

CITY OF TORONTO

BY-LAW No. 740-2005(OMB)

To amend By-law No. 9508, the Dorset Community Zoning By-law with respect to lands municipally known as 1465 Birchmount Road.

WHEREAS the Ontario Municipal Board pursuant to its Order No. 0149, dated January 25, 2005, upon hearing the appeal of Phybo Consulting Ltd., under Section 34(11) of the *Planning Act*, R.S.O., c.P. 13, as amended, deems it advisable to amend the former City of Scarborough Zoning By-law No. 9508, as amended;

THEREFORE Zoning By-law No. 9508, the former City of Scarborough, as amended, is further amended as follows:

1. **SCHEDULE 'A'** is amended by deleting the current zoning and substituting the following zoning as shown on Schedule "1":

M – 21 – 148 – 149 – 211 – 230 – 241 – 242

2. **SCHEDULE 'B' PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards:

148. Minimum 1.2 m side yard.

149. Minimum 5.8 m to all structures for rear yard and minimum 7.7 m to main rear wall of building.

211. Minimum of 0.25 visitor parking stalls per dwelling unit.

241. Gross Floor Area shall not exceed 0.76 times the area of the lot or parcel.

242. Maximum building height 10.44 metres.

230. One suite (individual dwelling unit) per 160 square metres of lot area.

3. **SCHEDULE 'C'** is amended by adding the following Exception No. 33:

33. On the lands identified as Exception No. 33 on the accompanying Schedule "C" map, the following provisions shall apply provided, however, all other provisions of By-law No. 9508, as amended not inconsistent with these Exceptions, shall continue to apply:

(a) Multiple-Family Dwelling shall be defined as attached, residential dwelling units having individual access to grade.

(b) Clause VI Section 5. Landscaping requirements shall not apply. However, landscaping shall be provided on the site as follows:

(i) A 1.2 m strip of land immediately abutting "S" zones shall not be used for any purpose other than walkways or landscaping.

- (ii) A 5.8 m strip of land immediately abutting the rear lot line shall not be used for any purpose other than landscaping.
- (iii) A minimum 45 square metre landscape open space area shall be provided in a central location on the property.

PURSUANT TO DECISION/ORDER NO. 0149 OF THE ONTARIO MUNICIPAL BOARD
ISSUED ON JANUARY 25, 2005 IN BOARD FILE NO. PL040376.

SCHEDULE "1"



M - 21 - 148 - 149 - 211 - 230 - 241 - 242

SCHEDULE "C"

