CITY OF TORONTO

BY-LAW No. 962-2005(OMB)

To amend Chapters 320 and 324 of the Etobicoke Zoning Code and By-law No. 514-2003 with respect to certain lands located on the south side of The Queensway, east of Islington Avenue, municipally known as 975 The Queensway.

WHEREAS the matters herein set out are in conformity with Official Plan Amendment No. 129-2005 as adopted by the Ontario Municipal Board;

THEREFORE the Ontario Municipal Board HEREBY ENACTS as follows:

- 1. That the Zoning Map referred to in Section 320-5, Article II of the Zoning Code, and originally attached to Township of Etobicoke By-law No. 11,737, be and the same is hereby amended by changing the classification of the lands located in the former Township of Etobicoke as described in Schedule 'A' annexed hereto from Class 1 Industrial (IC.1) to Limited Commercial-Avenues (AV).
- 2. That Schedules 'A2' and 'B2' of Zoning By-law No. 514-2003 are hereby amended by changing the classification of the lands as described in Schedule 'A' annexed hereto from Class 1 Industrial (IC.1) to Limited Commercial-Avenues (AV).
- 3. Notwithstanding the provisions of Section 320-80 of the Etobicoke Zoning Code and the development standards contained in the Limited Commercial-Avenues (AV) Zoning By-law No. 514-2003, the following development standards shall now be applicable to the Limited Commercial-Avenues (AV) lands described in Schedules 'A' and 'B' attached hereto:
 - (a) A maximum of 74 townhouse dwelling units, including live/work units on Block A, shall be permitted.
 - (b) Where any of the units permitted in 3. (a) above exceed two storeys in height, no additional set back is required.
 - (c) The minimum building setbacks shall not be less than the measurements shown on Schedule 'B' attached hereto.
 - (d) The minimum building setbacks along Islington Avenue shall be 0.0 metres from the property line.
 - (e) Required building setbacks and separations shall not be obstructed by any construction other than the following:
 - (i) uncovered steps to grade;

- (ii) chimney breasts, eaves or other projections extending a maximum of 0.9 metres from any exterior wall of a building provided they are a minimum of 1 metre from the street line or public right-of-way provided they do not encroach onto abutting properties; and
- (iii) open, uncovered (or roofed) porches, verandas, decks, patios, balconies and grade-related patios projecting a maximum of 1.5 metres from the exterior front wall and 3 metres from the exterior rear wall of the dwelling unit provided they do not encroach onto abutting properties.
- (f) For each dwelling unit, two parking spaces shall be provided of which:
 - (i) one parking space shall be provided within an enclosed and attached garage with a minimum dimensions as follows:

Block A: 3.56 metres in width by 6.76 metres in depth

Block B: 2.76 metres in width by 6.0 metres in depth

Block C: 3.35 metres in width by 6.7 metres in depth

Block D: 3.02 metres in width by 6.0 metres in depth

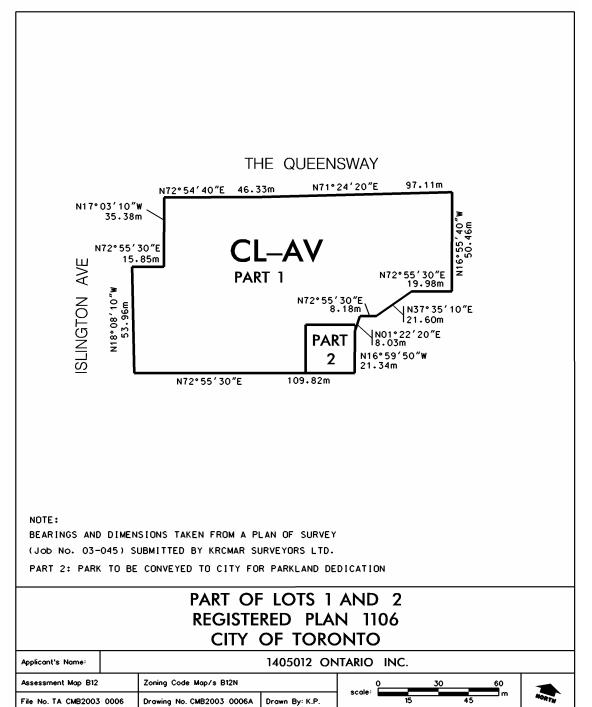
- (ii) one parking space shall be provided on the driveway immediately in front of the garage entrance of each dwelling unit and shall have minimum dimensions of 3.0 metres in width by 6.0 metres in length.
- (g) For the purposes of this development, no visitor parking spaces are required.
- (h) A public park, with a minimum area not less than 600 square metres, shall be provided and dedicated to the City of Toronto as shown on Schedule 'A' as Part 2.
- (i) Permitted accessory uses shall include private home daycare.
- (j) Permitted accessory structures shall include central air conditioning units, within the required building setbacks, and satellite dishes not exceeding 1.2 square metres in area. Carports, detached garages, television antennae, playhouses, swimming pools and structures in conjunction with such swimming pools, shall be prohibited.
- (k) Notwithstanding Section 320-43 N. of the Etobicoke Zoning Code, central air conditioning units shall be permitted in the rear yard only, not less than 0.2 metres from the side lot lines and/or 3.0 metres from the street line.
- (l) Fencing shall be provided and regulated according to the Municipal Code Chapter 447, Fencing.
- **4.** Where the provisions of this By-law conflict with the provisions of the Limited Commercial-Avenues (AV) Zoning By-law No. 514-2003, the provisions of this By-law shall apply.

