

**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):

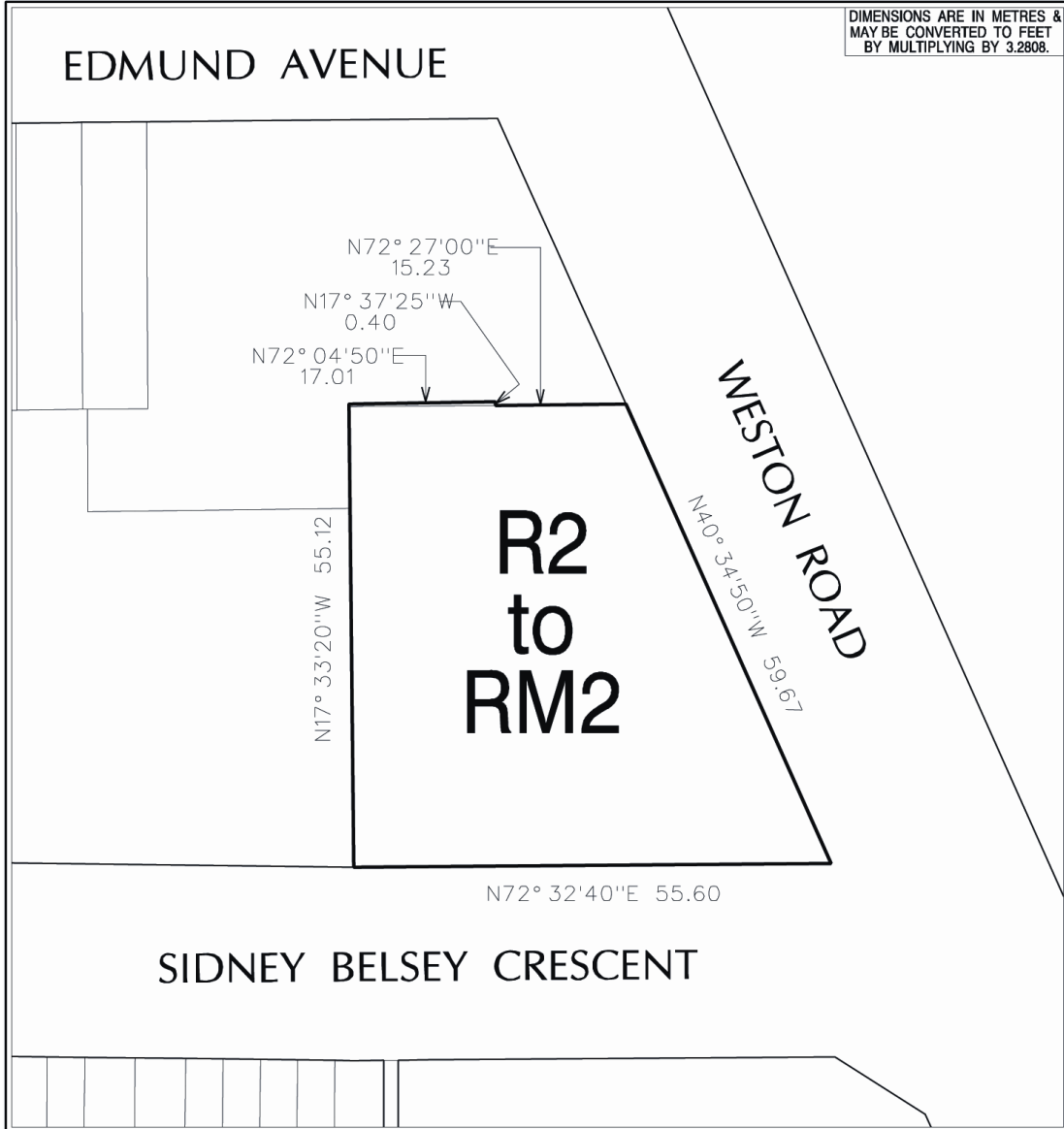
**“(425) Lands – Northwest corner of Weston Road and Sidney Belsey Crescent**


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:

