

CITY OF TORONTO

BY-LAW No. 1211-2012(OMB)

To amend former City of Toronto By-law No. 438-86, as amended, with respect to the lands known municipally as 41 Ossington Avenue.

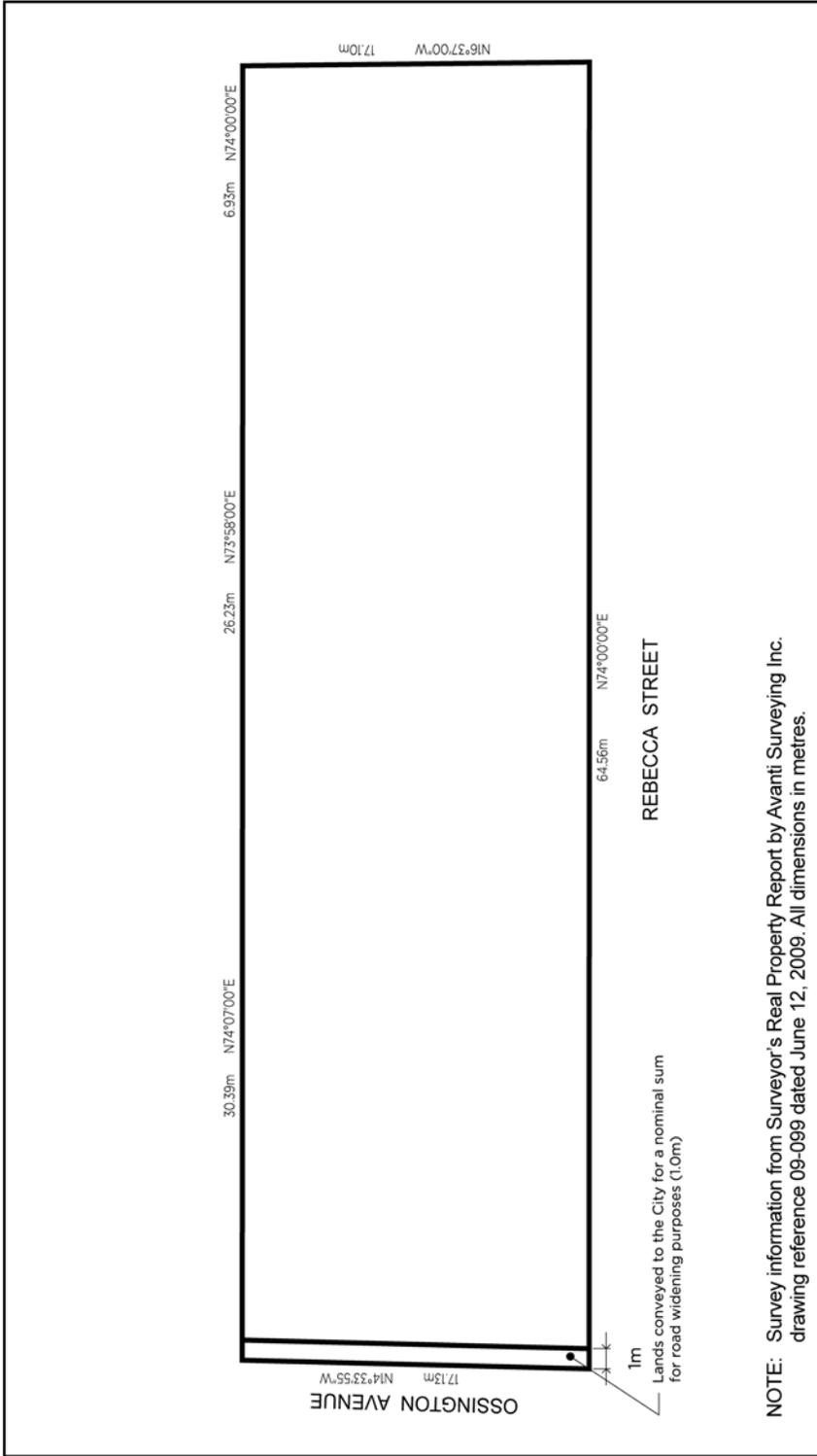
WHEREAS the Ontario Municipal Board, by its Decision issued March 26, 2012 and by its Order issued September 6, 2012 in Board File No. PL110700, determined to amend Zoning By-law No. 438-86, as amended, with respect to the lands known municipally as 41 Ossington Avenue;

