

Authority: Ontario Municipal Board Order issued on May 1, 2012 and July 20, 2012 in Board File No. PL111131

CITY OF TORONTO

BY-LAW No. 1391-2012(OMB)

To amend L'Amoreaux Community Zoning By-law No. 12466, as amended, of the former City of Scarborough, with respect to the lands municipally known as 3551 Victoria Park Avenue.

WHEREAS the Ontario Municipal Board pursuant to its Order dated May 1, 2012 and July 20, 2012 upon hearing the appeal under Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, determined to amend the former City of Scarborough L'Amoreaux Community Zoning By-law No. 12466, as amended, with respect to the lands municipally known as 3551 Victoria Park Avenue;

THEREFORE, the L'Amoreaux Community Zoning By-law No. 12466, as amended, is further amended by the Ontario Municipal Board as follows:

1. Schedule "A" of the L'Amoreaux Community By-law is amended for the lands outlined in the attached Schedule '1' by deleting the existing Agricultural (AG) Zone and Performance Standards and replacing it with PW (Place of Worship) Zone and Performance Standards as shown on Schedule '1' so that the amended Zoning shall read as follows:

PW – 40L -59I, 59J-60E-249-288-289-290-291-292-293

93

2. Schedule "B" PERFORMANCE STANDARDS CHART is amended by adding the Performance Standards 40L, 59I, 59J, 60E, 249, 288, 289, 290, 291, 292 and 293 as follows:

BUILDING SETBACK FROM STREETS

40L. Minimum **Front Yard Setback** 13.25 metres.

SIDE YARD

59I. Minimum **Side Yard setback** (north) 2.5 metres.

59J. Minimum **Side Yard setback** (south) 7.7 metres.

REAR YARD

60E. Minimum **Rear Yard Setback** 20 metres.

