

## CITY OF TORONTO

### BY-LAW No. 609-2003(OMB)

#### **To amend former City of York By-law No. 3623-97 in respect of lands municipally known as 2426 to 2438 Weston Road.**

WHEREAS the Ontario Municipal Board by way of Decisions/Orders issued on June 1, 1999 and December 17, 2001 determined to amend the former City of York By-law No. 3623-97;

THEREFORE the Ontario Municipal Board HEREBY AMENDS the former City of York By-law No. 3623-97, as follows:

1. That Section 24 of Zoning By-law No. 3623-97, as amended, of the former City of York, is hereby amended by adding the following as a new Subsection (395)

“(395) LANDS - 2426 TO 2438 WESTON ROAD.

Notwithstanding the regulations of Section 10.1, Subsection 3(a), of this By-law relating to maximum height of building, maximum floor space index and maximum front yard setback for the lands municipally known as 2426 to 2438 Weston Road, and located on the west side of Weston Road, south of Oak Street, any apartment house built on these lands shall comply with the following regulations:

1. The maximum building height shall be 14 storeys;
2. The maximum floor space index shall be 3.0. For the purpose of this paragraph, the calculation of the lot area shall include any lands, which after the enactment of this By-law, may be conveyed for public road purposes;
3. The front of the building shall be stepped back a minimum of 5.0 metres at the ninth storey and a minimum of 4.0 metres at the thirteenth storey;
4. The maximum front yard setback shall be 7.5 metres; and
5. The rear face of the building shall be wholly, contained with a 45° angular plane measured from existing top-of-bank”.

PURSUANT TO THE ORDERS OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JUNE 1, 1999 AND DECEMBER 17, 2001 IN BOARD FILE NO. PL968690.