THEREFORE pursuant to the Order of the Ontario Municipal Board issued on September 6, 2012 in Board File No. PL110700, former City of Toronto Zoning By-law No. 438-86 is hereby amended as follows:

1. None of the provisions of Section 4(2), 4(4)(b) and (c), 4(12), 4(16), 4(17), 6(3) Part I, 6(3) Part II 2(I), 6(3) Part II 3.C (I), 6(3) Part II 4, 6(3) II 5(I), 6(3) Part III 1(A), 6(3) Part III 3(A), 6(3) Part VII 1(I), 8(3) Part I 1, 8(3) Part I 3(A), 8(3) Part II 2(A) of By-law No. 438-86, as amended, 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 and to prohibit certain buildings and structures in various areas of the City of Toronto", shall apply to prevent the erection and use of an *mixed use building* on the *lot* provided:
 - (1) the *lot* consists of those lands delineated by the heavy lines on Map 1 attached to and forming part of this By-law;
 - (2) no portion of any building or structure to be erected or used on the *lot* shall extend beyond the lines delineated by the heavy lines on Map 2 attached to and forming part of this By-law;
 - (3) despite subsection (2) herein, eaves, cornices, lighting fixtures, window sills, landscape planters, trellises, stairs, stair enclosures, railings, awnings, canopies and other minor architectural projections shall be permitted to project no more than 0.45 metres;
 - (4) the *height* of the building on the *lot* shall not exceed the maximum *height* permitted as indicated by the letter "H" as shown on Map 2 attached to and forming part of this By-law;
 - (5) despite subsection (4) herein, parapets, lighting fixtures, fences, safety railings, stairs, stair enclosures, terraces, landscape planters, trellises or privacy screens shall be permitted to project beyond the *height* permitted provided the *height* of the fence, safety railing or privacy fence does not exceed 2.0 metres beyond the height stipulated on Map 2;
 - (6) a maximum of 28 *dwelling units* which may include *live/work units* shall be permitted on the *lot*;

- (7) of a maximum of 28 *dwelling units* a maximum of 5 shall be *row houses*, except that each *row house* need not be located on its own *lot*;
 - (8) the maximum *residential gross floor area* of the building on the *lot* shall not exceed 3,100 square metres;
 - (9) the maximum *non-residential gross floor area* of the building on the *lot* shall not exceed 245 square metres;
 - (10) a minimum of 21 *parking spaces* shall be provided for the exclusive use of residents, including 5 *parking spaces* in *private garages* and 16 *parking spaces* in *parking stackers*, of which 8 *parking spaces* shall be located in the *mixed use building* on the *lot* and 8 *parking spaces* shall be located in the easterly end of the *row houses*, and there shall be no *parking spaces* required for visitors;
 - (11) the minimum size of a *parking space* in the *private garages* shall be no less than 3.0 metres in width and 5.4 metres in length;
 - (12) the minimum size of a *parking space* in the *parking stackers* shall be no less than 2.5 metres in width, 5.4 metres in length and 1.7 metres in height;
 - (13) the minimum platform plate dimensions of the *parking spaces* in the *parking stacker* shall be 2.4 metres in width and 5.2 metres in length.
2. For the purposes of this By-law, all words, terms and phrases appearing in italics shall have the same meaning as they have for the purposes of the aforesaid By-law No. 438-86, as amended, except as herein provided.
 3. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal service are provided to the *lot* line and the following provisions are complied with:
 - (1) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - (2) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

PURSUANT TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED SEPTEMBER 6, 2012 UNDER BOARD CASE FILE NO. PL110700.



NOTE: Survey information from Surveyor's Real Property Report by Avanti Surveying Inc. drawing reference 09-099 dated June 12, 2009. All dimensions in metres.



