CITY OF TORONTO

BY-LAW No. 891–2000

To amend Zoning By-law No. 438-86, as amended, of the former City of Toronto with respect to lands known as 600 Melita Crescent.

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

1. None of the provisions of sections 2(2), 2(3), 2(4), 2(5), 2(6) and 4(h) of By-law No. 105-78, being “A By-law to amend By-law 20623 respecting certain lands bounded on the west by Shaw Street, on the east by Christie Street, on the north by Melita Avenue and the rear lot line of certain properties on the south side of Marchmount Road and on the south by the C.P.R. and Ontario Hydro lands”, as amended, shall apply to prevent the addition of 84 dwelling units and 4 apartments, with uses accessory thereto on the lands outlined by heavy lines on Map 1 attached to and forming part of this by-law provided:

   (1) the residential gross floor area of the building does not exceed 29,086 square metres;

   (2) the height of the building does not exceed 29.655 metres above grade, but this paragraph does not prevent the erection and use of structures permitted under section 4(2)(a)(i) and (ii) of By-law No. 438-86;

   (3) not less than 43 parking spaces are provided and maintained on the lot;

   (4) not less than 1 loading space - Type G is provided and maintained on the lot;

   (5) the landscaped open space is not less than 25%; and

   (6) no part of the building or structure above grade shall extend beyond the area designated for that building or structure outlined by heavy lines on Map 2, attached to and forming part of this by-law, but this paragraph does not prevent the erection and use of a trellis located on the property line on the Christie Street frontage.

2. For the purpose of this By-law:

   (a) grade means 125.48 metres Canadian Geodetic Datum; and
(b) each other word or expression which is italicized shall have the same
meaning as each such word or expression as defined in 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”, as
amended.

ENACTED AND PASSED this 5th day of October, A.D. 2000.

CASE OOTES, NOVINA WONG,
Deputy Mayor City Clerk

(Corporate Seal)