

Authority: North York Community Council Report No. 7, Clause No. 13,
as adopted by City of Toronto Council on June 7, 8 and 9, 2000
Enacted by Council: July 6, 2000

CITY OF TORONTO

BY-LAW No. 444-2000

To amend City of North York By-law No. 7625 in respect of lands municipally known as 76 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 May 23, 2000;

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

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are amended in accordance with Schedule "1" of this by-law
2. Section 64.16 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

"64.16(38) RM1(38)

PERMITTED USES

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

EXCEPTION REGULATIONS

NUMBER OF DWELLING UNITS

- (b) The maximum number of dwelling units shall be 4.

GROSS FLOOR AREA

- (c) The maximum Gross Floor Area shall be 720 m².

YARD SETBACKS

- (d) The minimum yard setbacks shall be as shown on Schedule RM1(38).
- (e) Notwithstanding Section 6(9) of By-law No. 7625, exterior stairs and decks may project beyond the front wall of a building not more than 1.2 metres.
- (f) The minimum distance between buildings shall be as shown on Schedule RM1(38).

LOT AREA

- (g) There shall be no minimum lot area requirement.

LOT COVERAGE

- (h) There shall be no maximum lot coverage requirement.

LOT FRONTAGE

- (i) There shall be no minimum street frontage requirement.
- (j) Section 6(7) of By-law No. 7625 shall not apply.

BUILDING HEIGHT

- (k) The maximum building heights shall be as shown on Schedule RM1(38). For the purpose of this subsection height shall be measured from the elevation at the centre line of the street at the midpoint of Spring Garden Avenue.

PARKING

- (l) The minimum parking requirement shall be one parking space per dwelling unit. One parking space shall be provided for visitor parking.

DRIVEWAY WIDTH

- (m) The minimum driveway width shall be 5 metres.

LANDSCAPING

- (n) Section 15.8 of By-law No. 7625 shall not apply.

DIVISION OF LANDS

- (o) The provisions of this exception shall apply collectively to these lands, notwithstanding their future severance, partition or division for any purpose”.

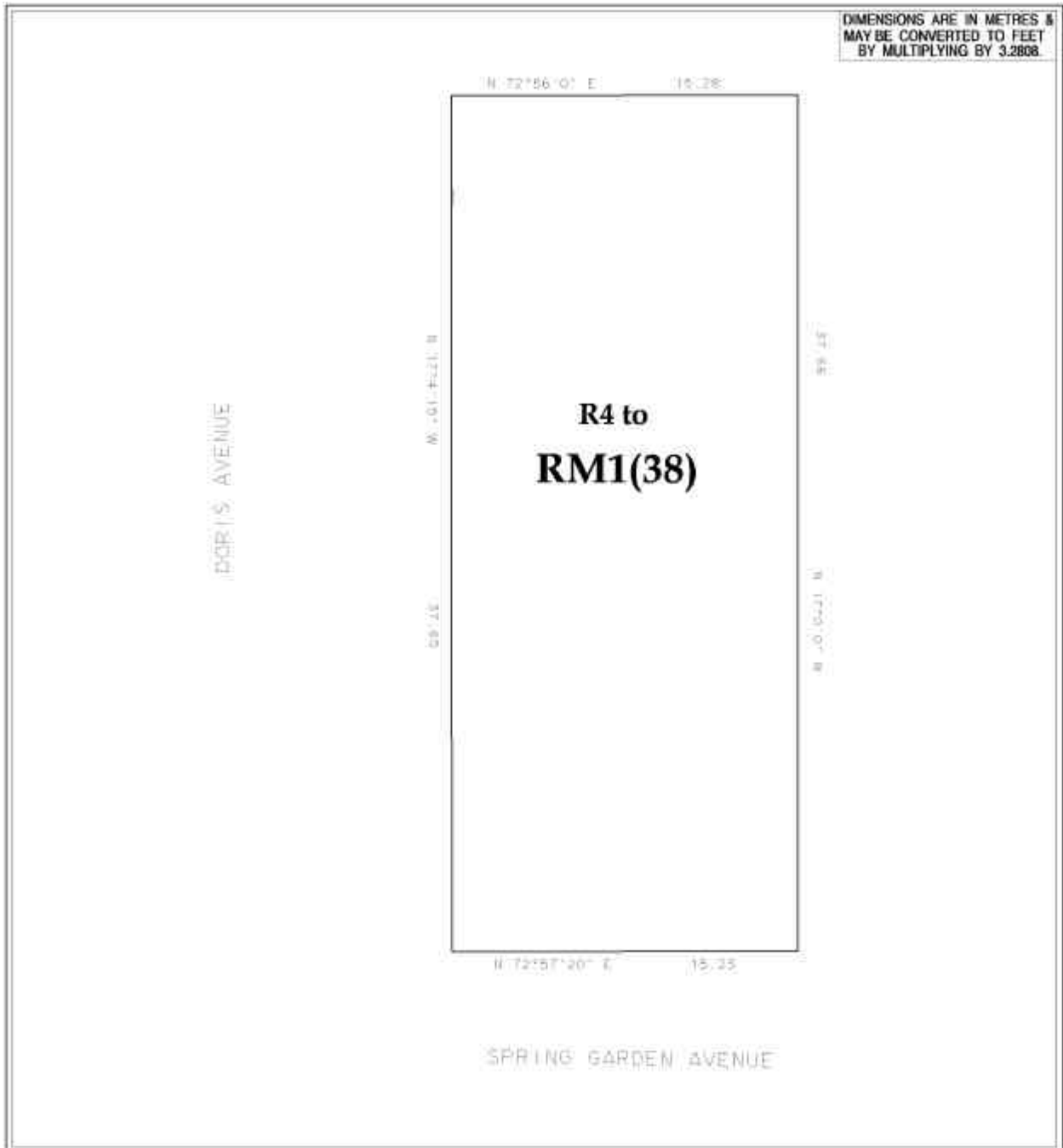
ENACTED AND PASSED this 6th day of July, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "1"



DIMENSIONS ARE IN METRES & MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.2808.