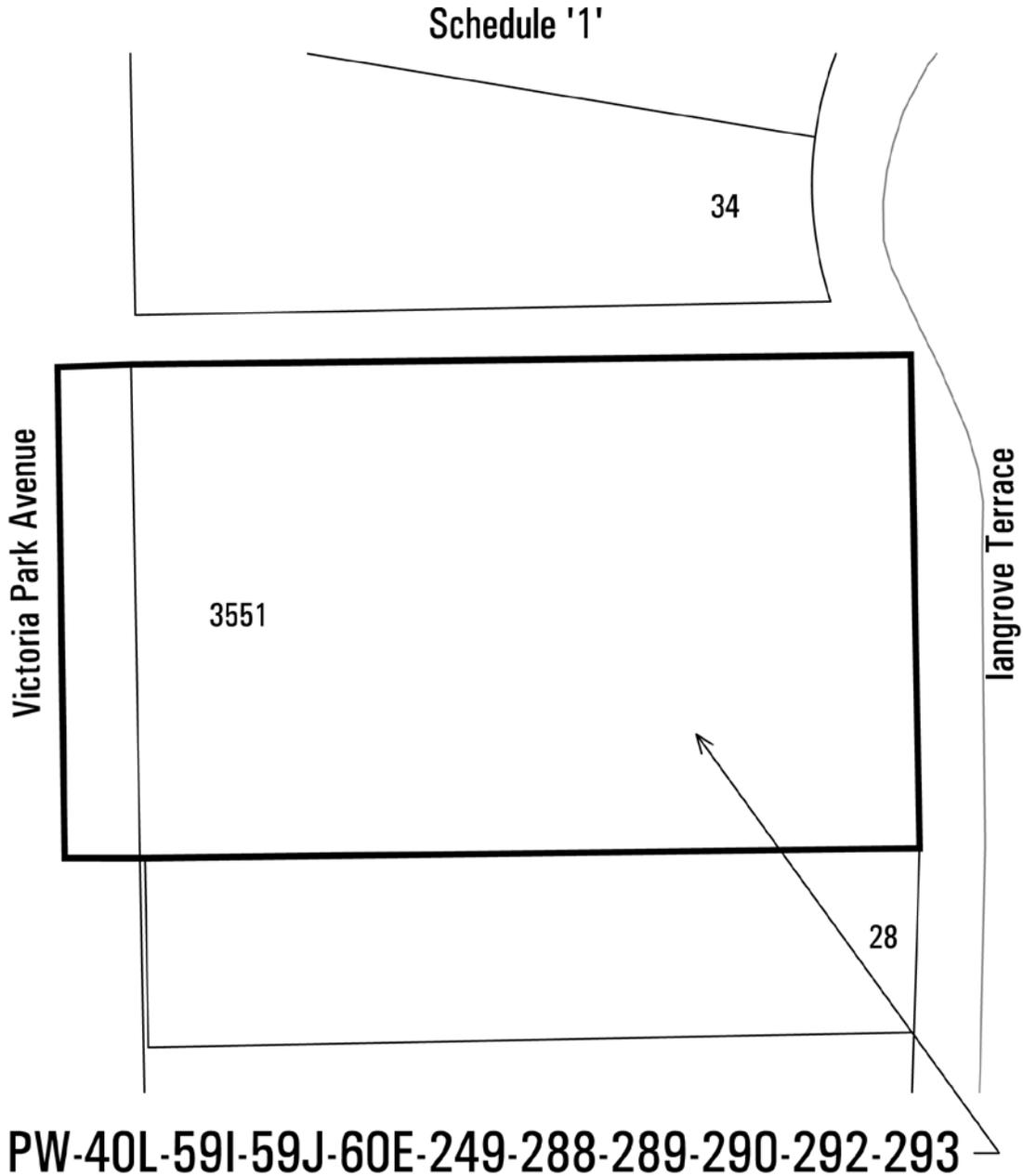
PARKING

249. Maximum 21 **parking spaces**, of which a maximum two may be in the **front yard**.

MISCELLANEOUS

288. Maximum building **height** of 9 metres.
289. Maximum building length 17 metres.
290. A minimum 1.5 metres landscape strip abutting "S" zones and Iangrove Terrace shall be used for no other purpose other than landscaping including a privacy fence.
291. Maximum one **driveway** shall be permitted with a width of 6 metres.
292. The following provision of Clause VII – GENERAL PARKING REGULATIONS FOR ALL ZONES is not applicable:
- Section 1.3.2 **Driveway Dimensions**
293. Notwithstanding CLAUSE VI – PROVISIONS FOR ALL ZONES, Section 26 **Front Yard** Landscaping and **Front Yard** Soft Landscaping Requirements, minimum soft landscaped area in front of **main wall** of building of 140 square metres is required.
3. Schedule "C" Exceptions List of the L'Amoreaux Community Zoning By-law No. 12466 is hereby amended by adding Exception 93 as follows, on lands as shown in Schedule 'II':
93. On those lands identified as Exception No. 93 on the accompanying Schedule "C" map, the following provisions shall apply.
- (a) Notwithstanding the definition of **Place of Worship, day nurseries, private schools** and religious residences are not permitted, however Place of Worship may include classrooms, and short term residential space for religious guests and security.
 - (b) **Place of Worship** are permitted within the existing structure to a maximum of 287 square metres (3,089 square feet), of **gross floor area** not including a 45 square metre (485 square foot) garage, and restricted to the original house or structure that existed on the day of passing of this by-law and restricted to the first and second floors.

PURSUANT TO THE ORDER/DECISION OF THE ONTARIO MUNICIPAL BOARD ISSUED ON MAY 1, 2012 AND JULY 20, 2012 UNDER OMB CASE NO. PL111131.



