

CITY OF TORONTO

BY-LAW No. 360-1998 (OMB)

To amend the General Zoning By-law No. 438-86, respecting the lands known as 178-192 Redpath Avenue.

WHEREAS the Ontario Municipal Board by way of Order issued December 10, 1997, determined to amend the General Zoning By-law for the City of Toronto;

THEREFORE:

1. None of the provisions of Section 2(1) with respect to the definitions of the words “*grade*”, “*height*” and “*landscaped open space*”, Sections 4(2) and (16) and Sections 6(3) Part I 1, 6(3) Part II 2, 3, and 5 and 6(3) Part III 1(b), of By-law No. 438-86 being “A By-law To regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the erection or use on the *lot* shown on Plan 1 attached hereto and forming part of the By-law, of an *apartment building* provided:

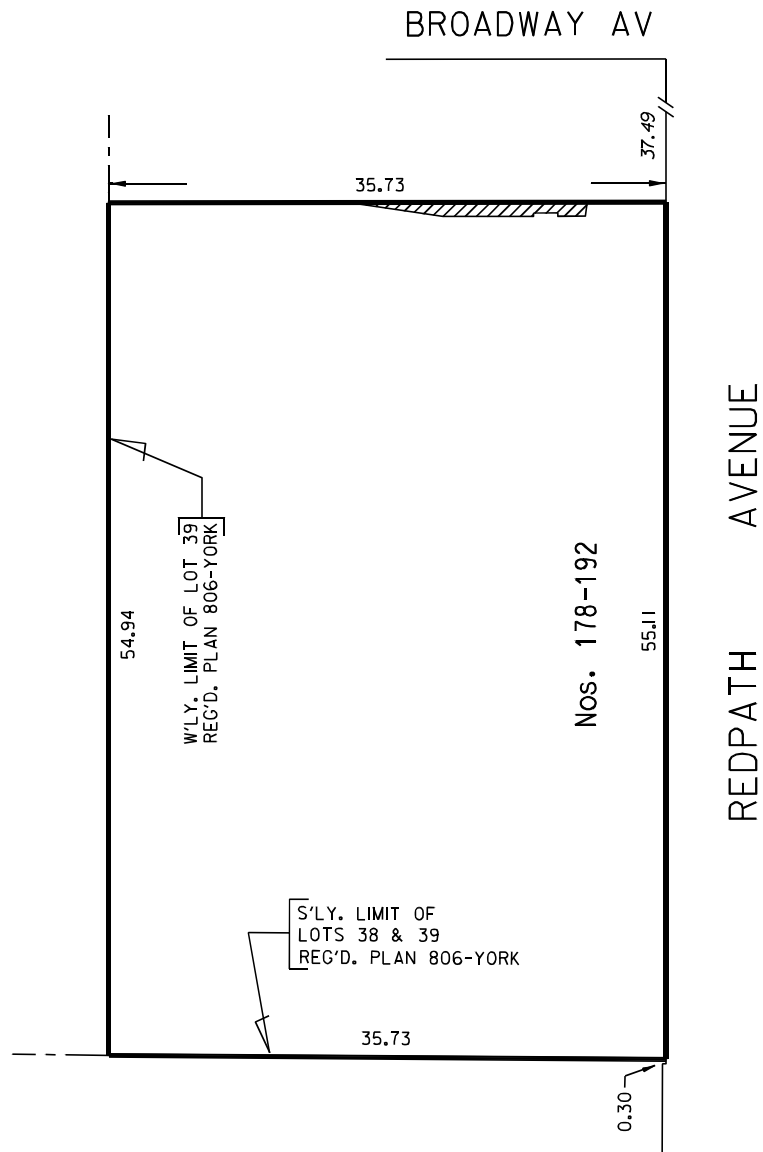
- (i) the lands upon which the *apartment building* is erected and used comprises at least the *lot* as shown outlined by heavy lines on Plan 1, excluding Area A as shown on Plan 1;
- (ii) no portion of the *apartment building* above *grade* is located otherwise than wholly within the area delineated by heavy lines as shown on Plan 2 attached to and forming part of this by-law;
- (iii) subject to paragraph (viii), none of the provisions of paragraph (ii) of this by-law shall apply to prevent the provision of the following elements beyond the heavy lines as shown on Plan 2:
 - (a) canopies, balconies and screens to a maximum horizontal projection of 2.0 metres, provided no part of any balcony is located closer than 3.4 metres from the *front lot line*; and
 - (b) cornices and lintels to a maximum horizontal projection of 1.0 metres;
- (iv) the *height* of the *apartment building* does not exceed the *heights* shown on Plan 2;
- (v) notwithstanding the provisions of paragraph (iv), this by-law does not prevent the erection or use of the elements and structures outlined in Section 4(2)(a)(i) and (ii) of By-law No. 438-86, except that *height* used in the calculation of such elements and structures shall be as defined in this by-law;

