

CITY OF TORONTO

BY-LAW No. 488-2007(OMB)

To amend Zoning By-law No. 6752, as amended, of the former Borough of East York, with respect to lands municipally known as 450 and 452 Dawes Road.

WHEREAS the Ontario Municipal Board by Order/Decision No. 0932, issued on April 10, 2007, and pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, upon hearing Case Number PL060912, deems it advisable to amend By-law No. 6752;

NOW THEREFORE former East York Zoning By-law No. 6752, as amended, is hereby further amended as follows:

1. This By-law shall apply to those lands outlined by a heavy black line on Schedule "A", attached hereto, which shall be referred to as "Area Subject to Amendment".
2. Schedule "A" to former East York Zoning By-law No. 6752, as amended, is hereby further amended by changing the zoning category of the Area Subject to Amendment from CA 4 Commercial Site Specific to Residential R2A - Site Specific (R2A.42)" Zone.
3. Former East York Zoning By-law No. 6752, as amended, is hereby further amended by adding a new Section 7.5.4.42 immediately after Section 7.5.4.41 of the By-law as follows:

7.5.4.42 450 and 452 Dawes Road (R2A.42 Zone)

7.5.4.42.1 Area Restricted

The provisions of this section shall only apply to those lands being Part of Lot 7 and Part of Lane Registered Plan 3433 City of Toronto (formerly Borough of East York) which are zoned R2A.42 as shown on Schedule "A" to this By-law and referred to as the "Area Subject to Amendment".

7.5.4.42.2 General Provisions

On those lands referred to in Section 7.5.42.1 of this By-law, no person shall use, occupy, Erect, 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) Definition:

For the purpose of this amendment, "Temporary Sales Office" shall mean a Building or Structure that is constructed on a temporary basis, prior to or in concert with the construction of the related development, for the purpose of facilitating a sales office, whereby the Owner, or its designates, may sell Buildings within the limits of the Area Subject to Amendment, to the public at large, until the earlier of the following two events:

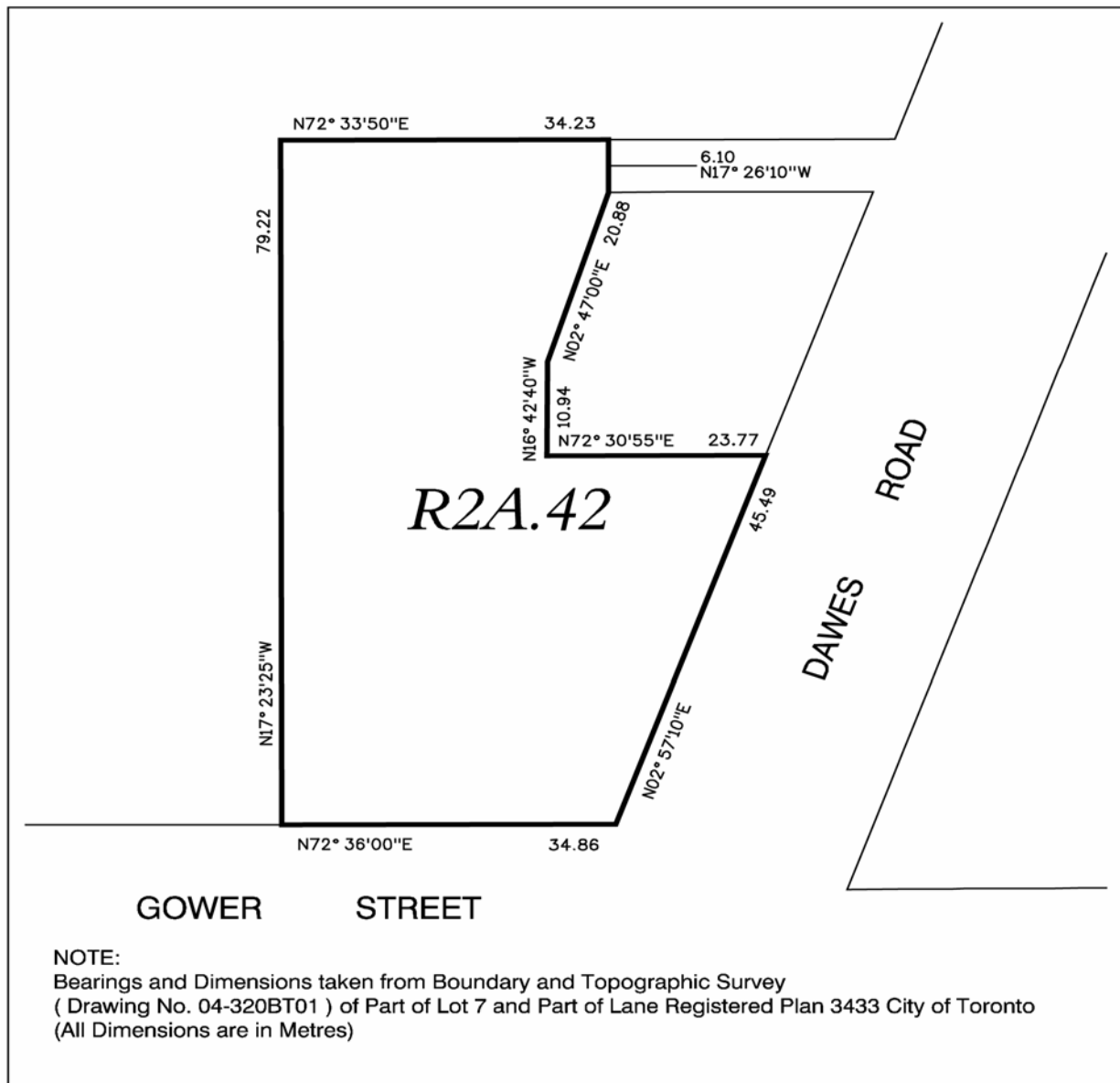
- (i) such time as all said Buildings are sold; or

