

CITY OF TORONTO

BY-LAW No. 643-2007(OMB)

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to lands municipally known as 4325 Bloor Street West.

WHEREAS the Ontario Municipal Board pursuant to its Order No. 1027, dated April 21, 2005, upon hearing the appeal of Bloor & Mill Co. under Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, deems it advisable to pass this By-law; and

THEREFORE the Ontario Municipal Board HEREBY ORDERS as follows:

1. That the Zoning map referred to in Section 320-5, Article II of the Zoning Code, as originally attached to Township of Etobicoke Zoning By-law No. 11737, as amended, be and the same is hereby amended by changing the classification of the lands shown on Schedule 'A' attached hereto from Limited Commercial (CL) to Group Area Fourth Density Residential (R4G).
2. Notwithstanding Sections 320-70 and 320-71, Article XVI of the Zoning Code, the following development standards shall now be applicable to the lands described in Schedules 'A' and 'B' attached hereto:
 - (a) The maximum number of townhouse dwelling units shall not exceed 12;
 - (b) The minimum building setbacks shall not be less than the measurements shown on Schedule 'B' attached hereto;
 - (c) Eaves, roof overhangs, chimney projections, and bay or boxed windows with or without floor area, may project up to a maximum of 0.6 metres into scheduled setbacks;
 - (d) Roofed and unroofed front porches, verandas and balconies may project up to a maximum of 1.6 metres into scheduled setbacks;
 - (e) The maximum building coverage shall not exceed forty per cent (40%) of the lot area;
 - (f) The minimum landscaped open space shall be not less than thirty (30%) of the area, not including decks;
 - (g) The maximum perpendicular distance measured from the average of the natural, unaltered grade at the intersection of the side lot lines at the minimum 3.0 metre building front yard setback to the highest point of the roof shall be 14.2 metres;
 - (h) The combined gross floor area of the dwelling units shall not exceed 2 800 square metres; and

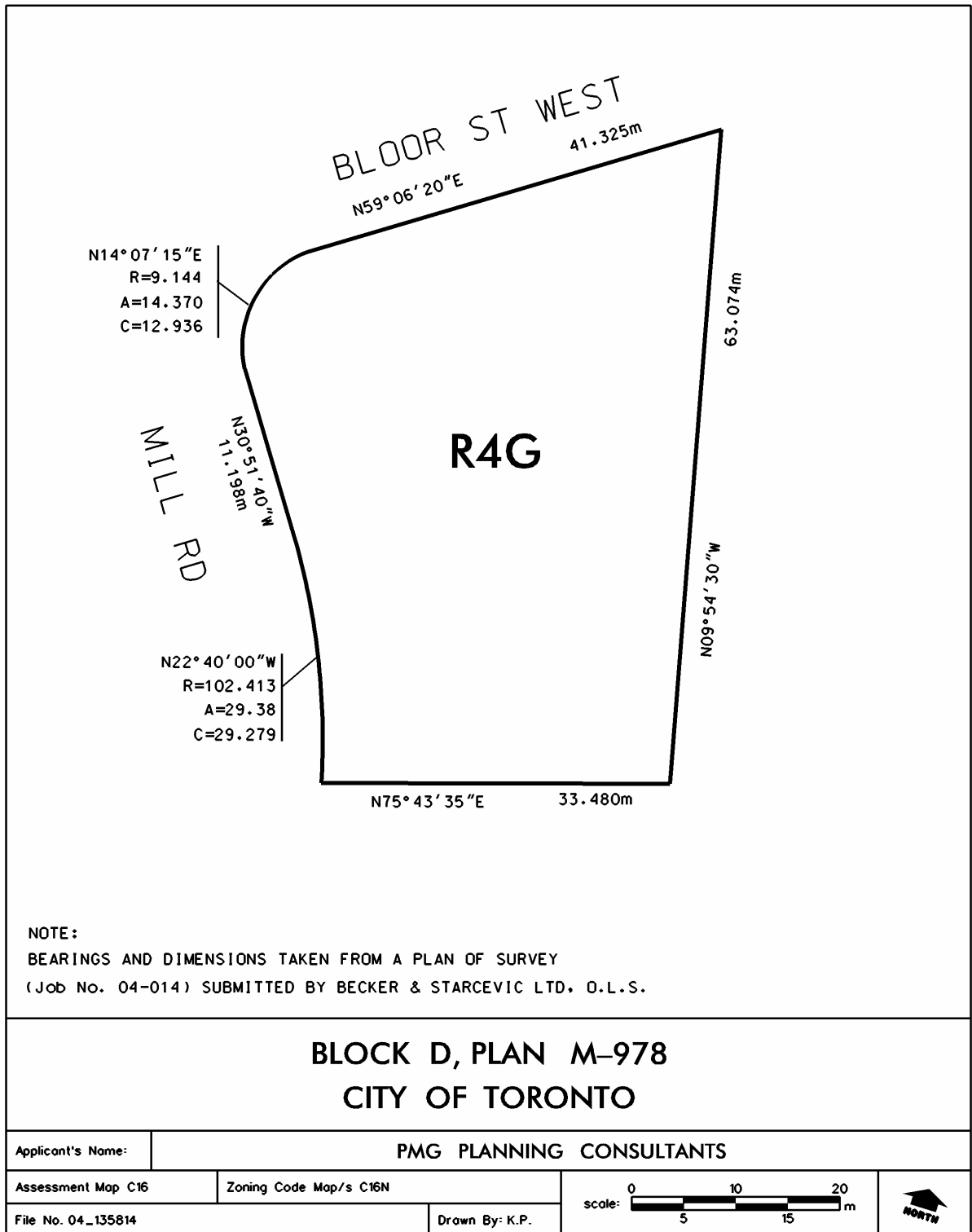
- (i) Notwithstanding Section 320-18, parking shall be provided on the basis of a minimum of 2.2 parking spaces per dwelling unit, of which not less than 0.20 spaces per dwelling unit shall be reserved for surface visitor parking. Of the required parking spaces, a minimum of 1.0 parking spaces per dwelling unit shall be provided in an enclosed garage integral to each dwelling unit, each having a minimum 6.0 metres in length and 2.7 metres in perpendicular width and a minimum overall area of 18 square metres. All surface parking spaces shall be a minimum of 6.0 metres in length and 2.7 metres in perpendicular width, each having frontage onto a minimum 6.0 metre access driveway.
3. Sections 320-71A (2) and (3), 320-71B and 320-71F shall not apply to these lands.
 4. Notwithstanding the provisions of the Zoning Code, a temporary sales office and temporary construction facilities and operations may be erected on the lands and no setbacks shall be required for such temporary uses.
 5. Where the provisions herein conflict with the Zoning Code, the provisions of this by-law shall take precedence, otherwise the Zoning Code shall continue to apply.
 6. The provisions of this by-law shall apply collectively to the lands, notwithstanding their future subdivision into 2 or more parcels.
 7. 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
643-2007(OMB) April 21, 2005	Lands located at the southeast corner of Bloor Street West and Mill Road, municipally known as 4325 Bloor Street West.	To rezone the lands from CL to R4G to allow for up to 12 townhouse dwelling units, together with appropriate standards of development.

