

CITY OF TORONTO

BY-LAW No. 106-2001(OMB)

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands known municipally as 207-217 Roslin Avenue.

WHEREAS the Ontario Municipal Board in its Decision No. 1570, issued October 26, 2000, approved certain amendments to the general Zoning By-law No. 438-86 for the former City of Toronto in connection with the property municipally known as 207-217 Roslin Avenue arising out of appeals made under Sections 22(7), 34(11), 41(12), 45(12) and 53(19) of the Planning Act, R.S.O. 1990, c.P 13; and

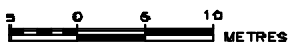
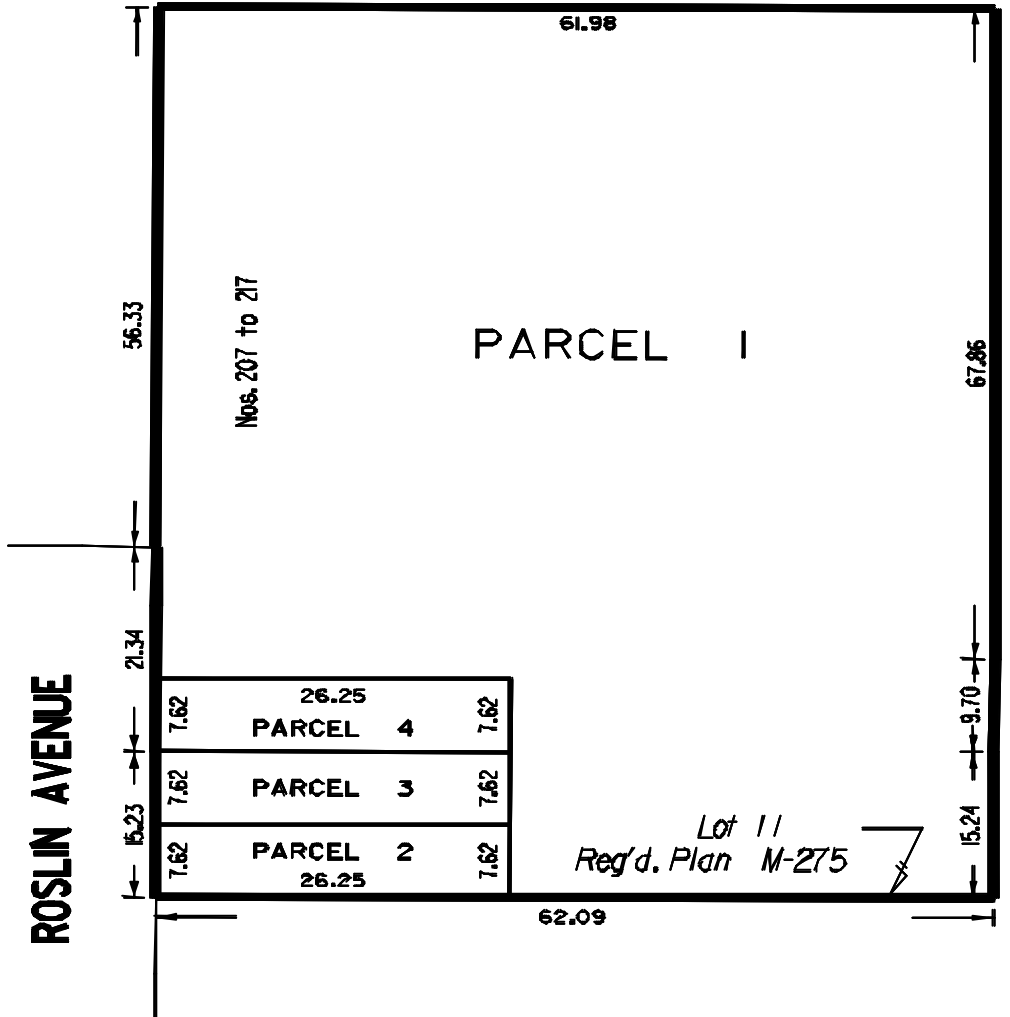
WHEREAS this by-law is drawn to give effect to the said Decision of the Ontario Municipal Board for inclusion in its Order;