- (ii) sixty days after completion of construction of the last Building.
- (2) Permitted Uses:
 - (a) Residential Multiple Attached Dwellings;
 - (b) Buildings, Structures and uses Accessory to the foregoing; and
 - (c) Temporary Sales Office.
- (3) Development Requirements
 - (a) Maximum number of multiple attached dwellings 20 Dwellings
 - (b) Maximum Residential Gross Floor Area 3,465 square metres
 - (c) Maximum Lot Coverage 45%
 - (d) Siting of all Dwellings or Structures or portions thereof wholly within the Building envelopes shown on Schedule "B" to this By-law except that the provisions of Section 5.6 of former East York Zoning By-law No. 6752 shall continue to apply to any projections or encroachments into Yards
 - (e) Maximum Building Height 12.0 metres
 - (f) Minimum number of Off Street Parking Spaces 1.0 space per Dwelling
 - (g) Minimum width of common element laneway 6.0 metres
 - (h) Notwithstanding the provisions of Section 4.23 requiring that all Parking Spaces have direct and uninterrupted access to a public Street or Lane, access from the Street to each Dwelling Unit and its associated Parking Space shall be via a common element laneway as shown on Schedule "B" to this By-law.

(4) Other Provisions of the By-law

- (a) The provisions of this By-law shall continue to apply to the lands identified in Schedule “A”, notwithstanding their division into one or more separate lots and for the establishment of certain portions of the lots as areas to be held in common.
- (b) Excepting the amendments contained in this By-law, all the other provisions of former East York Zoning By-law No. 6752, as amended, with the exception of Sections 5.6 (g) and 7.5.1 to 7.5.3 inclusive, shall apply to the lands referred to in Section 7.5.4.42.1.

PURSUANT TO ORDER/DECISION NO. 0932 OF THE ONTARIO MUNICIPAL BOARD
ISSUED ON APRIL 10, 2007 IN BOARD CASE NO. PL060912.

SCHEDULE 'A'

Toronto City Planning
Schedule 'A' By-Law

450 - 452 Dawes Road

File # 05_160748



Not to Scale
 Zoning By-law 6752 as amended
 08/11/06 - DR