

CITY OF TORONTO

BY-LAW No. 3-2010(OMB)

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands municipally known as 80 Crescent Road.

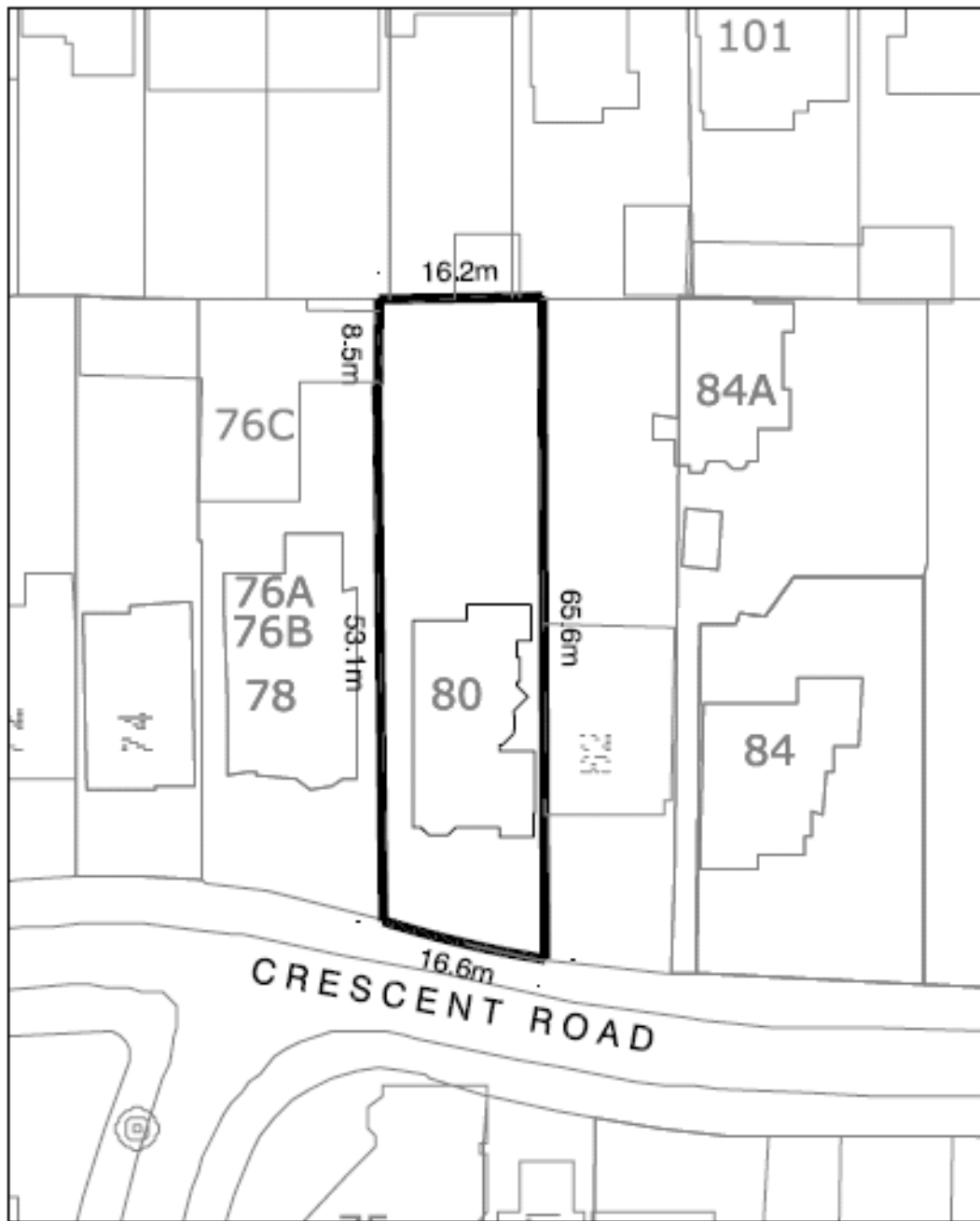
WHEREAS the Ontario Municipal Board, by way of an Order issued on March 9, 2009, determined to amend the former City of Toronto General Zoning By-law No. 438-86, as amended, with respect to lands municipally known in the year 2008 as 80 Crescent Road; and

WHEREAS authority is given to the Ontario Municipal Board under Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended;

THEREFORE the Ontario Municipal Board orders as follows:

