



CITY CLERK'S OFFICE
SECRETARIAL SECTION

2013 FEB 12 P 1:47

February 4, 2012

The Planning and Growth Management Committee, City of Toronto
10th Floor, West Tower, Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attn: Frances Pritchard, City Clerk

Re: Revised Draft City-Wide Zoning By-law

Lebovic Enterprises is the current owner of the property at 30 Dean Park Road, Toronto, Ontario. We object to the revised draft city-wide zoning by-law as it does not reflect the permitted uses under the existing by-law no. 1227-2009 as the buildings permitted under that by-law have yet to be constructed. As such, we request that this property be zoned according to the previous city-wide zoning by-law or be excluded from the revised draft city-wide zoning by-law until the building is constructed.

Furthermore, we object to the new draft by-law as the community commercial uses permitted under the current existing zoning by-law are not reflected under the revised draft city-wide by-law. Any change from the existing by-law would prohibit our existing tenants from expanding their operations in the future. Furthermore, the building has already been constructed for commercial use, at a significant cost, and the completion would not be permitted under the new general zoning by-law, which does not reflect the intent of the current official plan.

Please provide me with notice of any decision of Committee on this matter.

Yours truly,

A handwritten signature in black ink, appearing to read "Bradley Gordon", written in a cursive style.

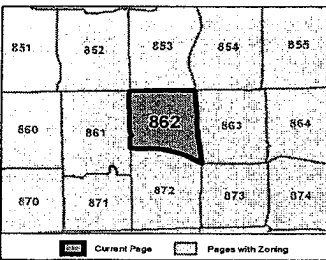
Bradley Gordon, (Hons.) BA, MBA
Development Coordinator

Encl.



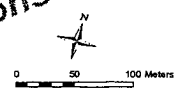
BILD
MEMBER

OVER 55 YEARS OF EXCELLENCE



- Zoning
- Property Boundary
- Railway
- Hydro Line
- River
- Map Sheet Boundary

Draft For Consultation



TORONTO City Planning

City Wide Zoning By-law

June 18, 2012
 Planning & Growth Management Committee
 Maps must be read together with Zoning By-law text

LEBOVIC ENTERPRISES INC.
C/O LLOYD CHERNIAK
P.O. BOX 1240
STOUFFVILLE ON L4A 8A2
CANADA

Folder #: 07 183187 ESC 44 CC

DEC 4 2009

REVISED

NOTICE OF PASSING OF ZONING BY-LAW NO. 1227-2009
(Under the Planning Act)

TAKE NOTICE that the City of Toronto passed Zoning By-law No. 1227-2009 on the 4th day of December, 2009.

An explanation of the purpose and effect of the Zoning By-law, and a map showing the location of the lands to which the amendment applies, are attached. The amendment was processed under file number: 05 140481 ESC 44 OZ.

Take notice that any person or public body may appeal to the Ontario Municipal Board in respect to all or part of this Zoning By-law by filing a notice of appeal with the City Clerk, **Attention: Yvonne Davies**, Administrator, Scarborough Community Council, 150 Borough Dr, Toronto, Ontario M1P 4N7, no later than **JANUARY 7, 2010**.

A Notice of Appeal will:

- (1) set out the reasons for the appeal; and
- (2) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by cheque to the Minister of Finance, Province of Ontario.

Who Can File An Appeal:

Only individuals, corporations or public bodies may appeal the decision of Toronto City Council. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

Getting Additional Information:

A copy of the by-law and background information about the application is available for public inspection during regular office hours at the Scarborough District Office, City Planning Information Counter.

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto this 18th day of December, 2009.

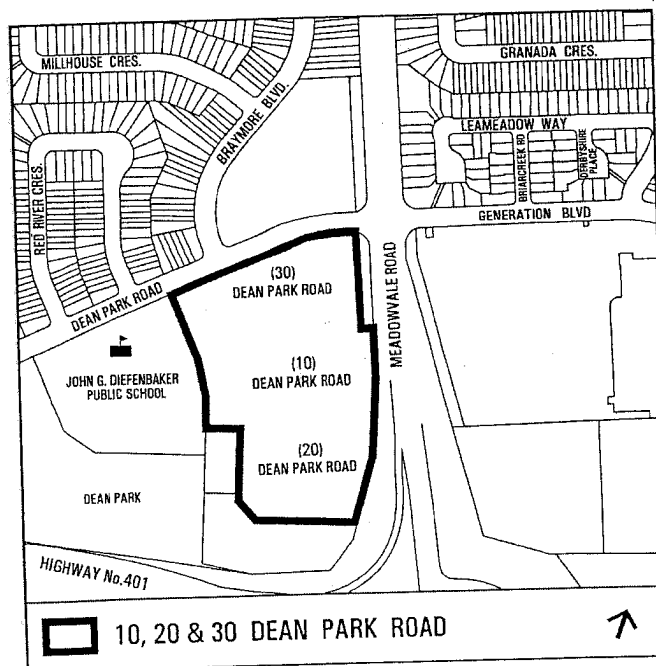
Ulli S. Watkiss,
CITY CLERK.