**R4 to
RM1(38)**

DORRIS AVENUE

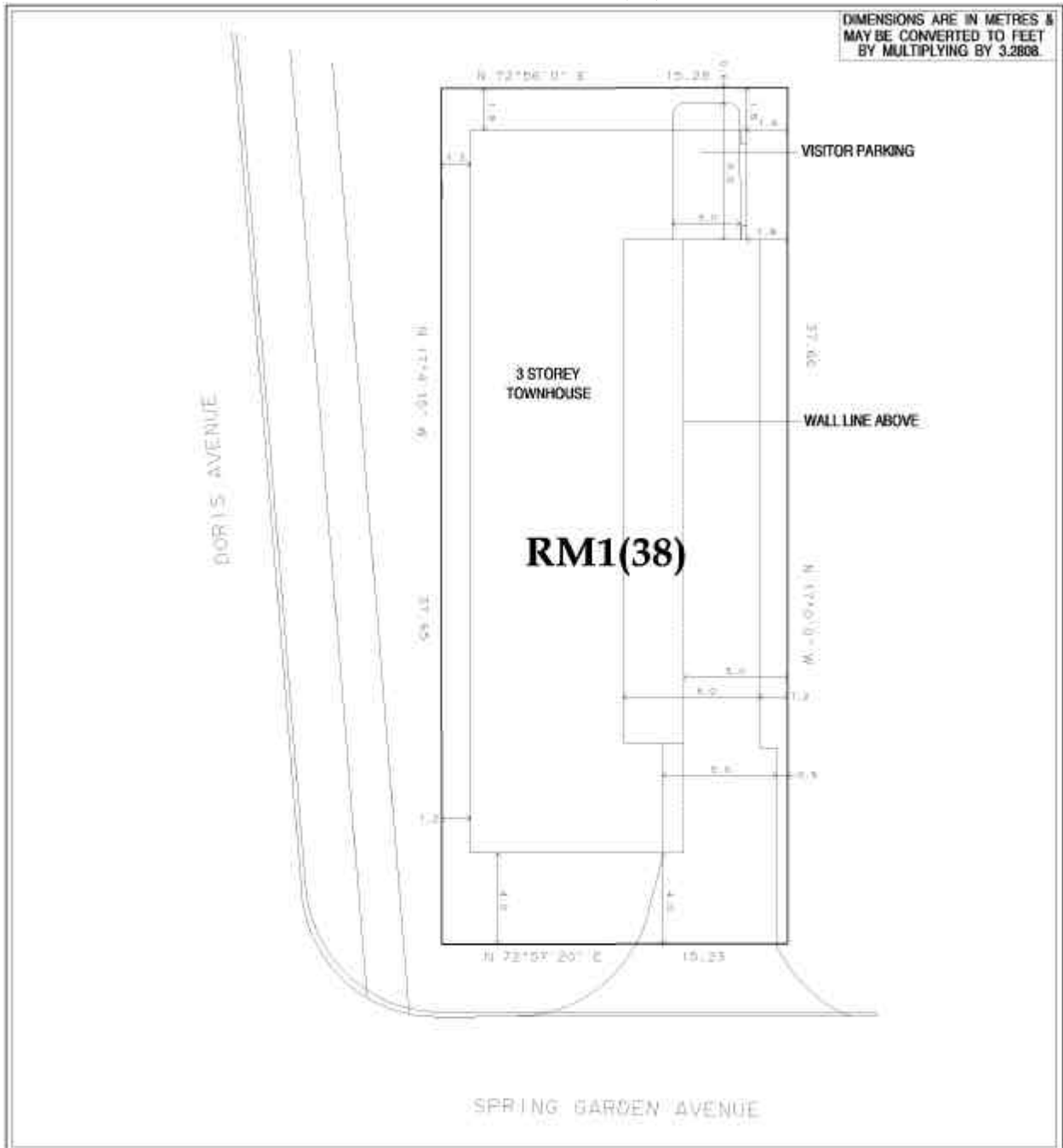
SPRING GARDEN AVENUE


<p>This is Schedule " 1 " to By-Law _____ passed the _____ day of _____, 20 _____</p>		 City Planning Division 3900 SHEPPARD AVENUE EAST, TORONTO, ONT. M2N 6L1
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR	
<p>Location: _____</p>		
File No. _____	Prepared by: _____	Approved by: _____
Date: _____	Filename: _____	
Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District. Street lines represent street dedications/road allowances and do not represent actual in-built curb lines of streets.		

SUBJECT PROPERTY



SCHEDULE "RM1(38)"



<p>This is Schedule " RM1(38) " to By-Law _____</p> <p>passed the _____ day of _____, 20 _____</p>		 <p>TORONTO City Planning Division Plan 00000</p>		
<p>(Sgd.) _____</p> <p>CLERK</p>	<p>(Sgd.) _____</p> <p>MAYOR</p>			
<p>Location: _____</p>				
<p>File No. UDZ-99-10</p>	<p>Prepared by: F.C.</p>	<p>Approved by: D.G.</p>	<p>Date: April 26/2000</p>	<p>Filename: SBL2987</p>
<p><small>Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.</small></p> <p><small>Street lines represent street dedications/road allowances and do not represent actual in-built curb lines of streets.</small></p>			<p>SUBJECT PROPERTY</p> 	