

CITY OF TORONTO

BY-LAW No. 1146-2004(OMB)

To amend former City of North York By-law No. 7625 in respect of lands municipally known as 4691 Bathurst Street, 500 Ellerslie Avenue and 45 to 51 Farrell Avenue.

WHEREAS the Ontario Municipal Board, pursuant to its Order No. 0854, issued on June 24, 2003, deems it advisable to amend By-law No. 7625, as amended, for the former City of North York;

THEREFORE, By-law No. 7625, as amended, for the former City of North York, is further amended by the Ontario Municipal Board as follows:

1. Schedules “B” and “C” of By-law No. 7625, as amended, are amended in accordance with Schedule “1” of this By-law.
2. Section 64.16 of By-law No. 7625 is hereby amended by adding the following subsection:

“64.16 RM1 (49)

PERMITTED USES

- (a) The only permitted uses shall be Multiple Attached Dwellings and uses accessory thereto.

EXCEPTION REGULATIONS

- (b) Lot Area

The provisions of 16.2.1 shall not apply.

- (c) Lot Coverage

The maximum lot coverage by buildings shall be 45%.

- (d) Yard Setbacks

- (i) The minimum yard set back from the easterly lot line of the site shall be 4.5 metres.
- (ii) The minimum yard setback from Ellerslie Avenue shall be 1.67 metres.
- (iii) The minimum yard setback from Farrell Avenue shall be 2 metres.
- (iv) The minimum yard setback from Bathurst Street shall be 1.2 metres.

(e) Building Height

The maximum building height shall be 3 storeys above the cellar, where the cellar is no higher than 50% above finished grade at the front of the block; or 8.4 metres measured from finished first floor to the mean height level between the eaves and the ridge; whichever is lesser.

(f) Distance Between Buildings

The minimum distance between buildings shall be 11 metres.

(g) Frontage

There shall be no minimum frontage or width requirement.

(h) Maximum Gross Floor Area

The maximum gross floor area shall be 14,200 square metres.

(i) Provided there is direct access for all lots to an approved and registered common element condominium road, the provisions of Section 6(7) shall not apply.

(j) Projections

Bay windows, ramps, stairs, porches and decks shall be permitted to project into the yard setbacks and distance between buildings, notwithstanding Section 6(9) of By-law No. 7625 Permitted Projections into Minimum Yard Setbacks with respect to required yards and required Distance Between Buildings.

