

# CITY OF TORONTO

## BY-LAW No. 3-2006(OMB)

### To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands municipally known as 314 Jarvis Street.

WHEREAS the Council of the former City of Toronto passed By-law No. 526-89 on July 14, 1989, pursuant to its adoption of Clause 2 of Land Use Committee Report 18 at its meeting held on July 13 and 14, 1989; and

WHEREAS the passage of By-law No. 526-89 was appealed; and

WHEREAS the Ontario Municipal Board having held a hearing respecting the appeal of By-law No. 526-89 and the related referral of Official Plan Amendment No. 503, has amended By-law No. 526-89;

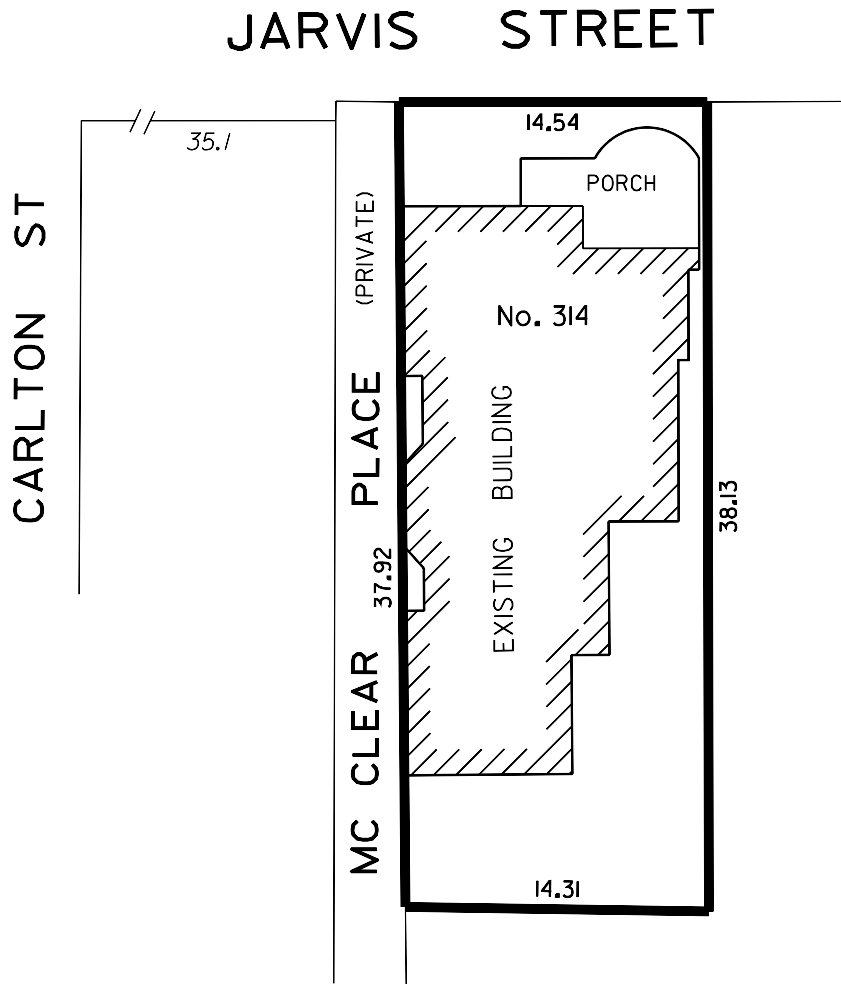
THEREFORE pursuant to the Order of the Ontario Municipal Board issued July 22, 2002, Board Case No. PL891076, being Order No. 1038, enacts as follows:

1. None of the provisions of Section 8(3) PART I 1, and Section 4(5)(i) of By-law No. 438-86, being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, shall apply to prevent on the lands shown on Map 1 attached to and forming part of this by-law, the use of a portion of the existing building shown as “existing building” on the aforesaid map and the erection and use of an addition to the “existing building” containing in all *non-residential gross floor area* of not more than 1,510 square metres, provided:
  - (1) the *lot* on which such building and addition are used and are erected and used comprises at least the lands outlined by heavy lines on Map 1 attached to and forming part of this by-law;
  - (2) no portion of any building which is used or is erected and used above *grade* is located otherwise than wholly within the areas delineated by heavy lines and shown as “Building Envelope” on Map 2 attached to and forming part of this by-law;
  - (3) not less than 380 square metres of *residential gross floor area* is used for no purpose other than at least 4 *dwelling units*;
  - (4) the area of any floor below *grade* is used exclusively for the accommodation of heating, cooling, ventilating, electrical or telecommunications equipment, that service the building or for storage;
  - (5) 8 *parking spaces* are provided and maintained on the *lot*; and
  - (6) no building, structure, portion thereof or other obstruction at *grade* exists or is placed within 1.2 metres of any lot line adjacent to any *parking space* provided on the *lot*.

2. For the purposes of this by-law, the terms “*dwelling unit*”, “*grade*”, “*lot*”, “*non-residential gross floor area*”, and “*residential gross floor area*” shall have the same meaning as those terms have for the purposes of By-law No. 438-86.
3. For the purposes of this by-law, the term “*parking space*” means:
  - (1) within Area A, as shown on Map 3 attached to and forming part of this by-law, an unobstructed area of at least 5.9 metres in length and at least 3.39 metres in width that is accessible at all times for the parking and removal of a motor vehicle without the necessity of moving another vehicle; and
  - (2) within Area B, as shown on Map 3 attached to and forming part of this by-law, an unobstructed area of at least 5.9 metres in length and at least 3.23 metres in width that is accessible at all times for the parking and removal of a motor vehicle without the necessity of moving another vehicle.

PURSUANT TO ORDER/DECISION NO. 1038 OF THE ONTARIO MUNICIPAL BOARD  
ISSUED ON JULY 22, 2002 IN BOARD CASE NO. PL891076.

# MAP 1



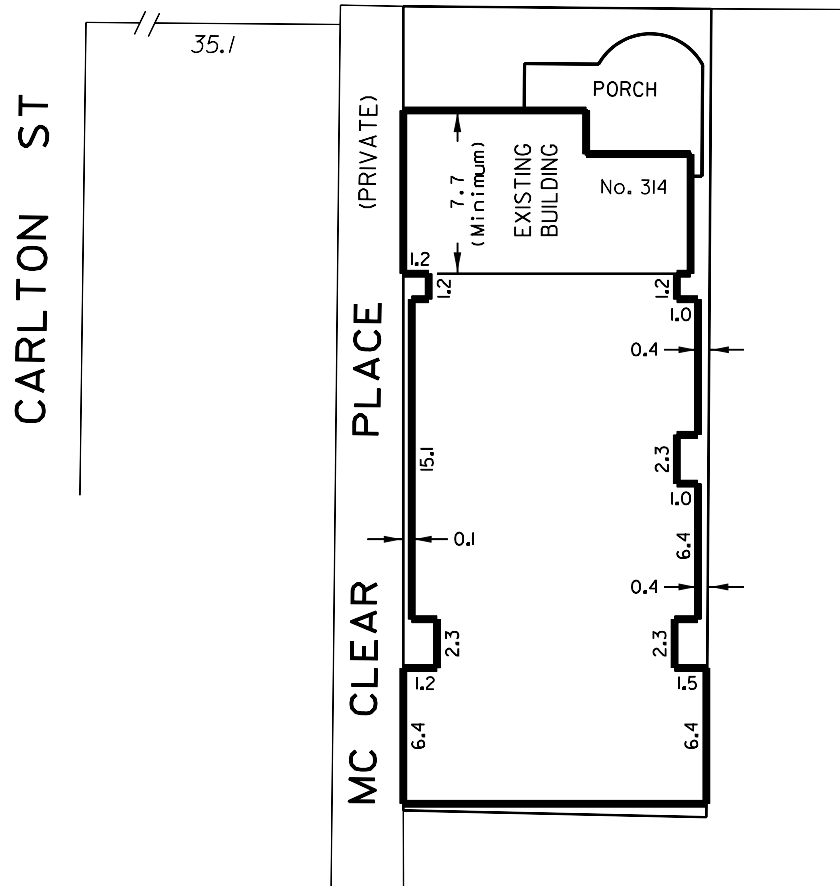
 LANDS REFERRED TO AS THE SITE  
 (PART 1, PLAN 63R-3883)