- **5.** By-law No. 280-2001 shall not apply to the subject lands as described on Schedule 'A' attached hereto.
- 6. 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:

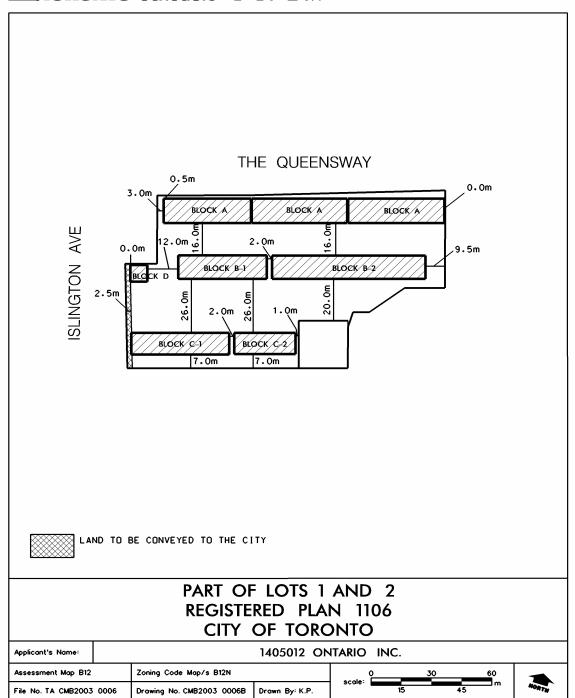
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
962-2005(OMB) March 31, 2005	Lands located on the south side of The Queensway, east of Islington Avenue.	To rezone the lands from Class 1 Industrial (IC.1) to Limited Commercial- Avenues (AV), subject to site-specific standards.

PURSUANT TO DECISION/ORDER NO. 0749 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON MARCH 31, 2005 IN BOARD CASE FILE NO. PL040872.

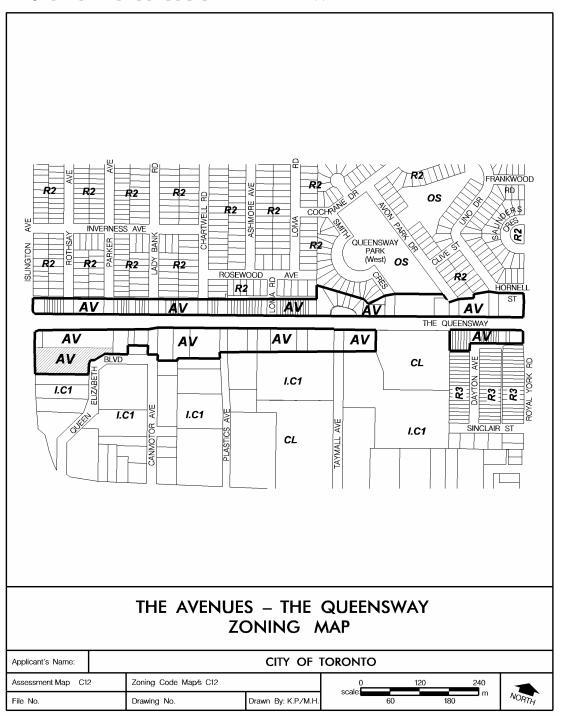
TORONTO Schedule 'A' BY-LAW



TORONTO Schedule 'B' BY-LAW



TORONTO Schedule 'A2' BY-LAW



TORONTO Schedule 'B2' BY-LAW

