

ISSUE DATE:
18th May, 2007
DECISION/ORDER NO:
1419



PL060299

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

18 Brownlow Holdings Limited has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law 438-86 of the City of Toronto to rezone lands respecting 18 Brownlow Avenue to increase the allowable GFA to permit the development of a 26 storey residential building
OMB File No. Z060041

18 Brownlow Holdings Limited has referred to the Ontario Municipal Board under subsection 41(12) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, determination and settlement of details of a site plan for lands municipally known as 18 Brownlow Avenue, in the City of Toronto
OMB File No. M060030

B E F O R E:

N. JACKSON
MEMBER

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Thursday, the 17th
day of May, 2007

THESE MATTERS having come on for public hearing, and the Board in its Decision numbered 0427, issued February 20, 2007 ("Decision"), having approved the matter in principle and having withheld its Order for 90 days pending receipt of the revised proposed Zoning By-law and the revised site plan;

AND THE BOARD having received a request on consent of the parties to extend the 90 days for an additional 30 days;

AND THE BOARD having received a request on consent of the parties to approve an interim Zoning By-law to allow for a "sales office";

THE BOARD ORDERS that the parties will have 120 days from the date of the Decision to submit the revised Zoning By-law and site plan;

AND THE BOARD ORDERS that on an interim basis, the Board approves of the Zoning By-law to allow a sales office and model home in the form of Attachment A, and amends Toronto By-law 438-86, accordingly.

A handwritten signature in black ink, appearing to read 'P. Henry', written in a cursive style.

SECRETARY

Attachment A

By-Law No. _____ - 2007

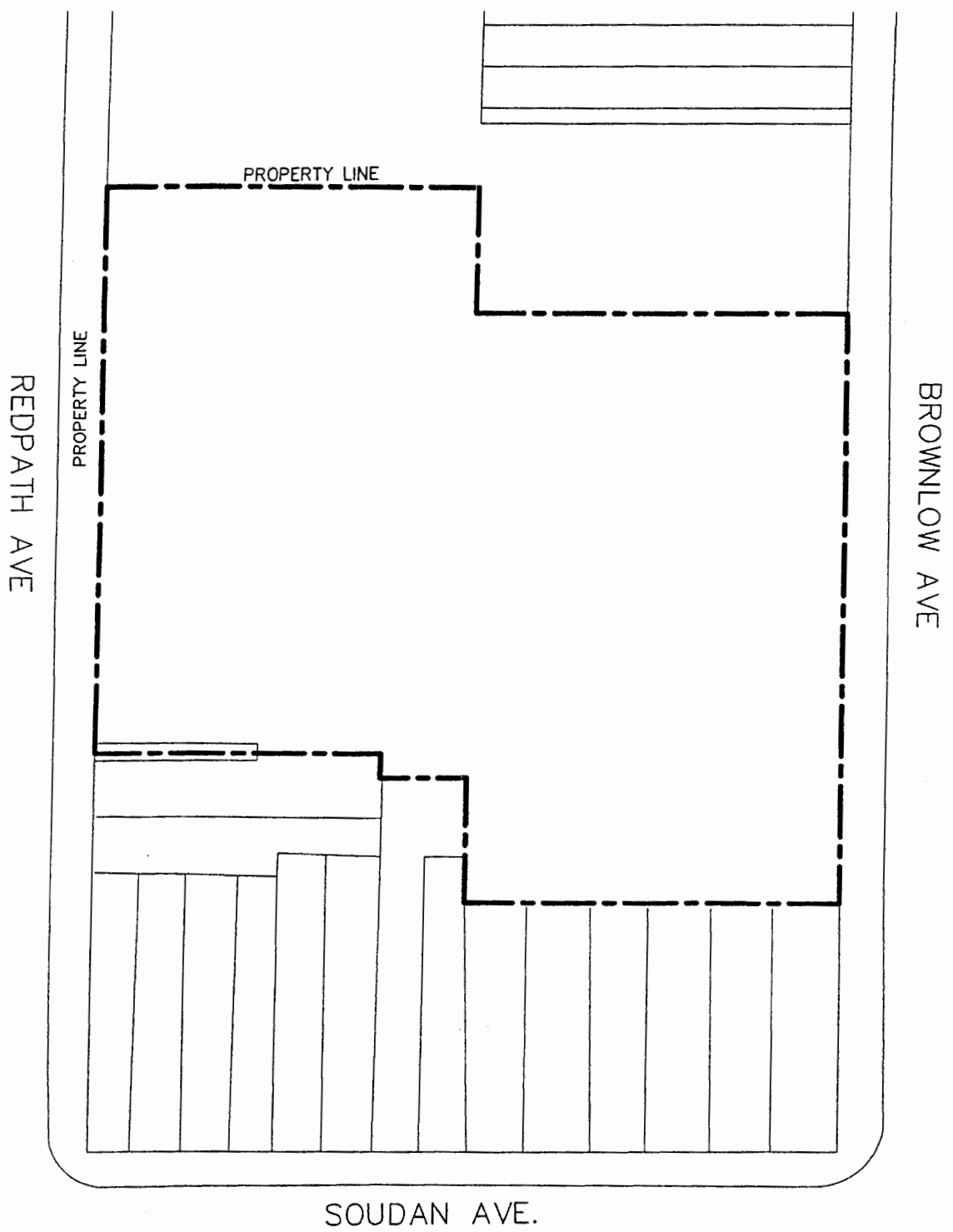
To amend the General Zoning By-law No.438-86, as amended, of the former City of Toronto in respect of lands known in the year 2007 as 18 Brownlow Avenue.