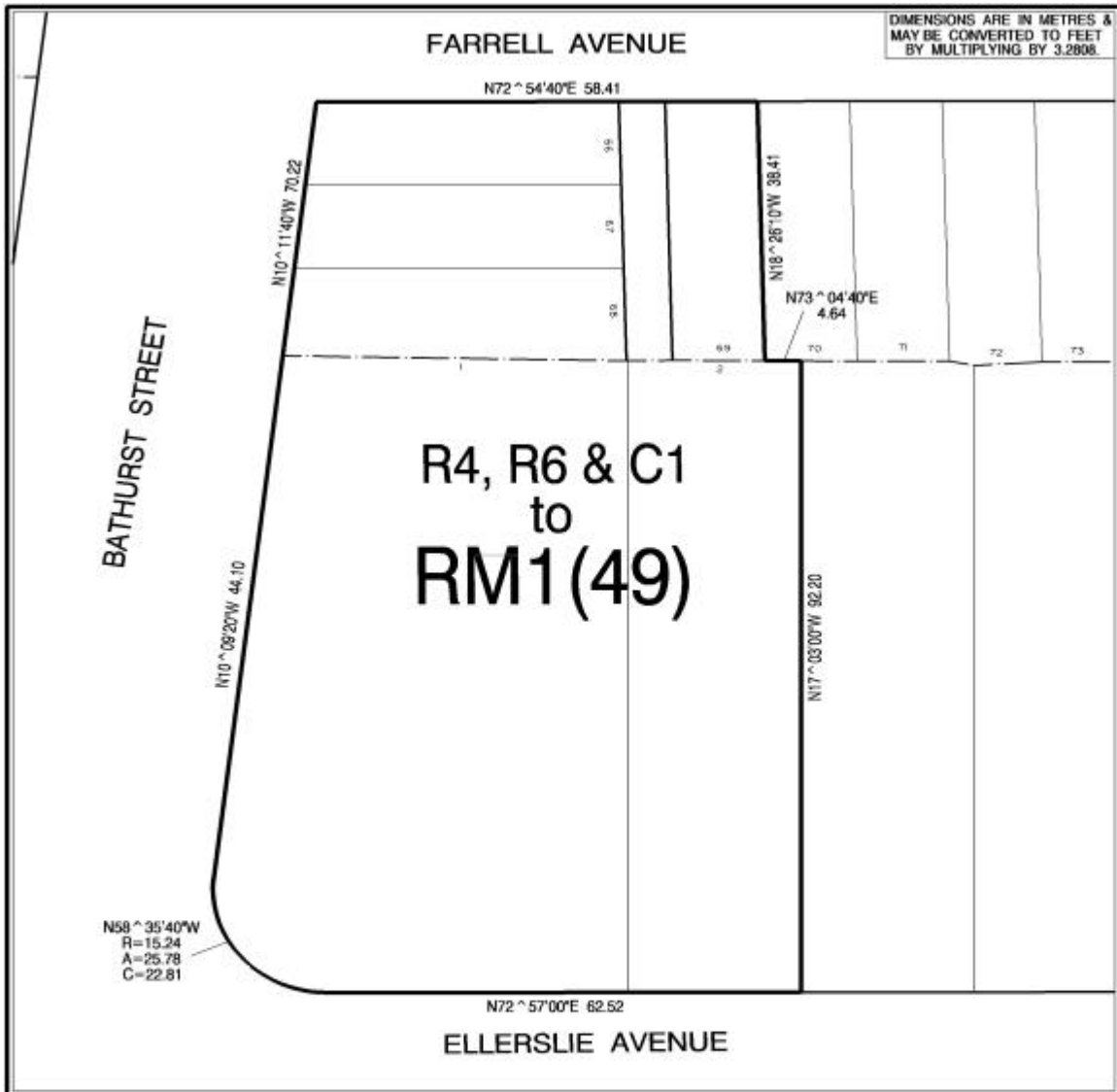
(k) The By-law No. 7625 provisions of Sections 6(24)(a) and 6(24)(c) Unexcavated Porches and Decks in R and RM Zones; Section 15.8 (a) Landscaping; Section 16.2.1 Lot Area; Section 16.2.5 Floor Area; and Section 6 (17) (a) Lots Abutting a Lane; shall not apply.

(l) A minimum of 2 parking spaces per unit shall be provided for residents. A minimum of 8 parking spaces shall be provided for visitors.

(m) Notwithstanding any severance, partition, or division of the site, as shown on Schedule RM1 (49), the provisions of this By-law shall apply to the whole of the site as if no severance, partition or division occurred.”

PURSUANT TO ORDER NO. 0854 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JUNE 24, 2003 IN BOARD CASE NO. PL020930.

SCHEDULE "1"



<p>This is Schedule " 1 " to By-Law _____</p> <p>passed the _____ day of _____, 20 ____</p>		 TORONTO <small>City Planning Division</small> <small>North District</small>		
<p>(Sgd.) _____</p> <p>CLERK</p>	<p>(Sgd.) _____</p> <p>MAYOR</p>			
<p>Location: Part of Lots 1 & 2 RP 2334 and Lot 69 & Part of Lots 66,67 & 68 RP 3178, City of Toronto</p>				
<p>File: TB CMB 2002 0010</p>	<p>Prepared by: A.K.</p>	<p>Approved by: N.F.</p>	<p>Date: Feb. 28, 2003</p>	<p>Filename: RM1(49)_1</p>
<p>Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.</p> <p>Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.</p>			<div style="border: 1px solid black; width: 50px; height: 20px; margin: 0 auto;"></div> <p style="text-align: center; font-size: x-small;">SUBJECT PROPERTY</p>	