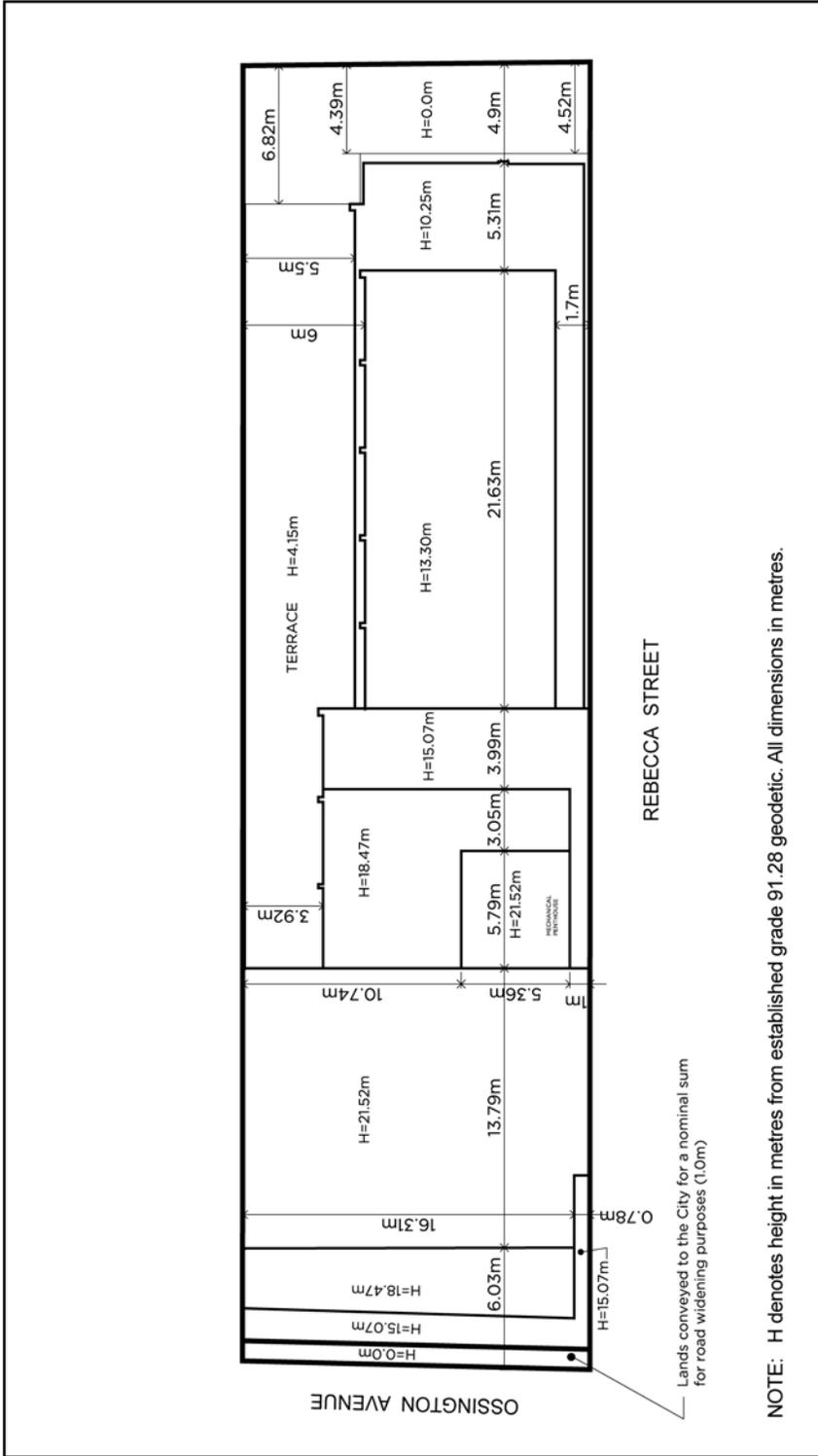
Map 1

41 Ossington Avenue

File # 10 266103 0Z



Not to Scale
02/06/2012



NOTE: H denotes height in metres from established grade 91.28 geodetic. All dimensions in metres.

