

**CITY OF TORONTO**

**BY-LAW No. 625-2000(OMB)**

**To amend City of North York By-Law No. 7625  
in respect of lands municipally known as 80-102 Eglinton Avenue.**

WHEREAS the Ontario Municipal Board, by way of Order issued on May 18, 2000, 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 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(41) RM1(41)**

**EXCEPTION REGULATIONS**

- (a) The maximum number of 49 multiple attached dwelling units shall be permitted. A maximum of 16 basement dwelling units may be permitted within the multiple attached dwelling units. A basement dwelling unit shall have a maximum floor area of 65 square metres.
- (b) Notwithstanding section 16.2.3, there shall be no minimum street frontage required.
- (c) A minimum of 25% of the site shall be landscaped in accordance with the provisions of section 15.8.
- (d) Minimum distance between buildings shall be 3.0 m.
- (e) The maximum lot coverage shall be 41%.
- (f) The maximum building height shall be 3 storeys or 11 metres, whichever is the lesser. For the purposes of calculating building height, established grade shall be defined as 178.4 m above sea level.
- (g)
  - (i) A minimum of one parking space, and a maximum of 1.4 parking spaces shall be provided for each unit. Of the total number of parking spaces provided, 0.1 space per unit shall be reserved for visitors.
  - (ii) Individual driveways leading to parking spaces for individual dwelling units shall have a minimum width of 2.65 metres.
  - (iii) Required parking, including visitor parking spaces, may be provided in the form of tandem parking per dwelling unit.

- (iv) Parking spaces located along internal roads may have a minimum width of 2.5 metres.
- (h) The minimum yard setbacks shall be as shown on Schedule RM1(41).
- (i) The maximum gross floor area shall be 11,930 square metres.
- (j) On Portion B of the lands shown on Schedule RM1(41), the maximum gross floor area of all buildings shall not exceed 1.45 times the area of said Portion B.
- (k) On Portion A of the lands shown on Schedule RM1(41), the maximum gross floor area of all buildings shall not exceed 1.229 times the area of said Portion A.
- (l) Notwithstanding any severance, partition or division of the lands shown on Schedule RM1(41), the regulations of this exception shall continue to apply to the whole of the said lands as if no severance, partition or division had occurred.
- (m) There shall be no minimum lot area requirement.
- (n) Any bay, bow or other window may project up to 0.6 m from the wall of the dwelling.

**3.** Section 64.16 of By-law No. 7625 of the former City of North York is amended by adding Schedule RM1(41), attached to this By-law.

PURSUANT TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON MAY 18, 2000 IN BOARD FILE NO. PL968050.

**SCHEDULE "1"**



