

Authority: Etobicoke Community Council Report No. 11, Clause No. 17,
as adopted by City of Toronto Council on September 28 and 29, 1999
Enacted by Council: September 29, 1999

CITY OF TORONTO

BY-LAW No. 646-1999

To amend Chapter 320 and 324, site specifics, of the Etobicoke Zoning Code with respect to certain lands located on the southwest corner of Bloor Street West and Thompson Avenue, municipally known as 3085 Bloor Street West and 20 Thompson Avenue.

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

1. That the Zoning of the lands as shown on Schedule “A” attached hereto be reaffirmed as Second Density Residential (R2) and Limited Commercial (CL), subject to the following provisions:

- (a) Notwithstanding Section 320-58 of the Zoning Code, an underground parking garage, driveways, and landscaping including any necessary and incidental structures in connection with the apartment building located on the lands zoned Limited Commercial (CL), may be permitted on the lands zoned Second Density Residential (R2) as shown on Schedule “A” attached hereto.
- (b) Notwithstanding Sections 320-92, 320-93, 320-80, and 320-82 of the Zoning Code, the following development standards shall now be applicable to the lands zoned Limited Commercial (CL) as shown on Schedule “A” attached hereto:
 - (i) an apartment building containing a maximum of 83 dwelling units shall be permitted, which shall contain no other commercial uses, other than a management office of a size no greater than 63 m² to be used in connection with the apartment building;
 - (ii) the maximum building height shall be 20.0 m, measured from the finished grade elevation to the top of the roof slab, excluding the parapet, mechanical penthouse, stair enclosures, and roof-top conservatory, provided that such uses do not exceed a height of 5 m;
 - (iii) subject to subsection (c) of this by-law, above and below grade setbacks, as shown on Schedule “B”, shall be measured from the main walls of the building;
 - (iv) the maximum Floor Space index shall be 2.6;
 - (v) the maximum Gross Floor Area shall be 9,750 m², excluding floor area devoted to indoor amenity space, bicycle storage areas, garbage receptacle areas, recycling areas and chutes, enclosed balconies and solariums;

- (vi) the maximum lot coverage shall be 45%;
 - (vii) the minimum Landscape Open Space shall be 32%;
 - (viii) notwithstanding Sections 320-18 B.(2)(a) of the Zoning Code, parking shall be provided at a ratio of 1.6 spaces per dwelling unit, of which 0.2 spaces shall be designated as visitor parking spaces, on the lands shown on Schedule "A" for the development permitted herein;
 - (ix) vehicle access/egress shall be provided by a single driveway from Bloor Street West only.
- (c) No part of the building shall extend above a plane drawn at 45 degrees from the horizontal, originating from the south lot line, on the lands as shown on Schedule "A".

2. Notwithstanding the definition of "lot" in Section 320-3 of the Zoning Code, the standards of this by-law shall apply to the all the lands as shown on Schedules "A" and "B" attached hereto in their entirety.

3. Where the provisions of this by-law conflict with the provisions of the Zoning Code, the provisions of this by-law shall prevail.

4. Chapter 324, Site Specifics, of the Zoning Code is hereby amended to include reference to this by-law by adding the following to Section 320-1, Table of Site Specific By-laws:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
646-1999 September 29, 1999	Lands located on the Southwest Corner of Bloor Street West and Thompson Avenue, municipally known as 3085 Bloor Street West and 20 Thompson Avenue	To permit an apartment building subject to certain development standards