Whereas the Ontario Municipal Board, pursuant to its Order No 0427 dated February 20, 2007 deems it advisable to amend the former City of Toronto Zoning By-law No.438-86, as amended, with respect to certain lands known municipally as 18 Brownlow Avenue:

NOW THEREFORE pursuant to Order No.0427 of the Ontario Municipal Board issued on February 20, 2007 in Board File No. PL 060299 By-law No. 438-86, as amended, of the former City of Toronto, is amended as follows:

1. None of the provisions of Section 4(4), Section 6(1)(a), Section 6(3) Part II 3.G, Section 6(3) Part II 4 or Section 6(3) Part II 5, of Zoning By-Law 438-86, being a "By-Law To regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended, or Sections 1(1), 1(2), 1(3) of Site Specific Zoning By-Law 22036, shall apply to prevent the erection and use of a temporary *sales office* and temporary model home on the *lot*, provided that:
 - a) the *lot* comprises at least the lands outlined by heavy lines on the attached Plan 1;
 - b) the temporary *sales office* and temporary model home shall be setback 5.0 metres from the north side lot line;
 - c) the temporary *sales office* and temporary model home shall be setback 5.0 metres from the rear lot line;
 - d) the temporary *sales office* and temporary model home shall have a maximum building depth of 41.0 metres;
 - e) no portion of the temporary *sales office* and temporary model home above grade are located otherwise than wholly within the areas delimited by the heavy lines on the attached Plan 2 with the exception of cornices, lighting fixtures, awnings, canopies, ornamental elements, parapets, trellises, balconies, eaves, window sills, guardrails, balustrades, railings, stairs, stair enclosures, wheel chair ramps, underground garage ramps and their associated structures and landscape features, all of which may extend beyond the heavy lines on Plan 2;
2. Definitions:
 - a) The following definitions shall apply:
 - i. *sales office* means a building, structure, facility or trailer on the *lot* used for the purpose of the sale of *dwelling units* to be erected on the *lot*.

