

CITY OF TORONTO

BY-LAW No. 970-2000(OMB)

**To amend general Zoning By-law No. 438-86 for the former
City of Toronto respecting lands known as 225 Ellis Avenue.**

WHEREAS the Ontario Municipal Board in a Decision issued May 13, 1998 approved certain height requirements in connection with 225 Ellis Avenue arising out of consolidated appeals made under Sections 34 (19), 45 (12), 51 (15) and 53 (7) of the *Planning Act*; and

WHEREAS this by-law is drawn to give effect to the Decision of the Ontario Municipal Board issued May 13, 1998, for inclusion in its order;

NOW THEREFORE pursuant to the Order of the Ontario Municipal Board issued July 26, 2000, in connection with O.M.B. File Nos. C 950261, V 950269, V 950305, R950280 and S 950060;

1. Except as otherwise provided herein, the provisions of By-law 438-86 being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and the matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in the City of Toronto”, as amended, shall continue to apply to the lands known municipally in the year 2000 as 225 Ellis Avenue.

2. Despite the definitions of “grade” and “height” in Section 2(1) and the provisions of Section 4(2), a *detached house* is permitted provided that the *height* of the *detached house* does not exceed 18.0 metres above *grade*.

For the purposes of this paragraph:

- (i) *grade* means 85.65 Canadian Geodetic Datum;
- (ii) *height* means the vertical distance in metres between grade and the highest point of the roof, exclusive of chimney stacks and in the case of a pitched roof or other kind of roof, the vertical distance between grade and the highest point of the roof.

Each other word or expression which is italicized herein shall have the same meaning as each word or expression as defined in the aforesaid By-law No. 438-86.

PURSUANT TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JULY 26, 2000 IN BOARD FILE NO. PL956597 ET AL.