

CITY OF TORONTO

BY-LAW No. 362-2010(OMB)

**To amend the former City of North York Zoning By-law No. 7625, as amended,
with respect to the lands municipally known as 23, 25 and 27 Hobson Avenue.**

WHEREAS the Ontario Municipal Board, pursuant to its Decision/Order issued October 6, 2009 has determined to amend Zoning By-law No. 7625 of the former City of North York;

The Ontario Municipal Board Orders as follows:

1. Schedules "B" and "C" of Zoning By-law No. 7625 of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.16 of Zoning By-law No. 7625 is amended by adding the following subsection:

"64.16(83) RM1(83)

DEFINITIONS

- (a) For the purpose of this exception, "established grade" for the purpose of establishing the permitted height, shall mean the geodetic elevations of 142.7 metres for a building facing Hobson Avenue; 144.9 metres for a building fronting Tisdale Avenue; 144.9 metres for a building facing Street A; and 143.42 metres for a building facing Jinnah Court, all as shown on Schedule RM1(83).
- (b) For the purpose of this exception, "lot" shall mean the lands outlined in a heavy black line on the attached Schedule 1 of this By-law.

PERMITTED USES

- (c) The permitted uses shall include multiple attached dwellings, semi-detached dwellings and accessory uses thereto.

EXCEPTION REGULATIONS

LOT AREA

- (d) The lot area shall be the area shown on the attached Schedule 1 of this By-law.

LOT COVERAGE

- (e) Maximum for all building or structures forty (40%) percent.
- (f) Any building or structure as identified in subsection (m) hereto, is permitted inside or outside the Building Envelopes shown on Schedule RM1(83) and shall not be included in the calculation of lot coverage for the purpose of this exception.

YARD SETBACKS

- (g) The minimum yard setbacks shall be as shown on Schedule RM1(83).

GROSS FLOOR AREA

- (h) Maximum gross floor area shall be 9,975 square metres.

NUMBER OF UNITS

- (i) The maximum number of dwelling units shall be 52.

BUILDING HEIGHT

- (j) The building height shall not exceed the maximum heights in metres and the number of storeys specified on Schedule RM1(83).

LANDSCAPING

- (k) A minimum landscaped area of 4,900 square metres shall be provided on the lot.
- (l) For the purpose of this exception, a landscaped area may include walkways, lawns, ornamental shrubs, treed areas, paths, patios, and raised planting beds but shall not include driveways, ramps, or any parking space or any space within or on top of a building.