- (vi) notwithstanding the provisions of paragraph (iv), this by-law does not prevent the erection or use of decorative roof parapets which may extend no further than 1.2 metres beyond the *heights* shown on Plan 2, except that within Area B shown on Plan 2 decorative roof parapets may extend no further than 3.4 metres beyond the *heights* shown on Plan 2;
- (vii) the *residential gross floor area* of the *apartment building* does not exceed 7 216.00 square metres, and the *apartment building* contains not more than 89 *dwelling units*;
- (viii) the *apartment building* is contained within the 50 degree angular plane projected over the *lot* from the north *lot* line at an elevation of 12.4 metres above *grade*; and
- (ix) a minimum of 50 per cent of the *lot* area shall be provided and maintained as *landscaped open space*.

2. For the purposes of this By-law:

- (i) *grade* means 160.8 metres Canadian Geodetic Datum;
- (ii) *landscaped open space* shall have the same meaning as *landscaped open space* in By-law No. 438-86, as amended, except that for the purposes of this by-law, lands included in the calculation of *landscaped open space* may include lands which have balconies, cornices and lintels, commencing at the third floor, overhanging them.
- (iii) *height* means the level in metres above *grade*; and
- (iv) each other word or expression which is italicized herein shall have the same meaning as each such word or expression as defined in the aforesaid By-law No. 438-86.

PLAN I



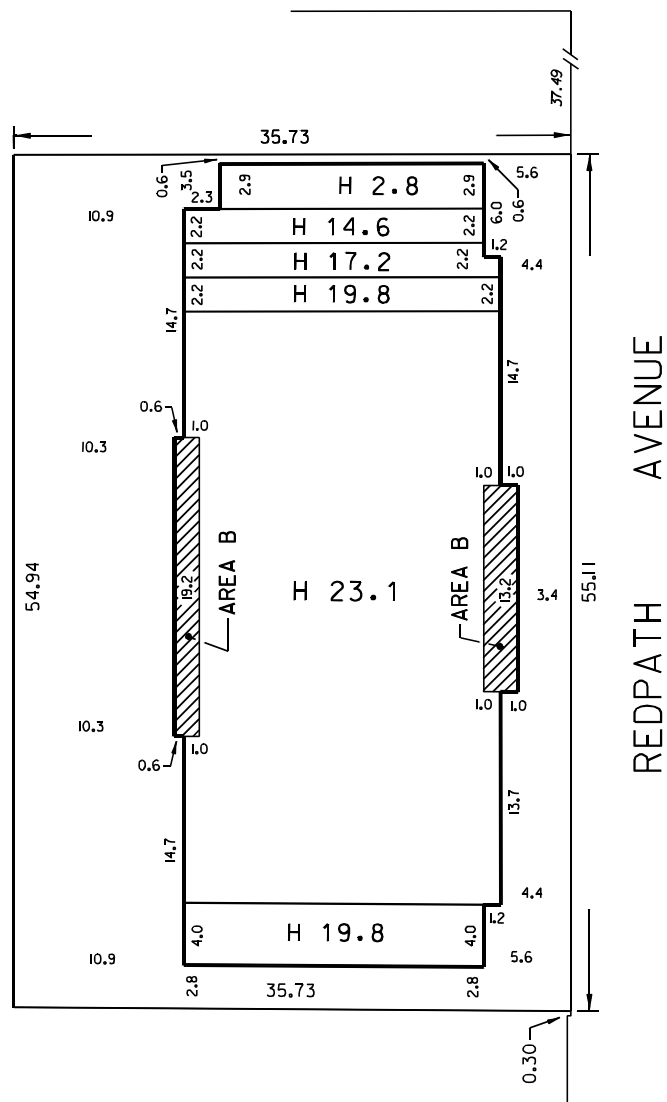
AREA A - PART 3, PLAN 64R-15343



CITY WORKS SERVICES
SURVEY AND MAPPING BRANCH
TORONTO SEPTEMBER, 1997
BL2/178RED1B.DGN
FILE: R43-24
MAP No. 51L-311

DRAWN: PG

BROADWAY AV



H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



CITY WORKS SERVICES
SURVEY AND MAPPING BRANCH
TORONTO NOVEMBER, 1997
BL2/178RED1D.DGN
FILE: R43-Z4 DRAWN: PG
MAP No. 51L-311