NOW THEREFORE pursuant to the Order of the Ontario Municipal Board issued October 26, 2000, in connection with O.M.B. Case Number PL990464, general Zoning By-law No. 438-86 is amended as follows:

1. None of the following provisions of the said By-law No. 438-86, as amended: the definitions of *grade*, *height* and *lot* as found in Section 2(1), Sections 4(2)(a), 4(11)(b), 4(11)(c), 6(2)(21)(i), 6(2)(21)(iv), and 6(3) PART II 5(i) shall apply to prevent on the *lot* described below, the erection and use of 10 *row houses* and uses *accessory* thereto and the construction and use of a *parking station* containing no more than 4 *parking spaces*, provided:
 - (1) the *lot* comprises Parcel 1 as shown delineated by heavy lines on Map 1 attached to and forming part of this by-law;
 - (2) no more than 10 *row houses* are erected or used on the *lot* and the said lands are used for no purpose other than *row houses* and uses *accessory* thereto;
 - (3) no part of the *row houses* above *grade* are located otherwise than wholly within Blocks 1 and 2 as shown on Map 2 attached to and forming part of this by-law, except as permitted by Section 6(3) Part II 8;
 - (4) the *height* of the *row houses* above *grade* shall not exceed 10.0 metres. For the purposes of this paragraph:
 - (i) with respect to the *row houses* within Block 1 as shown on Map 2 attached to this by-law, *grade* means 155.94 metres Canadian Geodetic Datum;
 - (ii) with respect to the *row houses* within Block 2 as shown on Map 2 attached to this by-law, *grade* means 157.11 metres Canadian Geodetic Datum; and
 - (iii) *height* means the vertical distance in metres between *grade* and the highest point of the roof of the *row house*;

