

CITY OF TORONTO

BY-LAW No. 315-2000(OMB)

**To amend City of North York By-law No. 7625
in respect of lands municipally known as
99-119 Spring Garden Avenue.**

WHEREAS the Ontario Municipal Board by way of Decision issued on February 13, 1998 determined to amend the General Zoning By-law for the former City of North York.

Therefore:

1. Schedules "B" and "C" of By-law No. 7625 are amended in accordance with Schedule 1 of this By-law.

2. Section 64.16 of By-law No. 7625 is amended by adding the following subsection:

"64.16(30) RM1(30)

DEFINITIONS

Gross Floor Area (a) For the purposes of this exception, "Gross Floor Area" shall mean 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" shall mean 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 uses shall be multiple attached dwellings.

EXCEPTION REGULATIONS

Gross Floor Area (d) The maximum Gross Floor Area shall be 7,490 m².

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Yard Setbacks	(e)	The minimum yard setbacks shall be as shown on Schedule RM1(30).
Lot Area	(f)	There shall be no minimum lot area requirement.
Lot Coverage	(g)	There shall be no maximum lot coverage requirement.
Street Frontage	(h)	There shall be no minimum street frontage requirement.
Building Height	(i)	The maximum building heights shall be as shown on Schedule RM1(30).
	(1)	For the purpose of calculating building height for all buildings within the development as outlined on Schedule RM1(30) the established grade will be taken from the elevation at the centre line of the road opposite the mid-point of the Spring Garden frontage.
	(j)	The minimum distance between buildings shall be as shown on Schedule RM1(30).
Parking	(k)	Parking shall be provided as follows:
	(i)	A minimum of 1.0 parking spaces per dwelling unit which includes 0.1 parking spaces per dwelling unit for visitor use;
	(ii)	A maximum of 1.2 parking spaces per dwelling unit which includes 0.1 parking spaces per dwelling unit for visitor use;
	(iii)	Individual multiple attached dwelling driveways leading to parking spaces shall have a minimum width of 2.8 metres; and
	(iv)	Required parking including visitor spaces may be provided in the form of tandem parking per dwelling unit.
Division of Lands	(l)	The provisions of this By-law shall apply collectively to the lands shown as RM1(30) notwithstanding their division into two or more parcels.
Other Regulations	(m)	Section 6(7) of By-law No. 7625 shall not apply.
	(n)	Notwithstanding Section 6(9) of By-law No. 7625, exterior stairways, retaining walls and balconies may project into the interior and exterior yard setbacks not more than 2 metres.
	(o)	Section 15.8 of By-law No. 7625 shall not apply.”

3. Section 64.16 of By-law No. 7625 is amended by adding Schedule RM1(30) attached to this By-law.

PURSUANT TO THE DECISION OF THE ONTARIO MUNICIPAL BOARD ISSUED FEBRUARY 21, 2000 IN BOARD FILE NO. PL968597.

SCHEDULE “1” (on file)

SCHEDULE “RM1(30)” (on file)