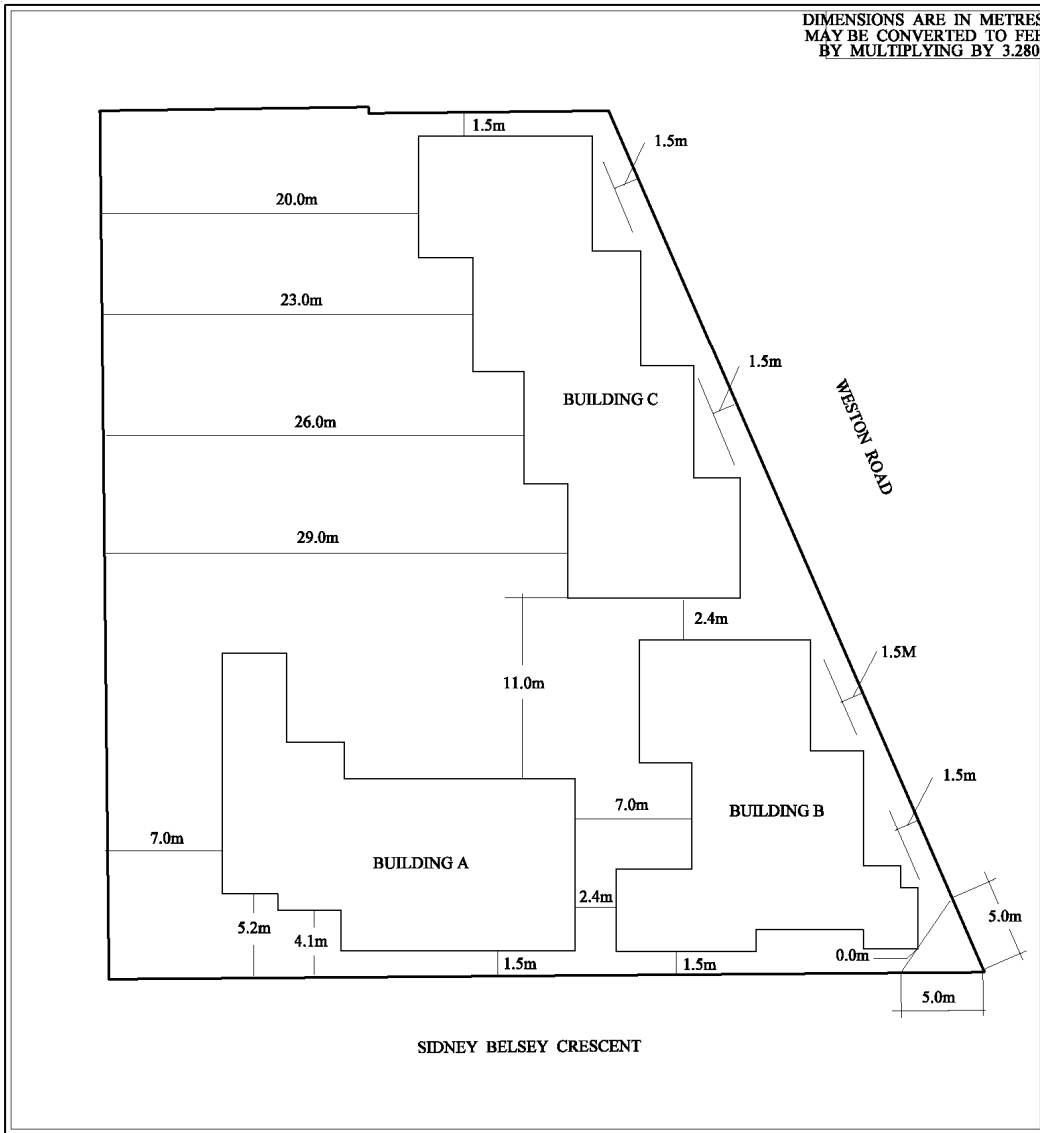
1. The street townhouse units shall be limited to a maximum of 20 units.
2. A minimum of 25 parking spaces shall be provided of which:
  - (a) 20 parking spaces shall be for the use of residents, of which 1 parking space shall be for the use of the physically disabled;
  - (b) 5 parking spaces shall 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.”

PURSUANT TO DECISION/ORDERS OF THE ONTARIO MUNICIPAL BOARD ISSUED ON MAY 26, 2009, SEPTEMBER 3, 2009 AND NOVEMBER 6, 2009 IN BOARD FILE NO. PL060084.