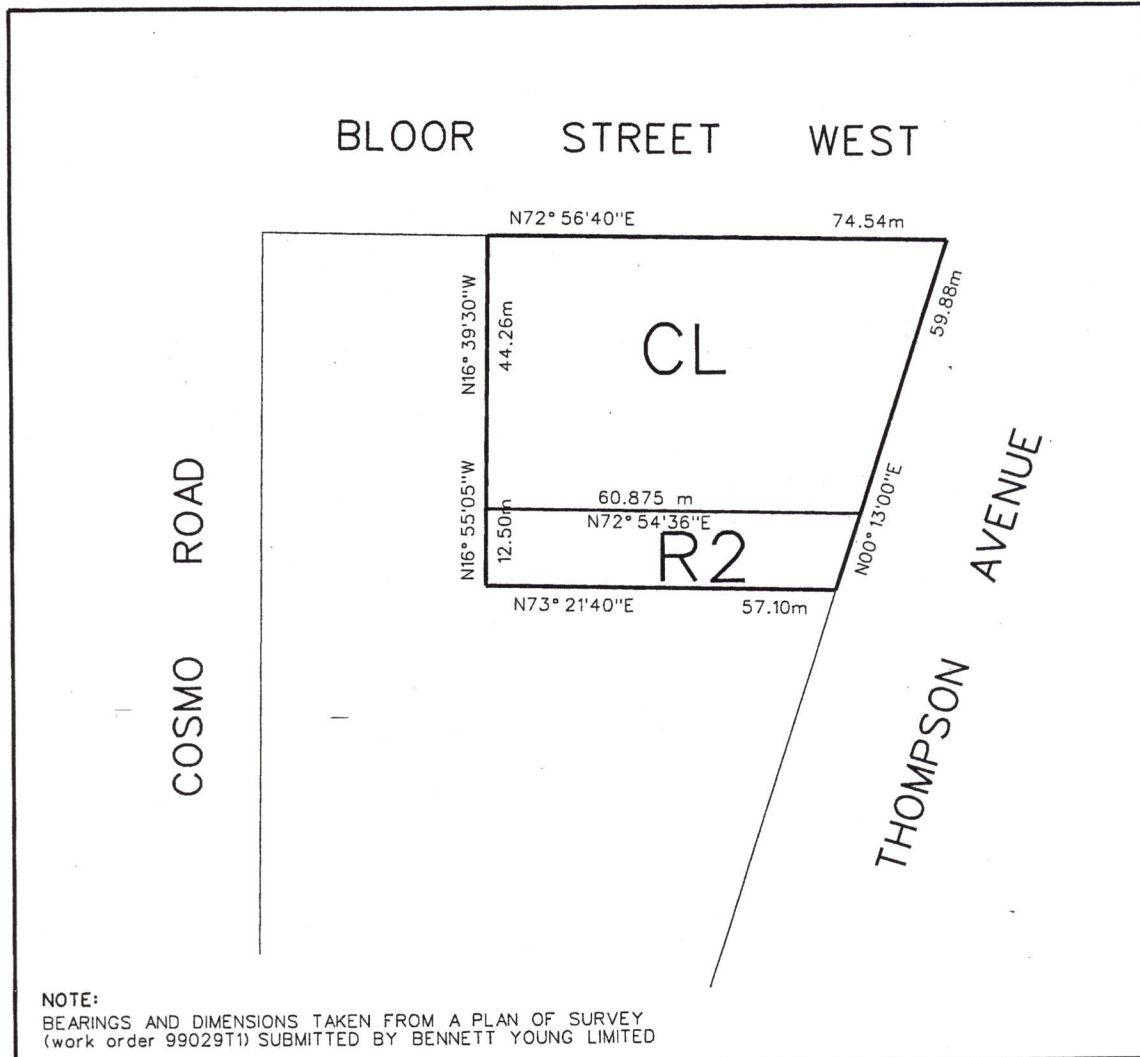
ENACTED AND PASSED this 29th day of September, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