PURSUANT TO ORDER NO. 0427 OF THE ONTARIO MUNICIPAL BOARD, ISSUED ON FEBRUARY 20, 2007 UNDER BOARD CASE FILE NO. PL060299



REDPATH AVE

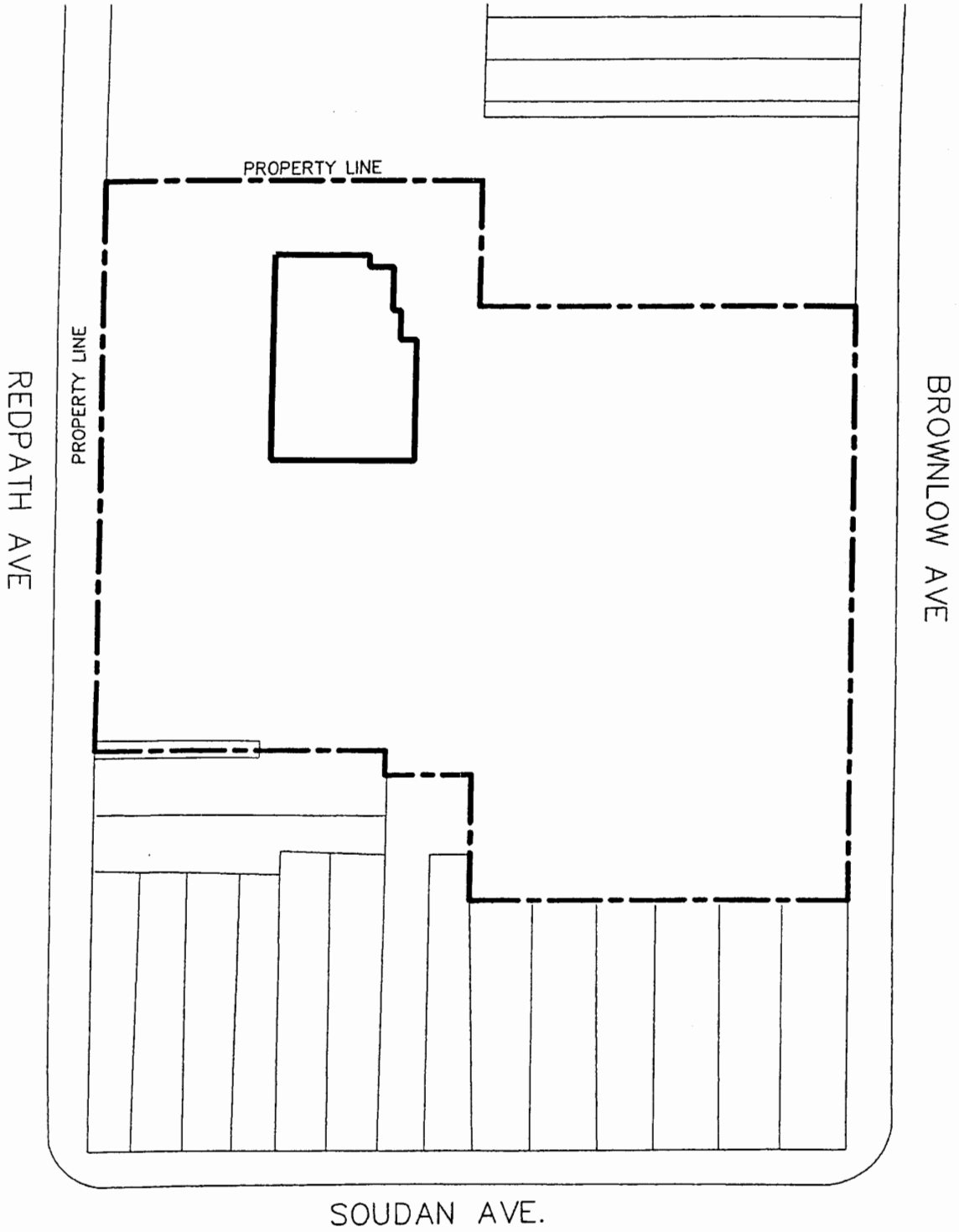
BROWNLOW AVE

SUDAN AVE.

Zoning Bylaw Amendment

18 Brownlow Avenue

PLAN 1



Zoning Bylaw Amendment

18 Brownlow Avenue

PLAN 2