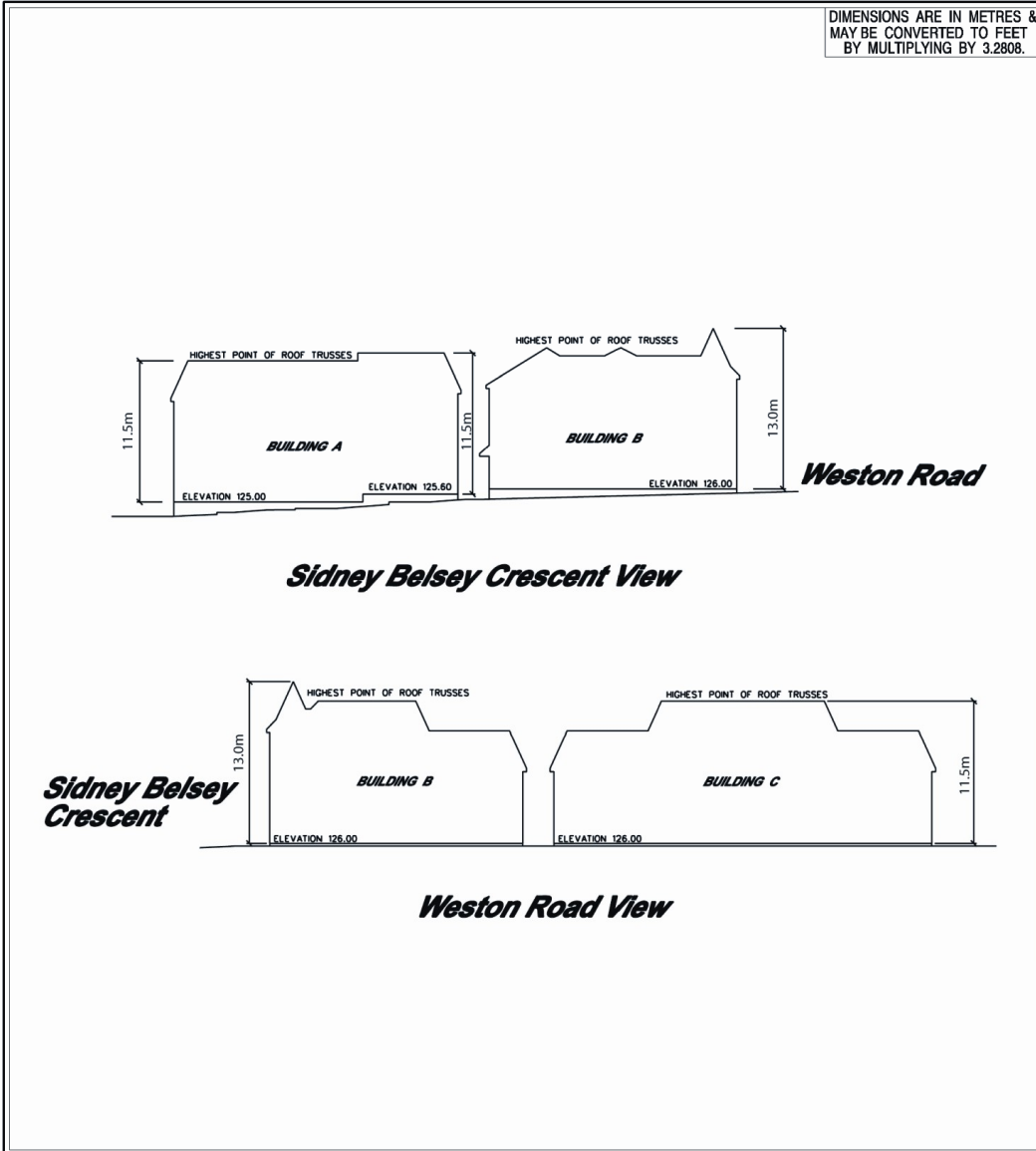


<p><b>This is Schedule " A " to By-Law _____</b>  <b>and to Section 6(76) and to Section 16(425) of Zoning Bylaw 1-83,</b>  <b>passed the _____ day of _____, 20 ____</b></p>				 City Planning Division North District
(Sgd.) _____ CLERK		(Sgd.) _____ MAYOR		
Location: Part of Lot 3, Conc. 5 W.Y.S. and 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 dedications/road allowances and do not represent actual as-built curb lines of streets.				



This is Schedule " B " to By-Law _____ and to Section 6(76) and to Section 16(425) of Zoning Bylaw 1-83, passed the _____ day of _____, 20____ (Sgd.) _____ (Sgd.) _____ CLERK MAYOR					City Planning Division North District	
Location: Part of Lot 3, Conc. 5 W.Y.S. and Part of Lot 87 and Part of Lane, RP M-393 City of Toronto						SUBJECT PROPERTY
File: 05_163444	Prepared by: K.P/JM	Approved by: S.T.	Date: May 15, 2009	Filename: 05_163444_dz2		

Name Data - City of Toronto, City Planning Division, North District.  
 Allowances and do not represent actual as-built 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.) \_\_\_\_\_ (Sgd.) \_\_\_\_\_  
CLERK MAYOR

Location: Part of Lot 3, Conc. 5 W.Y.S. and Part of Lot 87 and Part of Lane, RP 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: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.  
Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.

City Planning Division  
North District

SUBJECT  
PROPERTY