

CITY OF TORONTO

BY-LAW No. 1315-2011(OMB)

To amend Chapter 320 of the Etobicoke Zoning Code and By-law No. 717-2006 with respect to certain lands located on the south side of Dundas Street West, east of Prince Edward Drive, municipally known as 4187 Dundas Street West, 567, 569 and 571 Prince Edward Drive.

WHEREAS the Ontario Municipal Board, by way of an Order issued on February 6, 2008, determined to amend the former City of Etobicoke Zoning Code and By-law No. 717-2006 with respect to certain lands located on the south side of Dundas Street West, east of Prince Edward Drive, municipally known as 4187 Dundas Street West, 567, 569 and 571 Prince Edward Drive;

THEREFORE pursuant to the Order of the Ontario Municipal Board issued on February 6, 2008 in Board Case No. PL070056, the former City of Etobicoke Zoning Code and By-law No. 717-2006 is amended as follows:

1. That the Zoning Map referred to in Section 320-5, Article II of the Zoning Code, 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 General Commercial – Avenues (Holding) (CG-AV-H) and Second Density Residential (R2) to General Commercial – Avenues (CG-AV).
2. That Schedule "A1" of By-law No. 717-2006 is amended by expanding the boundaries of the outlined area to include the southerly portion of the lands municipally known as 4187 Dundas Street West and 567, 569 and 571 Prince Edward Drive and to zone the lands CG-AV, as described in Schedule 'A' attached hereto.
3. That Schedule "A6" of By-law No. 717-2006 is amended by expanding the boundaries of the outlined area to include the southerly portion of the lands municipally known as 4187 Dundas Street West and 567, 569 and 571 Prince Edward Drive, as described in Schedule 'A' attached hereto, and to specify a maximum Floor Space Index of 3.3 for the lands.
4. That Section 3 of By-law No. 717-2006 is amended by the addition of the following paragraph:

"Q. Notwithstanding the regulations set out in paragraphs B, D, H, L, N and O of By-law No. 717-2006, the following regulations apply to the lands described in Schedule 'A':

 - (1) The maximum building height shall not exceed 7 storeys and 24.5 metres, not including rooftop mechanical rooms, rooftop amenity space (indoor and outdoor), screen walls, railings and architectural features.
 - (2) Rooftop structures, including mechanical penthouses, shall be permitted having a maximum of 225 square metres.
 - (3) The maximum floor space index shall be 3.3, as shown on Schedule "A6".

- (4) The minimum floor-to-ceiling height on the first floor shall be 3.4 metres.
 - (5) The building shall be set back 1.5 metres at a height above the 3rd storey and 11.0 metres in height.
 - (6) The minimum side yard setback abutting Prince Edward Drive shall be 1.5 metres.
 - (7) A minimum of 48 bicycle parking spaces shall be provided.
 - (8) Grade shall be defined as 118.55 metres CGD.
5. Notwithstanding the above By-law and Zoning Code standards, a sales trailer and/or construction trailer is permitted without restriction during the development of the lands.
6. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
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
1315-2011(OMB) February 6, 2008	Lands located on the southeast corner of Dundas Street West and Prince Edward Drive.	To rezone the lands from General Commercial – Avenues (Holding) (CG-AV-H) and Second Density Residential (R2) to General Commercial – Avenues (CG-AV) to permit a 7-storey apartment building with 83 residential dwelling units, subject to site specific development standards.

PURSUANT TO ORDER/DECISION OF THE ONTARIO MUNICIPAL BOARD ISSUED ON FEBRUARY 6, 2008 IN BOARD FILE NO. PL070056.

Schedule 'A' BY-LAW