Zoning By-Law Amendment

3551 Victoria Park Avenue

File # 09 187694 0Z

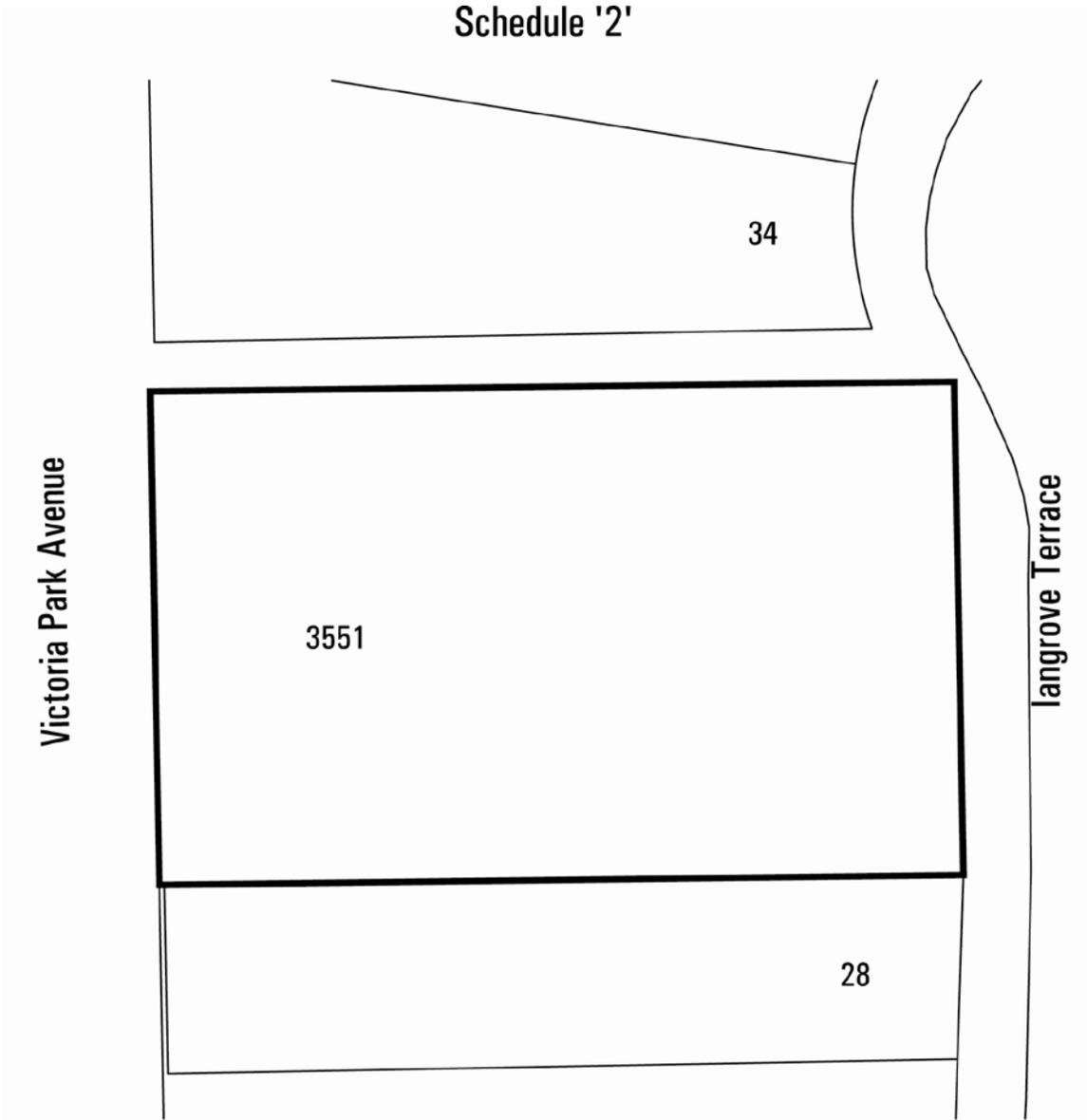


Area Affected By This By-Law

L'amoreaux Community Bylaw
Not to Scale
6/28/12



Schedule '2'



Exception No. 93



Zoning By-Law Amendment

3551 Victoria Park Avenue

File # 09 187694 0Z



Area Affected By This By-Law

L'amoreaux Community Bylaw
 Not to Scale
 06/14/12

