

CITY OF TORONTO

BY-LAW No. 1427-2013(OMB)

To amend former City of Scarborough Dorset Park Community Zoning By-law No. 9508, as amended, with respect to the lands known as 1483-1485 Birchmount Road.

Whereas the Ontario Municipal Board, pursuant to its Order No. PL070233 issued on September 26, 2013, upon hearing the appeal of the owner under Section 34(7) of the *Planning Act*, determined to amend By-law No. 9508 with respect to the Dorset Park Community:

1. Schedule "A" of the Dorset Park Community Zoning By-law No. 9508 is amended by deleting the current zoning for the lands at 1483-1485 Birchmount Road, and substituting new zoning on the subject lands as shown on Schedule '1' attached hereto and forming part of this By-law, together with the following letters and numerals:

A – 35 – 86 – 143 – 212 – 231 – 250 – 251 – 252 – 253 – 254 – 255

2. Schedule "B" of the Dorset Park Community Zoning By-law No. 9508, **Performance Standards Chart**, is amended by adding the following Performance Standards:

PARKING

212. Minimum 1.6 spaces per **dwelling unit** of which a minimum of 2 spaces for the disabled shall be provided as surface parking.

INTENSITY OF USE

231. One suite (individual **dwelling unit**) per 60 m² of lot area.

MISCELLANEOUS

250. Maximum building **height**: 4.5 storeys and 14 m.
251. Maximum building **coverage** (not including underground parking structures): 42% of the lot area.
252. Underground parking structures shall have a minimum **setback** of 1.2 m from the street line of Birchmount Road and 0.3 m from all other lot lines (including stairwells).
253. Notwithstanding **Clause VI – Provisions For All Zones, Section 5 - Landscaping Requirements**, minimum **side yard building setback** of 0.8 m on the south side and 1.0 m on the north side.

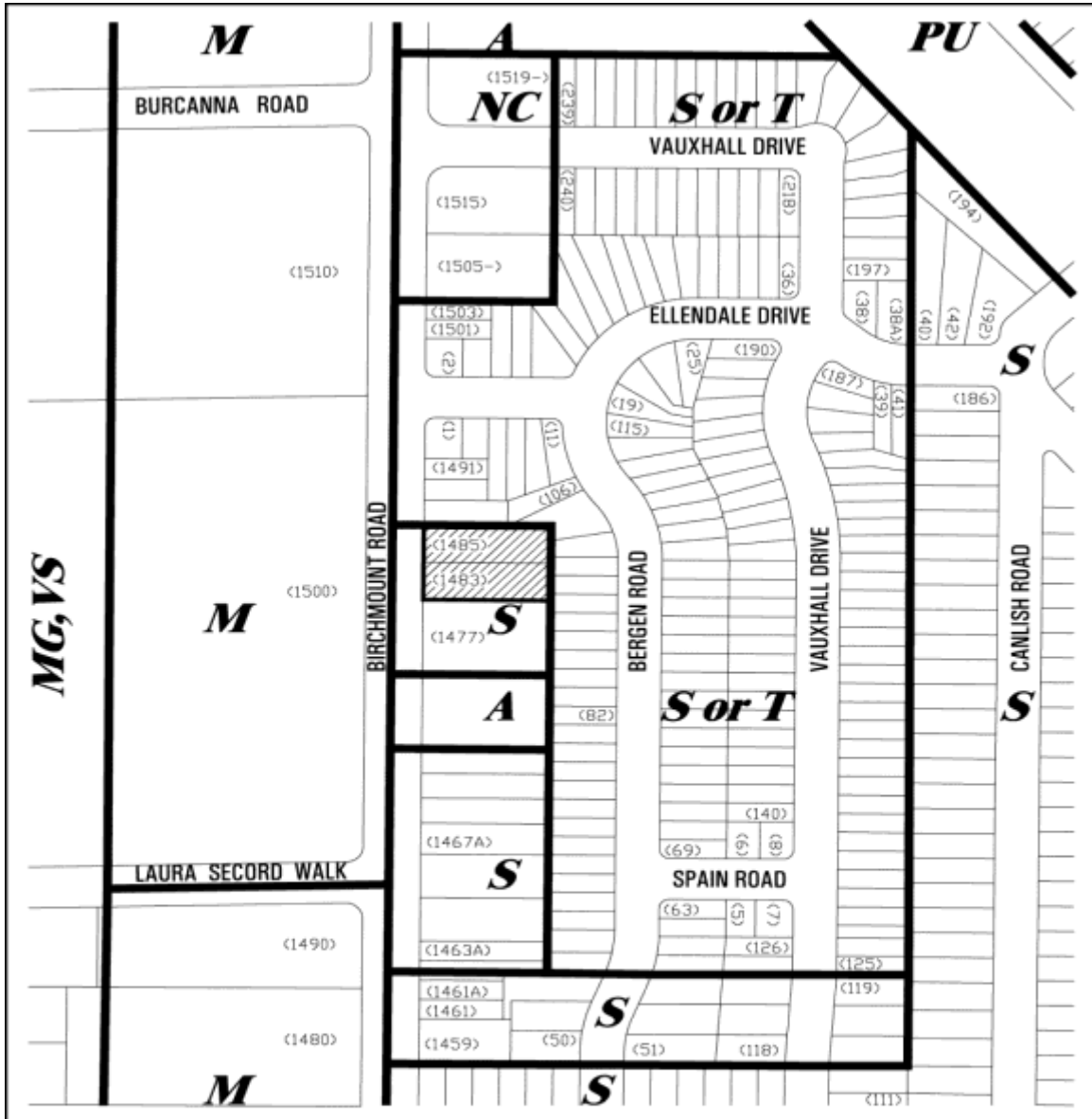
254. No person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
255. Notwithstanding **Clause V – Interpretation, Section (f) – Definitions**, underground parking access stairwells, retaining walls and a maximum of 2 surface parking spaces with curbs for the disabled, shall be deemed to be **landscaping**.

PURSUANT TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON SEPTEMBER 26, 2013 IN BOARD FILE NO. PL070233.

Schedule "1"

 Area affected by this By-law

A – 35 – 86 – 143 – 212 – 231 – 250 – 251 – 252 – 253 – 254 – 255



 **Toronto** Urban Development Services
Zoning

1483-1485 Birchmount Road

File # 05-168514_OZ

S Single-Family Residential
T Two-Family Residential
A Apartment Residential
NC Neighbourhood Commercial

PU Public Utilities
M Industrial Zone
MG General Industrial Zone
VS Vehicle Service Zone

Dorset Park Comm./Wexford Emp. Bylaws
Not to Scale
10/26/05

