

Authority: Midtown Community Council Report No. 7, Clause No. 66,
as adopted by City of Toronto Council on September 22, 23, 24 and 25, 2003
Enacted by Council: January 29, 2004

CITY OF TORONTO

BY-LAW No. 118-2004

To amend former City North York By-law No. 7625 with respect to the lands known municipally as 73 Jonesville 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 has held at least one public meeting in accordance with the *Planning Act*;

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

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(56) RM1(56)

EXCEPTION REGULATIONS FOR MULTIPLE ATTACHED DWELLINGS

- (a) The maximum number of dwelling units shall be 11.
- (b) The maximum gross floor area shall be 1,870m².
- (c) The minimum east yard setback shall be 0.4m.
- (d) The minimum south side yard setback shall be 3m.
- (e) The minimum west side yard setback to the building shall be 6.4m and 0m to the deck structure.
- (f) The minimum north side setback shall be 3m.
- (g) The minimum lot area per dwelling unit shall be 104m².
- (h) The minimum number of parking spaces per dwelling unit shall be 2.
- (i) A maximum building height of 12.4m.

- (j) Minimum distance between buildings shall be 2m.
- (k) A rear deck and balcony, per dwelling unit, shall be provided.
- (l) A rear deck for each dwelling unit, having access from the main floor, shall have a maximum area of 36m² and be the full width of the dwelling unit.
- (m) A rear balcony for each dwelling unit, having access from the third floor, shall have a maximum area of 14.8m².
- (n) Sections 6A(8)(b), 15.8 and 16.2.2 relating to parking, landscaping and lot coverage shall not apply.
- (o) Notwithstanding any severance or division of the lands subject to this application, regulations of the exception shall continue to apply to the whole of the lands.”

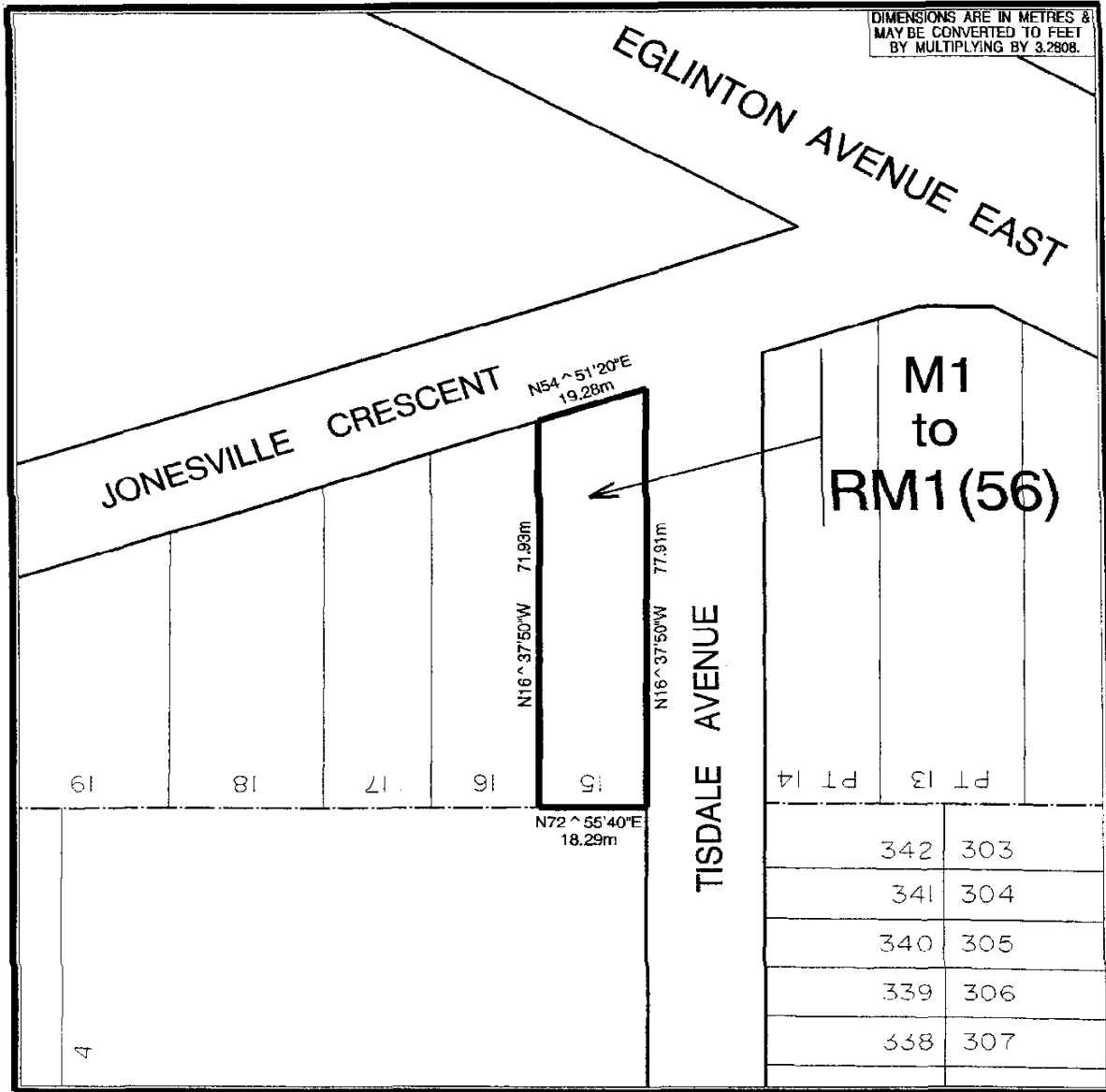
ENACTED AND PASSED this 29th day of January, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "1"



				 City Planning Division North District	
Location: Lot 15, R.P. 3662, City of North York					
File: TD ZBL 2002 0007	Prepared by: A.A.	Approved by: E.S.	Date: AUG. 20, 2003	Filename: RM1(56)	
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 as-built curb lines of streets.					