

CITY OF TORONTO

BY-LAW No. 765-2003(OMB)

**To amend Zoning By-law No. 6752, as amended, of the former Township of East York,
in respect of lands municipally known as 900 Coxwell Avenue.**

WHEREAS the Ontario Municipal Board, by way of an Order issued on August 29, 2003 determined to amend Zoning By-law No. 6752, as amended, of the former Township of East York, in respect of lands known municipally as 900 Coxwell Avenue; and

WHEREAS this By-law is drawn to give effect to the said Decision of the Ontario Municipal Board for inclusion in its Order;

NOW THEREFORE pursuant to the Order of the Ontario Municipal Board issued August 29, 2003, in connection with O.M.B. Case Number PL020624, Zoning By-law No. 6752 is amended as follows:

1. The lands subject to this by-law are those lands outlined by a heavy black line and identified as “Area Subject to Amendment” as shown on Schedule ‘1’ attached hereto. For the purposes of this By-law a Lot means one of Lots 1 to 8 as shown on Schedule ‘1’ attached hereto.
2. Schedule “A” to Zoning By-law No. 6752, as amended, is hereby further amended by changing the zoning category for the lands identified as “Area Subject to Amendment” on Schedule ‘1’ of this By-law from “Commercial-Site Specific (CA.5)” to “Residential R2A-Site Specific (R2A.40)” Zone.
3. Zoning By-law No. 6752, as amended, is hereby further amended by adding a new Section 7.5.4.40 immediately after Section 7.5.4.39.2(4) of the By-law as follows:

“7.5.4.40 900 Coxwell Avenue Zone

7.5.4.40.1 Area Restricted

The provisions of this section shall only apply to those lands being Lots 1, 2, 3, 4 and Part of Lot 5 Registered Plan 3061 City of Toronto formerly Borough of East York which are zoned R2A.40 - Site Specific on Schedule “A” of this By-law.

7.5.4.40.2 General Provisions

On those lands referred to in Section 7.5.40.1. hereof, no person shall use, occupy, erect or alter or cause to be used, occupied, erected or altered any building, structure or land or part thereof except in accordance with the following provisions:

1) Permitted Uses

- a) Residential-Multiple Attached Dwellings; and
- b) Uses Accessory to the foregoing.

2) Development Requirements

a) Multiple Attached Dwellings

- | | | |
|--------|---|--|
| (i) | Minimum Lot size | 110.4 square metres |
| (ii) | Minimum Lot Frontage | 5.0 metres |
| (iii) | Maximum number of Multiple Attached Dwellings | 8 dwellings |
| (iv) | Maximum number of Dwellings | 1 unit |
| (v) | Maximum Floor Space Index | 1.99 X the Lot Area per Lot |
| (vi) | Maximum Lot Coverage per Lot | 89% |
| (vii) | Minimum (east) Yard Setback per Lot | 2.3 metres except in case of the Corner Lot where the Setback may be reduced to 0.5 metres |
| (viii) | Minimum (south) Yard Setback for Lot 1 | 2.0 metres |
| (ix) | Minimum (north) Yard Setback for Lot 8 | 0.5 metres |

(x)	Minimum (west) Yard Setback	0 metres
(xi)	Maximum Building Height	10.0 metres
(xii)	Maximum Building Length	19.8 metres
(xiii)	Minimum number of off Street Parking Space per Multiple Attached Dwelling	1 Parking Spaces behind the Main Front Wall and 5 Parking Spaces for the exclusive use of the project's visitors
(xiv)	Minimum Parking Space dimension and Parking Space size	2.7 m X 5.5 m 14.85 sq. m.

3) Other Provisions of the By-law

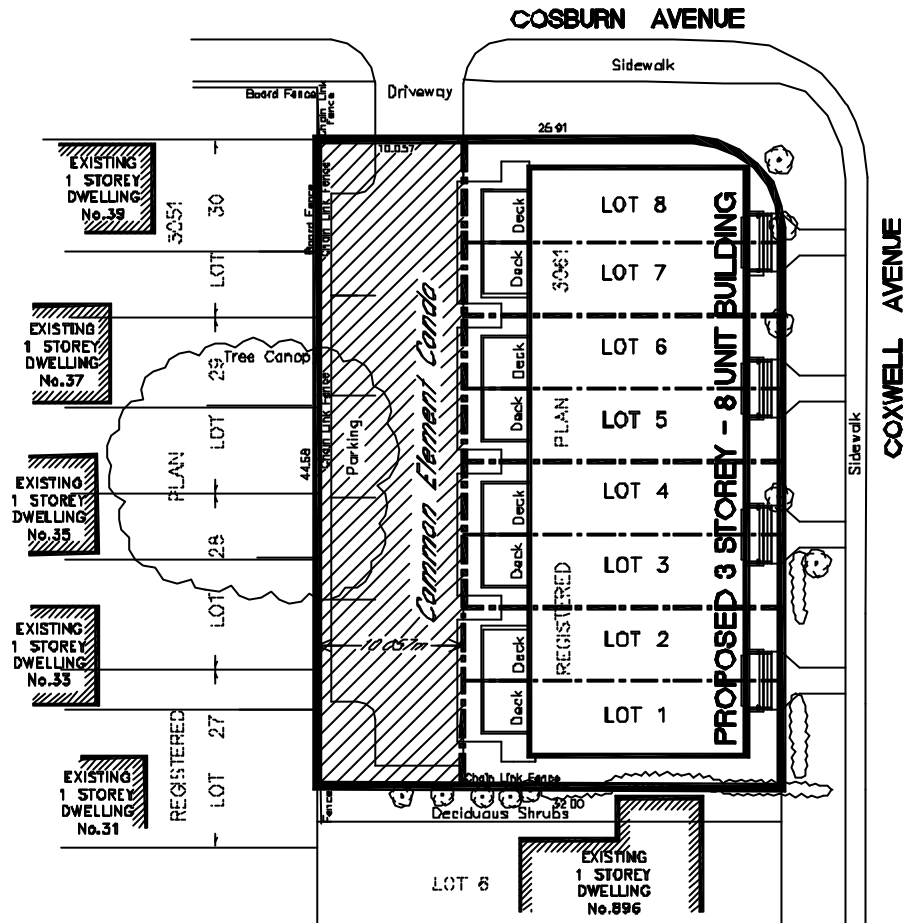
- (a) Except as amended in this By-law all the other provisions of By-law No. 6752 with the exception of Sections 7.5.1 to 7.5.3 shall apply to the lands referred to in Section 7.5.4.40.1.

4) Additional Temporary Uses

- (a) The following additional uses may be permitted on the lands:
- i) A temporary sales trailer which shall only be used to sell Buildings within the limits of the area identified on Schedule '1' as "Area Subject To Amendment", which shall provide at least temporary parking stall and which shall be removed within sixty days after the completion of the last Building".

PURSUANT TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON AUGUST 29, 2003 IN BOARD CASE NO. PL020624.

Schedule '1'



Area Subject to Amendment
CA.5 Site Specific Zone to
R2A.40 Site Specific Zone



Not to Scale

08/09/2002 - JA
CMB20010019:zEY