BUILDING ENVELOPES

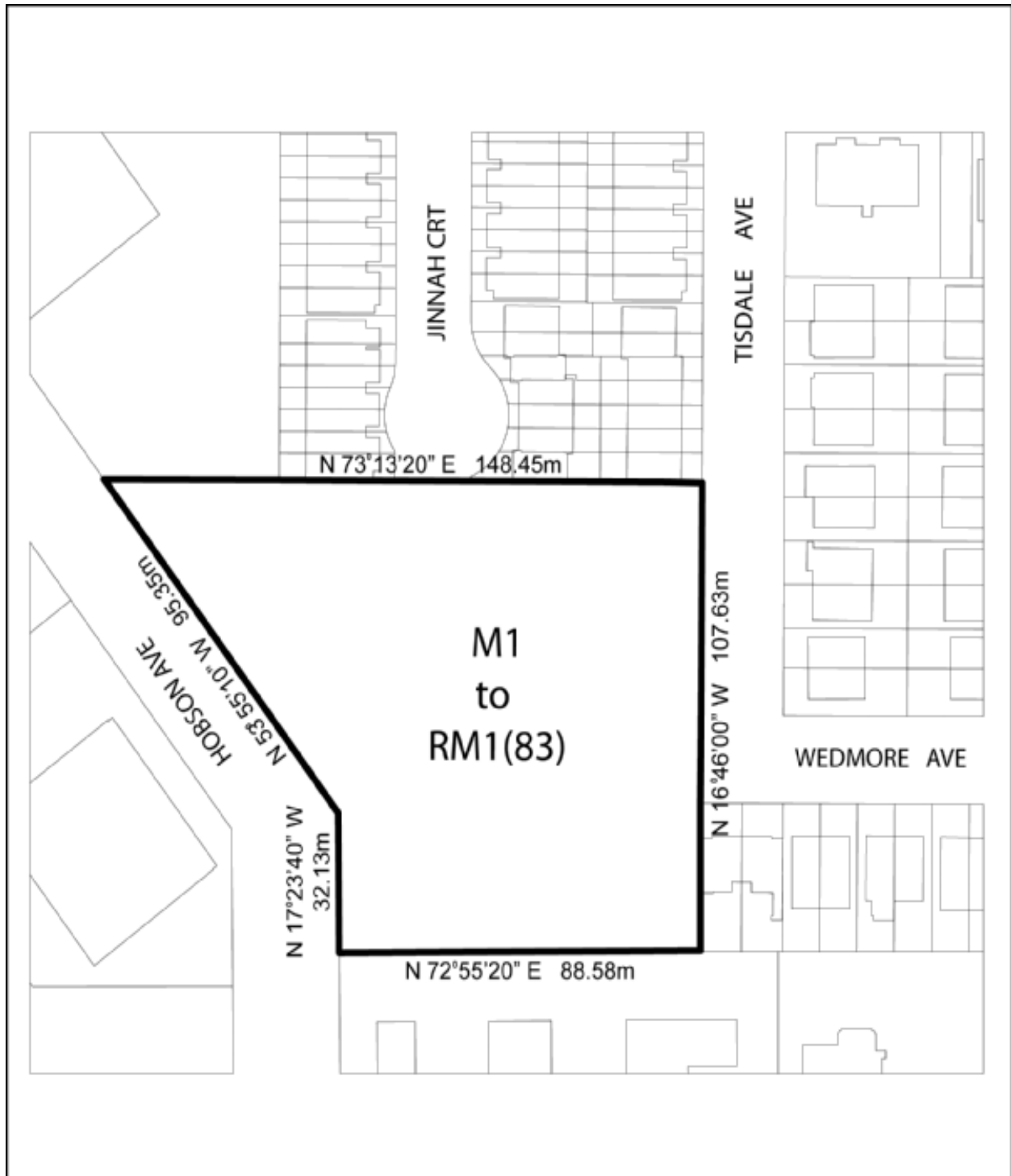
- (m) No portion of any building or structure shall be located otherwise than wholly within the Building Envelopes shown on Schedule RM1(83) with the exception of:
- (i) belt courses, cornices, chimney breasts, eaves, gutters, pilasters and sills which may project into any minimum yard setback not more than 0.6 m; and
 - (ii) canopies, balconies, stairways, porches and decks (whether excavated or unexcavated), bay windows (with or without foundations) and fully enclosed waste, recycling and storage which may project into any minimum yard setback by not more than 2.1 m, but no closer to any side or front lot line than 0.5 m.

OTHER REGULATIONS

- (n) The provisions of Sections 2.52, 6(8), 6(9), 6(20), 6(24), 15, 16.1, 16.2, 16.3.1 and 16.3.2 of Zoning By-law No. 7625 shall not apply.
- (o) Notwithstanding any future severance, partition or division of the lands shown on Schedule RM1(83), the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.

- (p) Within the lands shown on Schedule RM1(83) attached to this By-law, no person shall use any land or erect or use any buildings or structures unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - (i) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to the existing public highway; and
 - (ii) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

PURSUANT TO DECISION/ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON OCTOBER 6, 2009 IN CASE NO. PL090247.



Schedule 1

Lot 8, Plan 5413, Part of road widening Plan 5413, and Part of Hobson Ave (formerly Eastern Ave)

Plan 1995, (closed By-law 22708 Inst. NY564158), City of Toronto.

Survey information from Plan of Survey dated July 24, 2007 by Bennett Young Ltd.,

Date: 03/03/2010

Approved by: Dan Nicholson

File # 08_144178



Not to Scale