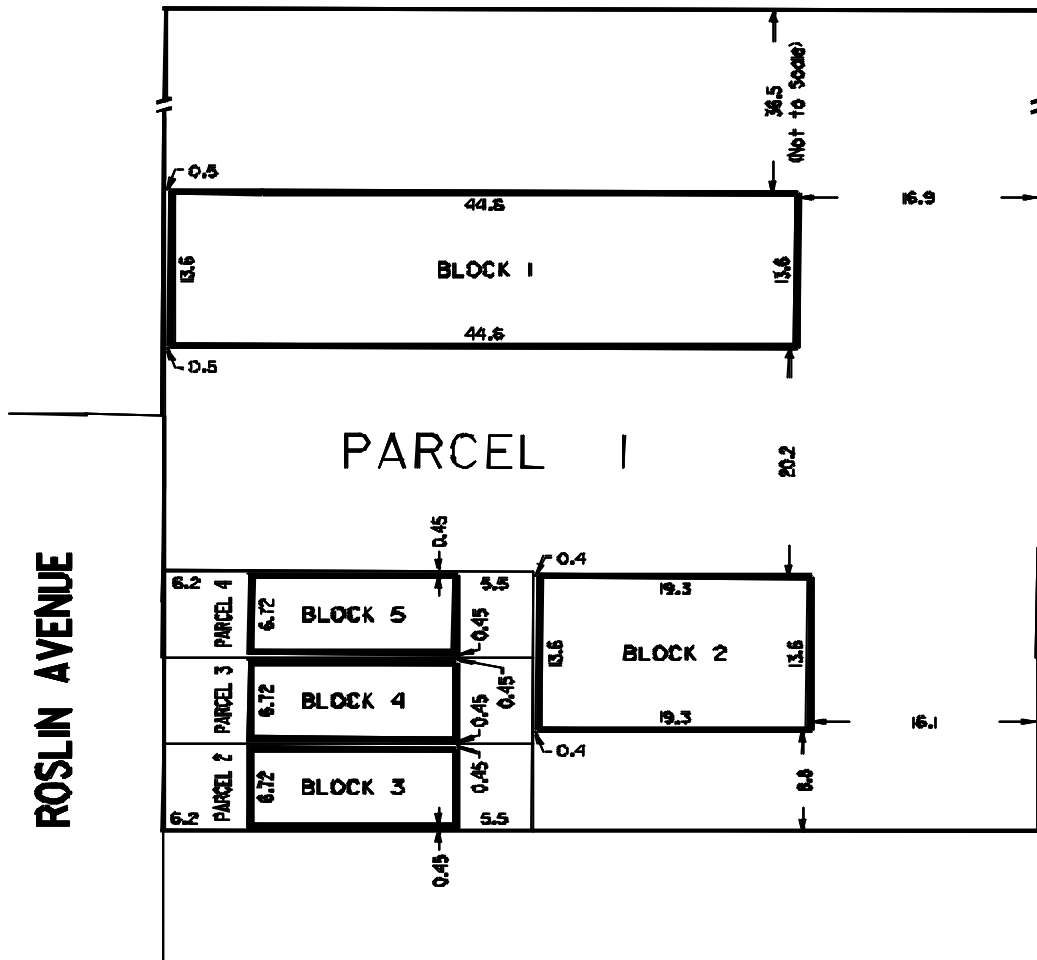
- (5) the maximum aggregate *residential gross floor area* of all *row houses* within Parcel 1 does not exceed 2580 square metres; and
 - (6) not less than one *parking space* is provided and maintained, for each *row house*, and not less than four *parking spaces* for visitors to Parcel 1 are provided and maintained.
2. None of the following provisions of the said By-law No. 438-86, as amended: the definitions of *grade* and *height* as found in Section 2(1), Sections 4(2)(a), 6(3) Part I 1, 6(3) Part II 4, 6(3) Part II 3(ii) and 6(3) Part II 8 F(IV) shall apply to prevent the erection and use of one *detached house* and uses *accessory* thereto on each of the lots described below, provided:
- (1) for the purpose of this paragraph, each of Parcel 2, Parcel 3 and Parcel 4, as shown delineated by heavy lines on Map 1 attached to and forming part of this by-law, shall be a *lot*;
 - (2) not more than one *detached house* is erected or used on the *lot* and the said *lot* is used for no purpose other than one *detached house* and uses *accessory* thereto;
 - (3) no part of the *detached house*, above *grade*, is located otherwise than within Blocks 3, 4 and 5 as shown on Map 2 attached to and forming part of this by-law, except as permitted by Section 6(3) Part II 8;
 - (4) the *height* of the *detached house* above *grade* shall not exceed 10.0 metres. For the purposes of this paragraph:
 - (i) *grade* means 156.36 metres Canadian Geodetic Datum; and
 - (ii) *height* means the vertical distance in metres between *grade* and the highest point on the roof of the *detached house*;
 - (5) not less than one *parking space* is provided and maintained, for each *detached house*; and
 - (6) the *residential gross floor area* of each *detached house* does not exceed 293 square metres.
3. Notwithstanding Sections 1 and 2 of this by-law, the total *residential gross floor area* for the whole of the lands described as Parcels 1, 2, 3 and 4 on Map 1, attached to and forming part of this by-law, shall not exceed 3459 square metres.
4. For the purpose of this by-law each other word or expression which is italicized in this by-law shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended.

MAP 1



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO SEPTEMBER, 2000
BLOD/207ROS1.DGN
FILE: R20-Z1
MAP No. 51M-312 DRAWN: D.R.

MAP 2



ROSLIN AVENUE



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO SEPTEMBER, 2000
BLOCK 201ROS2.DGN
FILE # R26-21
MAP No. 91W-312 DRAWN: D.R.