

Authority: North York Community Council Report No. 5, Clause No. 30,
as adopted by City of Toronto Council on April 11, 12 and 13, 2000
Enacted by Council: May 11, 2000

CITY OF TORONTO

BY-LAW No. 264-2000

To amend City of North York By-law No. 7625 in respect of lands municipally known as 153 Doris Avenue and 77 to 95 Spring Garden Avenue.

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 held a public meeting in accordance with the *Planning Act* on March 23, 2000;

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

1. Schedules "B" and "C" of By-law No. 7625 are amended in accordance with Schedule "1" of this By-law.
2. Section 64 of By-law No. 7625 is amended by adding the following subsection:

"64.16(35) RM1(35)

DEFINITIONS

- Gross Floor Area (a) For the purposes of this exception, "Gross Floor Area" means the aggregate of all the floors, measured between the outside of the exterior walls of the building at the level of each floor, including all areas used as balconies measured to the outside edges of the balcony floors, but excluding:
- (i) Mechanical Floor Area;
 - (ii) any area used for motor vehicle access or parking; and
 - (iii) the floor area of unenclosed residential balconies.
- Mechanical Floor Area (b) For the purposes of this exception, "Mechanical Floor Area" means the floor area within a building that is used exclusively for the accommodation of mechanical equipment necessary to physically operate the building such as heating, ventilation, air conditioning, electrical, plumbing, fire protection and elevator equipment.

PERMITTED USES

- (c) The only permitted use shall be multiple attached dwellings.

EXCEPTION REGULATIONS

Number of Units	(d)	The maximum number of dwelling units shall be 43.
Gross Floor Area	(e)	The maximum Gross Floor Area shall be 8874 m ² .
Yard Setbacks	(f)	The minimum yard setbacks shall be as shown on Schedule RM1(35).
Lot Area	(g)	There shall be no minimum lot area requirement.
Lot Coverage	(h)	There shall be no maximum lot coverage requirement.
Street Frontage	(i)	There shall be no minimum street frontage requirement.
Building Height	(j)	The maximum building heights shall be as shown on Schedule RM1(35). For the purpose of this subsection height shall be measured from the elevation at the centre line of the street at the midpoint of the Spring Garden frontage.
	(k)	The minimum distance between buildings or portions thereof shall be as shown on Schedule RM1(35).
Parking	(l)	There shall be a minimum of 2 parking spaces per dwelling unit.
Other Regulations	(m)	Section 6(7) of By-law No. 625 shall not apply.
	(n)	Notwithstanding Section 6(9) of By-law No. 7625, exterior stairways, and retaining walls may project into the rear and side yard setbacks not more than 2 metres.
	(o)	Notwithstanding Section 6(9) of By-law No. 7625, garage projections and deck structures not exceeding .75 metre in height above the vertical distance between the average elevation of the finished level of the ground adjoining the structure may project into the rear yard setbacks not more than 2 metres.
	(p)	Notwithstanding Section 6(9) of By-law No. 7625 balconies and bay windows may project beyond the front wall of a building not more than .75 metres.
	(q)	Section 15.8 of By-law No. 7625 shall not apply.
Division of Lands	(r)	The provisions of this exception shall apply collectively to the lands shown as RM1(35) notwithstanding their division into two or more parcels.

3. Section 64.16 of By-law No. 7625 is amended by the addition of Schedule RM1(35).

ENACTED AND PASSED this 11th day of May, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE “1” (on file)

SCHEDULE “RM1(35)” (on file)