CITY OF TORONTO

BY-LAW No. 892-2007(OMB)

To amend By-law No. 24982, the Employment Districts Zoning By-law (Oakridge) of the former City of Scarborough, as amended, with respect to the lands known as Block 48 on Draft Plan of Subdivision 04 117084 ESC 35 SB (350 Danforth Road).

WHEREAS the Ontario Municipal Board, pursuant to its Order No. 0432 issued on February 16, 2007, upon hearing the appeal of the owner under Section 34(7) of the Planning Act, determined to amend By-law No. 24982 with respect to the Oakridge Employment District;

THEREFORE the Ontario Municipal Board orders as follows:

1. Schedule “C”, Exceptions List, is amended by adding the lands shown on the attached SCHEDULE ‘1’ to the lands identified as EXCEPTION No. 831.

2. EXCEPTION No. 831, Schedule (b) – ‘Zoning Provisions Applicable to 350 Danforth Road and a portion of the former CN Rail Lands’, is amended by adding thereto the lands shown on the attached SCHEDULE ‘2’ together with the following letters and numerals:

   SD-7-22-41-63-65-145-160

3. EXCEPTION No. 831, PERFORMANCE STANDARD CHART - SCHEDULE “B”, is amended by adding the following Performance Standards:

   **SIDE YARD SETBACK**

   65. A street yard setback abutting a public street shall be a minimum of 3.0 metres to a street line, except that the street yard setback abutting the westerly property limit shall be a minimum of 1.2 metres and except that the main wall containing the vehicular access to a garage shall be setback a minimum of 5.7 metres.

   **HEIGHT**

   145. The maximum building height shall be 12.0 metres and three storeys.

PURSUANT TO THE ORDER/DECISION NO. 0432 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON FEBRUARY 16, 2007 IN BOARD CASE NO. PL050181.
SCHEDULE '2'
EXCEPTION No. 831 - Schedule (b)

'Zoning Provisions Applicable to 350 Danforth Road
and a Portion of the Former CN Rail Lands'

Lot 32

SANTAMONICA BLVD

Lot 31

SD-7-22-41-63

SANDFORD

-65-145-160

HADDLESTON

COURT

Danforth

Gardens

Public School

DANFORTH RD

BIRCHMOUNT RD

Con. B

TORONTO City Planning Division

Zoning By-Law Amendment

350 Danforth Road
File #: 03-035270 OZ

Area Affected By This By-Law

Oakridge Emp. District Bylaw
Not to Scale

0345-1-07oz Feb. 8/07