Owner: LEBOVIC ENTERPRISES INC.,
Authority: Item SC6.25, Scarborough Community Council
City of Toronto Council - Motion MM42.6

**PURPOSE AND EFFECT OF
ZONING BY-LAW NO. 1227-2009**

The purpose and effect of Zoning By-law No. 1227-2009 is to permit the addition of a total of 182 new dwelling units on the subject lands, consisting of 99 units in a 12 storey tower, 73 units in a 3 storey podium & 10 ground-related units with associated amenity areas. The Zoning By-law implements necessary performance standards for the reduction and reconfiguration of commercial retail space.

Further information may be obtained by contacting Jeffery Sinclair, Planner at 416-396-7685 at the Scarborough Civic Centre.





City Clerk's Office

Ulli S. Watkiss
City Clerk

Tel: 416-396-7287
Fax: 416-396-4301
e-mail: scc@toronto.ca
Web: www.toronto.ca

Secretariat
Yvonne Davies, Administrator
Scarborough Community Council
Scarborough Civic Centre
150 Borough Drive
Toronto, Ontario M1P 4N7

December 16, 2009

**10, 20 and 30 Dean Park Road
Technical Amendment to Draft Zoning By-law
(Ward 44 – Scarborough East)**

MM42.6 - Adopted by City Council on November 30, December 1, 2, 4 and 7, 2009

City Council, on November 30, December 1, 2, 4 and 7, 2009, adopted the following:

1. City Council amend the draft Zoning By-law for 10, 20 and 30 Dean Park Road by substituting Schedule 1 attached to the by-law for Schedule 1 attached to this Motion and by deleting Performance Standard 406 as set out in Section 1 of the draft by-law.
2. City Council direct the City Solicitor to bring forward to Council's meeting of November 30 and December 1, 2009 for enactment by Council, a by-law to make the changes noted in Part 1 above.
3. City Council hereby determine through the adoption of this recommendation that, pursuant to Section 34(17) of the Planning Act, no further notice is to be given in respect of the changes to this draft By-law.

Council considered the following:

- Member Motion MM42.6

Background Information (City Council)


Member Motion MM42.6
(<http://www.toronto.ca/legdocs/mmis/2009/mm/bgrd/backgroundfile-25514.pdf>)
Member Motion MM42.6 - Schedule 1
(<http://www.toronto.ca/legdocs/mmis/2009/mm/bgrd/backgroundfile-25515.pdf>)

Yours truly,

for 
City Clerk.

Yvonne Davies
YD/ay
Sent to:

Director, Community Planning, Scarborough District
Planner, Community Planning, Scarborough District
City Solicitor
Councillor Ron Moeser, Ward 44 - Scarborough East

- c. Lebovic Enterprises Inc. 
Kevin Manuel Architect Ltd.



Authority: Scarborough Community Council Item 6.25 as adopted by City of Toronto Council on June 19, 20 and 22, 2007 and Notice of Motion MM42.6 moved by Councillor Moeser, Seconded by Councillor Fletcher as adopted by City of Toronto Council on November 30 and December 1, 2009
Enacted by Council:

CITY OF TORONTO

Bill No. 1229

BY-LAW No. ~2009

To amend the Rouge Community Zoning By-law No. 15907, as amended, with respect to the lands municipally known as 10, 20 and 30 Dean Park Road.

WHEREAS authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. **SCHEDULE 'A'** is amended with respect to the land outlined on Schedule '1' so that the amended zoning reads as follows:

A and CC - 73 - 137 - 232 - 338 - 402 - 427 - 474 - 475 - 476 - 477-478

2. **SCHEDULE 'B', Performance Standard Chart**, is amended by the addition of Performance Standards Numbers 73, 137, 232, 338, 474, 475, 476, 477 and 478 as follows:

INTENSITY OF USE

73. The total number of **dwelling units** shall not exceed 622.

MAIN WALL SETBACKS FROM STREETS

137. Minimum building **setback** shall be 6 m from the street line of Dean Park Road and 20 m from the east property line.

MAIN WALL SETBACKS FROM SIDE AND/OR REAR LOT LINES

232. Minimum building **setback** shall be 4 m from the west property line, abutting the public elementary school at 70 Dean Park Road.

FLOOR AREAS, GROUND FLOOR AREAS, DWELLING UNIT COMPOSITIONS

338. **Ground floor area** of all buildings shall not exceed 25% of the area of the **lot**.

