CITY OF TORONTO

BY-LAW No. 1268-2009(OMB)

To amend the former City of York Zoning By-law No. 1-83, as amended, with respect to the lands located at the north west corner of Weston Road and Sidney Belsey Crescent, municipally known as 1500 Weston Road.

WHEREAS the Ontario Municipal Board by way of Decision/Orders issued on May 26, 2009, September 3, 2009 and November 6, 2009, approved an amendment to the former City of York Zoning By-law No. 1-83, as amended;

THEREFORE the Ontario Municipal Board HEREBY AMENDS the former City of York Zoning By-law No. 1-83, as amended, as follows:

1. That Section 6 of City of York By-law No. 1-83, as amended, be and the same is hereby further amended by adding thereto the following as new Subsection 6(76):

   Lands – West side of Weston Road, between Edmund Avenue and Sidney Belsey Crescent (1500 Weston Road)
   MAP 22
   (76) MAP 22

   By changing the area shown on District Map 22 comprising the lands shown on Schedule “A” attached hereto from a R2 District to a RM2 District and Section 16 (425) as shown on Schedule “B” hereto and by changing District Map 22 accordingly.

2. That Section 16 of Zoning By-law No. 1-83, as amended, of the former City of York, be and the same is hereby further amended by adding a new Subsection (425):

   “(425) Lands – Northwest corner of Weston Road and Sidney Belsey Crescent

   Notwithstanding any provisions of By-law No. 1-83, as amended, the Lands shown on Schedule “A” attached hereto, may be used for the purposes of street townhouses, subject to the following regulations:

   1. The street townhouse units shall be limited to a maximum of 20 units.

   2. A minimum of 25 parking spaces shall be provided of which:

      (a) 20 parking spaces shall be for the use of residents, of which 1 parking space shall be for the use of the physically disabled;

      (b) 5 parking spaces shall be for the use of visitors; and

      (c) all other applicable parking provisions of By-law No. 1-83, as amended, shall continue to apply.

   3. The buildings shall comply, subject to Minor Projections, with the minimum yard and minimum building setbacks as shown on Schedule “B” attached hereto inclusive of any land conveyed to the City of Toronto, for municipal purposes.
4. The maximum height of buildings, measured from Grade, shall not exceed the maximum heights as shown on Schedule “C” attached hereto.

5. A minimum of 2 square metres of residential amenity space shall be provided for each dwelling unit.

6. For the purpose of this By-law, the following definitions shall apply to the Lands:

   (a) “Grade” – means with respect to the building, erected within a Building Envelope, the geodetic elevation of 125.00 and 126.00 metres above sea level, as shown on Schedule “C”.

   (b) “Lands” – means the lands described in Schedule “A” attached hereto, and for the purposes of this By-law shall be based on the Lands prior to land dedications and conveyances, to the City of Toronto.

   (c) “Minor Projections” – means minor building elements which may project from the main wall of the building into the required yards and beyond the building envelope setbacks, as set out in Schedule “B” attached hereto, including roof eaves, window sills, railings, porches, rear yard patios, privacy screens, provided that in no case that the maximum projection is beyond 2 metres.

7. All other provisions of By-law No. 1-83, as amended, shall continue to apply to the Lands shown on Schedule “A” attached hereto, except in the cases where provisions of this Subsection are in conflict with By-law No. 1-83, as amended, the provisions of this By-law shall prevail.”

This is Schedule "A" to By-Law _______
and to Section 6(76) and to Section 16(425) of Zoning Bylaw 1-83,
passed the ______ day of ______, 20____
(Sgd.) CLERK (Sgd.) MAYOR

Location: Part of Lot 3, Con. 5 W.Y.S. and Part of Lot 87 and Part of Lane, RP M-393 City of Toronto
File: 08_217864  Prepared by: K.P.  Approved by: S.T.  Date: April 3, 2009  Filename: 05_163444_dz1

Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.
Street lines represent street dedication/road allowances and do not represent actual on-site curb lines of streets.
This is Schedule "C" to By-Law __________
and to Section 6(76) and to Section 16(425) of Zoning Bylaw 1-83,
passed the ______ day of ______, 20____

(Sgd.)

CLERK

MAYOR

Location: Part of Lot 3, Conc. 5 W.Y.S. and Part of Lot 87 and Part of Lane, RF M-393 City of Toronto

File: 05_163444  Prepared by: K.P.  Approved by: S.T.  Date: April 3, 2009  Filename: 05_163444_dz3

Source: Taming, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.

Street lines represent street dedication/road allowances and do not represent actual in-built curb lines of streets.