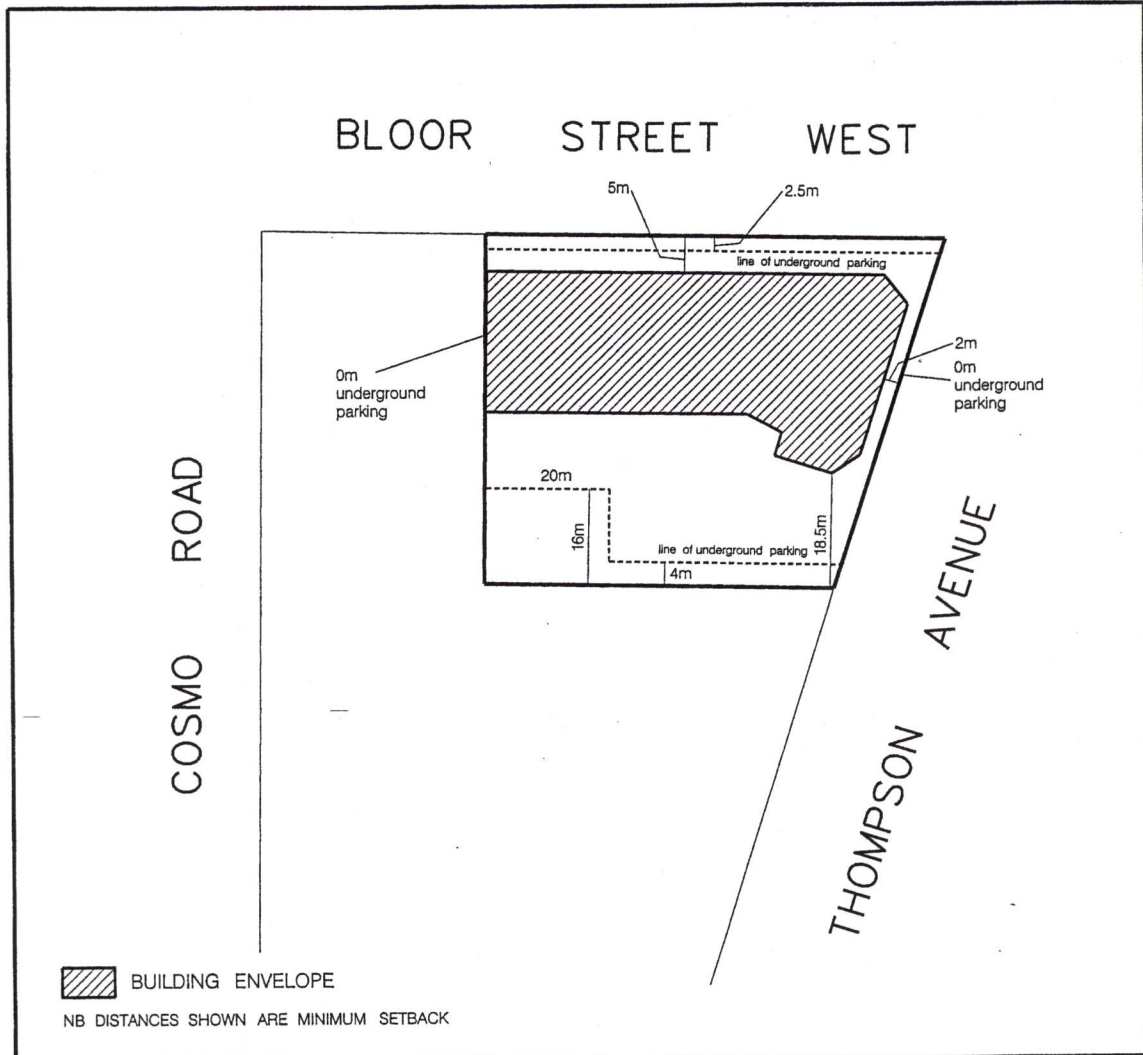
SCHEDULE "A" TO BY-LAW NO. 646-1999



PART OF LOT 15, SECOND MERIDIAN CONCESSION

Applicant's Name:	1308684 ONTARIO LIMITED		
Assessment Map C12	Zoning Code Map/s C12 north		scale:
File No. Z-2293	Drawing No. 99-8-1	Drawn By: D.R./J.M.	

SCHEDULE "B" TO BY-LAW NO. 646-1999



PART OF LOT 15, SECOND MERIDIAN CONCESSION

Applicant's Name:		1308684 ONTARIO LIMITED	
Assessment Map C12	Zoning Code Map/s C12 north	scale:	
File No. Z-2293	Drawing No. 99-B-1A	Drawn By: D.R/ J.M	