MISCELLANEOUS

474. Minimum 30.7 % of the **lot** area to be used for **landscaping** only.

475. Maximum building **height** – 12 **storeys**, excluding **utility room**, elevator room, enclosed roof access stairs and basements.
476. Parking for Apartment Uses shall be provided on the basis of a minimum of 1.4 spaces per **dwelling unit**.
477. Recreational facilities shall be provided on the basis of 1.5 m² per **dwelling unit**.
478. The provisions of this by-law shall apply collectively to the lands within this zoning boundary, notwithstanding their future division.

3. **SCHEDULE 'C', Exceptions List**, is amended by deleting from Exception Number 8 sections (a), (b) and (c) and substituting the following:

(a) The following Community Commercial Uses, to a maximum **gross floor area** of 1 500 m² shall be permitted and all other uses as defined in Clause VIII, Section 8 are deleted.

- Business and Professional Offices
- **Day Nurseries**
- **Marketplace Signs**
- Recreational Facilities
- Retail Stores
- Restaurants
- Beauty Parlour
- Dry Cleaner, to a maximum of 210 m² of **gross floor area**
- **Banks**

(b) All Community Commercial Uses shall be located within 100 m of the Dean Park Road street line.

(c) The Dry Cleaner shall be located a minimum of 45 m from the Dean Park Road street line, and between 27 and 55 m from the east property line.

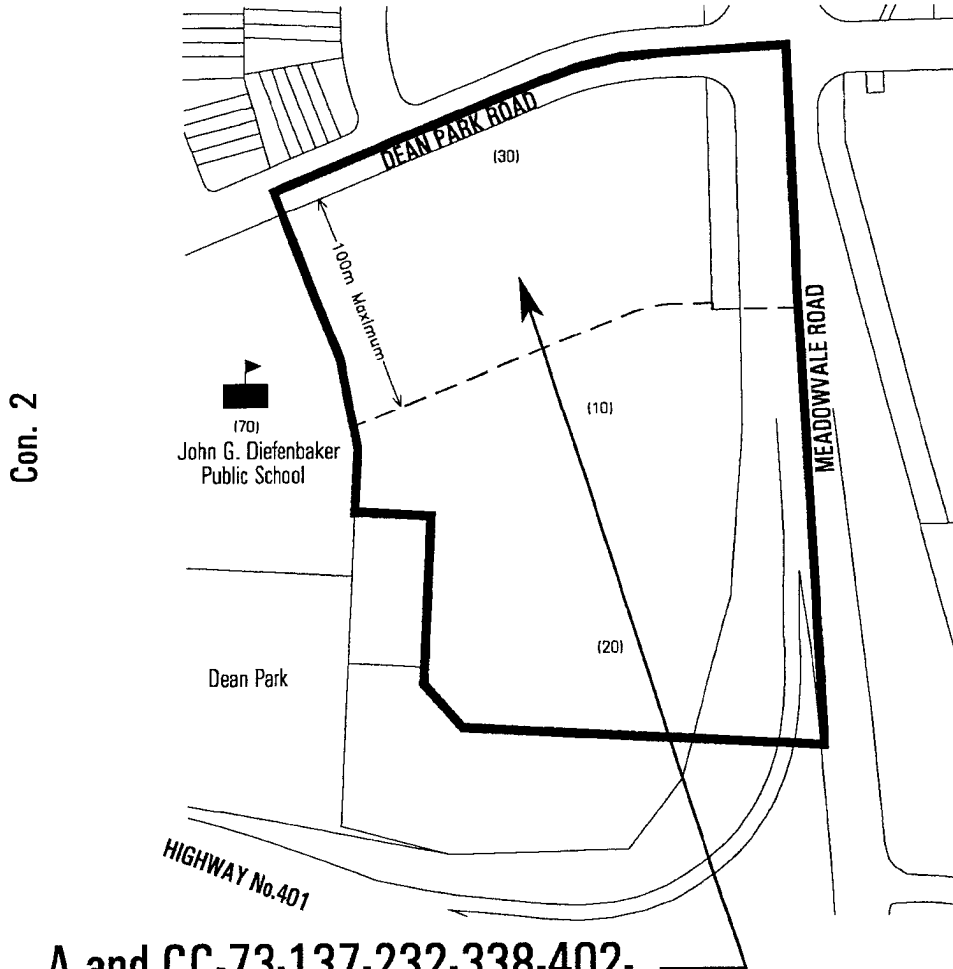
(d) No convenience retail store shall be located within 27 m of the east property line.

ENACTED AND PASSED this day of December, A.D. 2009.

SANDRA BUSSIN,
Speaker
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Schedule '1' Lot 5



**A and CC-73-137-232-338-402-
427-474-475-476-477-478**

TORONTO City Planning Division
Zoning By-Law Amendment

10, 20 & 30 Dean Park Road
File # 05-140481 02

 Area Affected By This By-Law

Rouge Community Bylaw
Not to Scale
6/10/09