PURSUANT TO THE ORDER/DECISION NO. 1027 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON APRIL 21, 2005 IN BOARD FILE NO. PL041189.

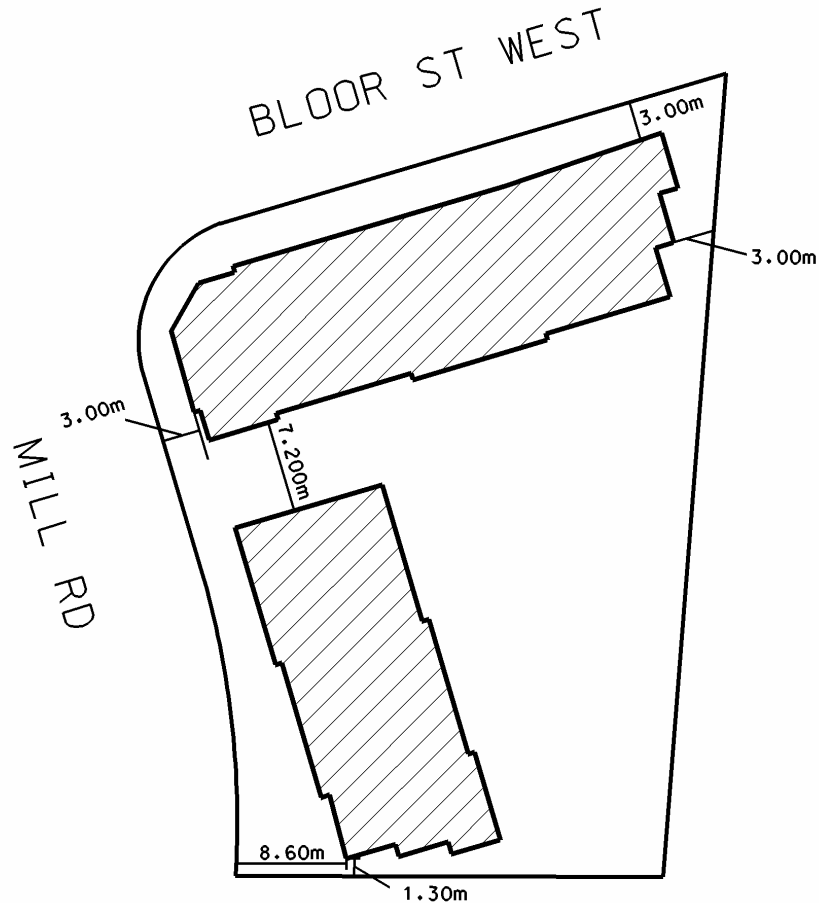


Schedule 'A' BY-LAW





Schedule 'B' BY-LAW



BLOCK D, PLAN M-978
CITY OF TORONTO

Applicant's Name:	PMG PLANNING CONSULTANTS		
Assessment Map C16	Zoning Code Map/s C16N	scale:	
File No. 04_135814	Drawn By: K.P.		