WORKS AND EMERGENCY SERVICES  
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 MAP No. 51H-311 DRAWN: D.R.

# MAP 2

## JARVIS STREET

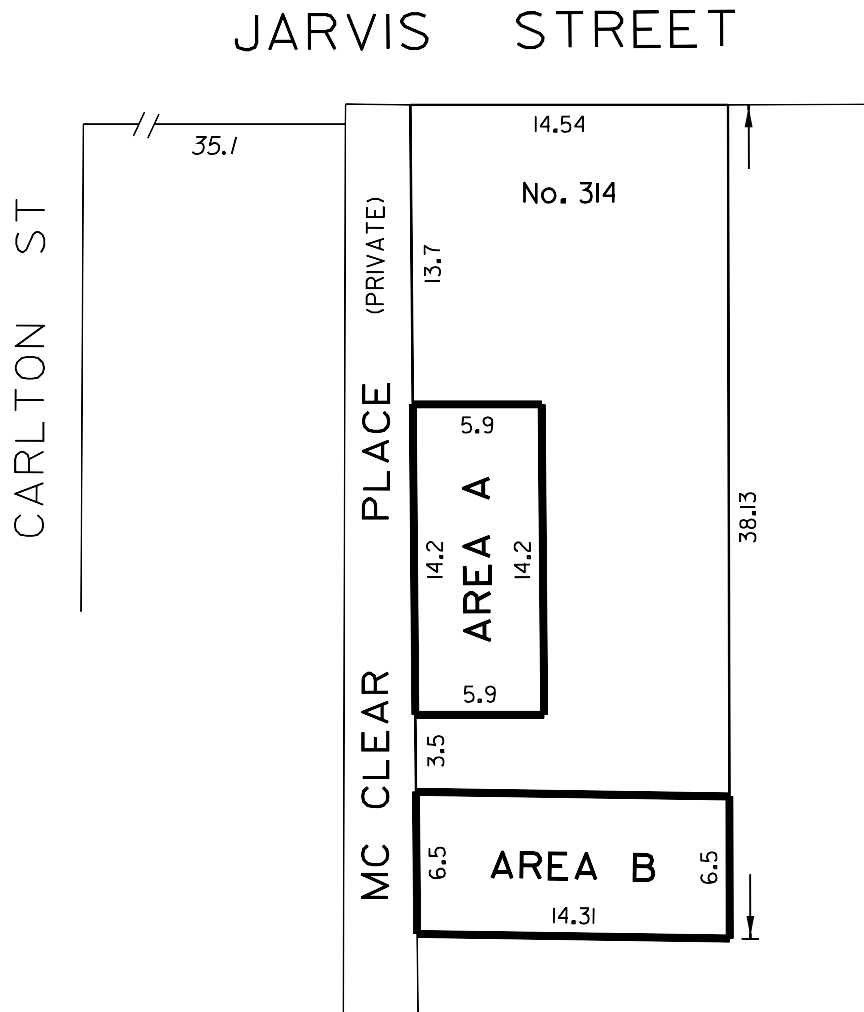


 BUILDING ENVELOPE



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# MAP 3



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 FILE: J9-Z31  
 MAP No. 51H-311 DRAWN: D.R.