1. None of the provisions of Section 2 with respect to Sections 4(11)(b), 6(1)(a), 6(3) Part I 1, 6(3) Part II 3, 6(3) Part II 4, 6(3) Part II 5, 12(1)230 and 12(2)(164) of Zoning By-law No. 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, shall apply to prevent the erection and use of a *detached house* and a *converted house* on the lands shown on Plan 1 attached to and forming part of this By-law, provided that:
 - (1) the lot on which the proposed buildings are to be located comprises not less than the lands outlined by heavy lines on Plan 1, attached to and forming part of this By-law;
 - (2) no portion of any building or structure (including a private garage) is located otherwise than wholly within the areas delineated by heavy lines as shown on Plan 2, attached to and forming part of this By-law;
 - (3) the total *residential gross floor area* of the *detached house* and *converted house* on the *lot* shall not exceed 815 square metres, excluding all floor space situated more than 0.9 metres below grade;
 - (4) the maximum aggregate number of *dwelling units* erected and maintained on the *lot* shall not exceed 4 *dwelling units*; and
 - (5) the provisions of the By-law shall continue to apply to the lands shown on Plan 1 attached hereto notwithstanding their division into one or more parcels.
2. For the purposes of this By-law:
 - (1) each word or expression that is italicized in the By-law herein shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended, unless otherwise defined herein.

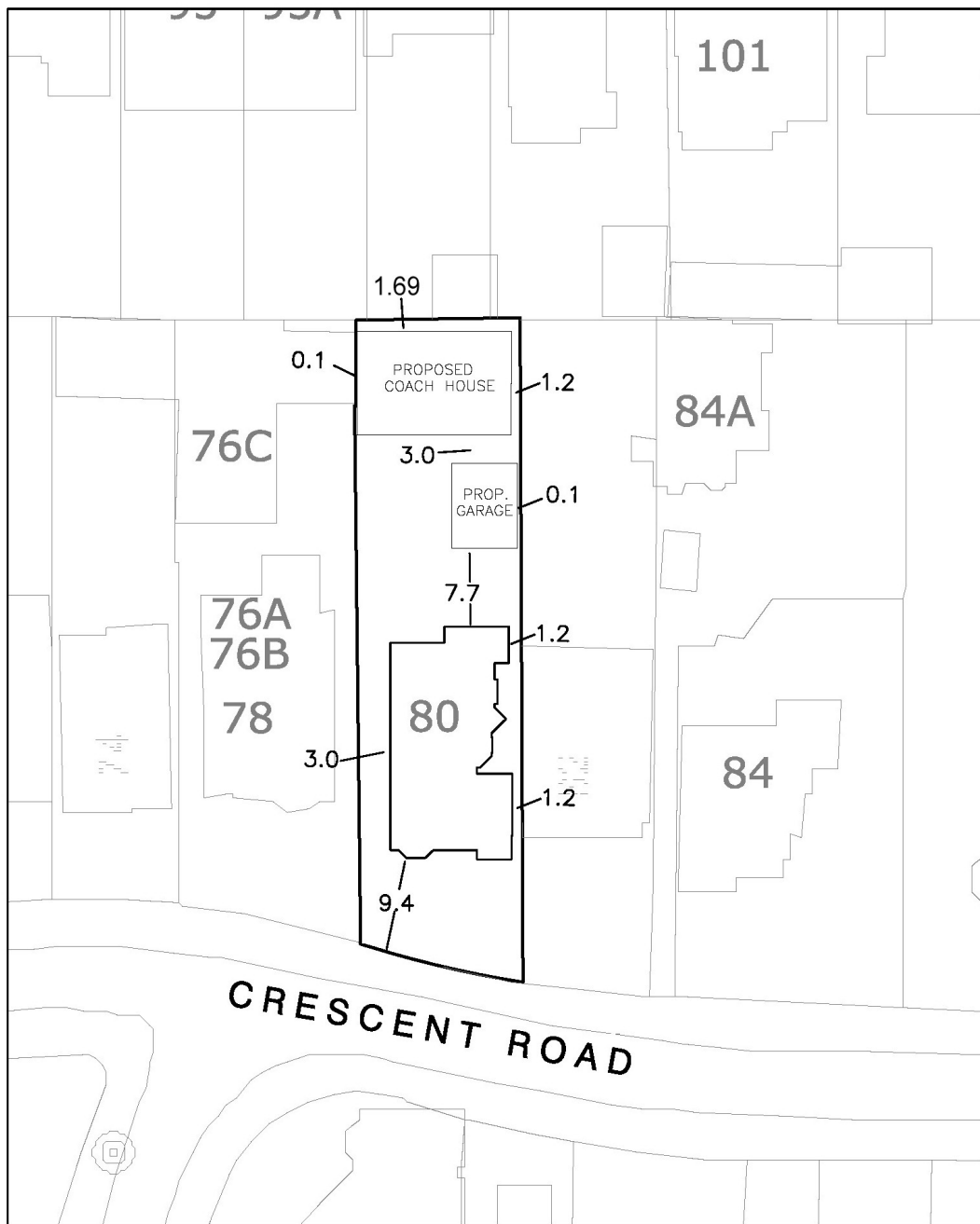
PURSUANT TO DECISION/ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON MARCH 9, 2009 UNDER BOARD CASE NO. PL070465.

SCHEDULE A

Zoning Bylaw Amendment

80 Crescent Road

Plan 1

SCHEDULE B

Zoning Bylaw Amendment

80 Crescent Road

Plan 2