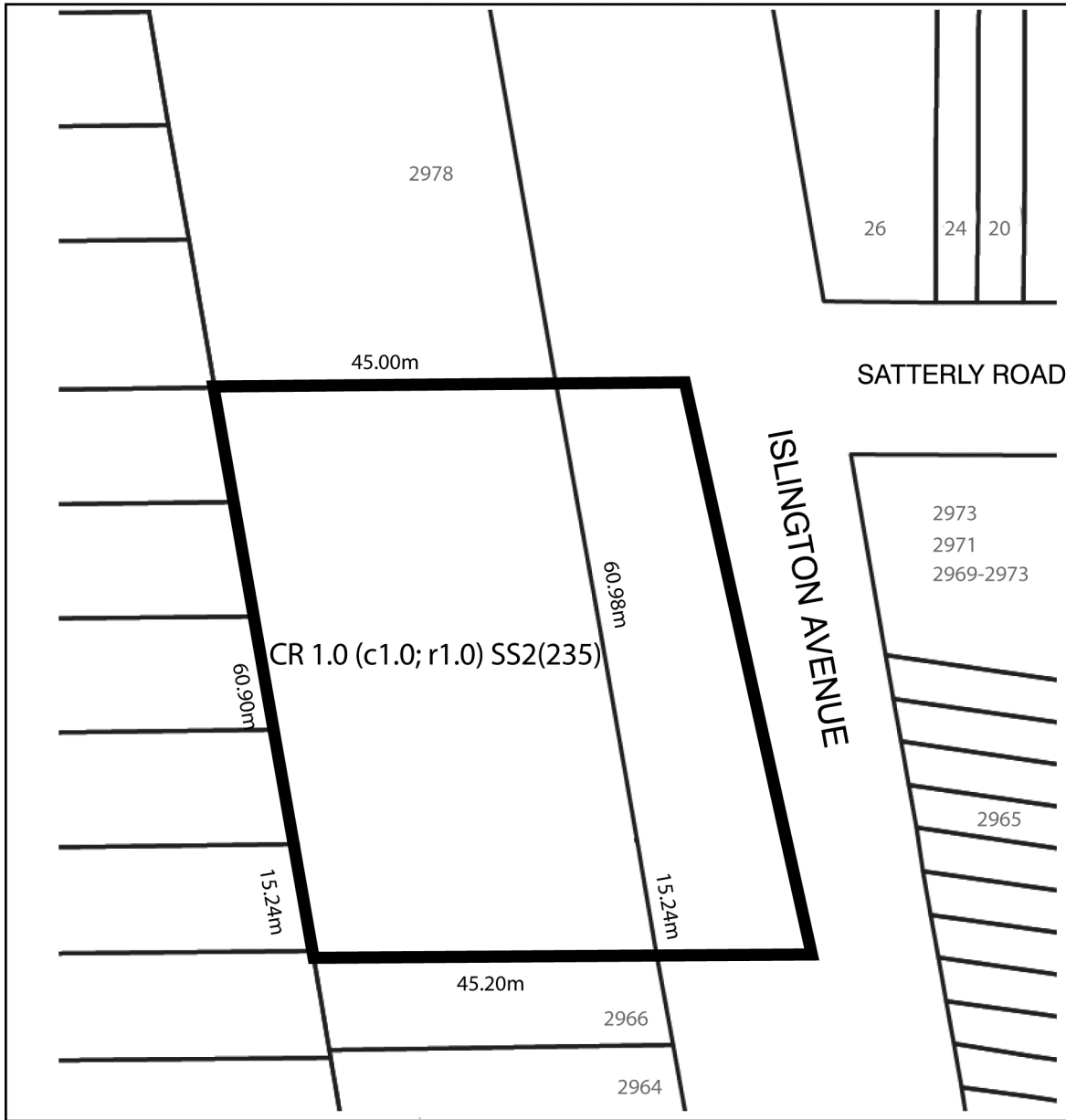
2968 Islington Avenue

Diagram 1

File # 13 268548 WET 07 02



City of Toronto By-Law 569-2013
Not to Scale
10/28/2015



2968 Islington Avenue

Diagram 2

File # 13 268548 WET 07 02