

Authority: Southwest Community Council Report No. 6, Clause No. 5,
as adopted by City of Toronto Council on June 26, 27 and 28, 2001
Enacted by Council: February 7, 2003

CITY OF TORONTO

BY-LAW No. 104-2003

**To amend the Official Plan of the former City of Toronto in respect of the lands known as
11A Elm Grove Avenue.**

WHEREAS City Council at its meeting of February 1, 2 and 3, 2000 established the Parkdale Pilot Project for the purpose, among others, of regularizing the numerous bachelorette and rooming house buildings in the Parkdale area; and

WHEREAS the owner of the lands known municipally as 11A Elm Grove Avenue has applied for consideration in accordance with the Project process; and

WHEREAS the application meets the regularization criteria and thus it is appropriate to amend the Official Plan and General Zoning By-law to permit the proposed use; and

WHEREAS the Council of the City of Toronto has had referred to it a proposed Official Plan Amendment and proposed Zoning By-law respecting the site; and

WHEREAS the Council of the City of Toronto conducted a public meeting under Sections 17 and 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, regarding the proposed Official Plan Amendment and proposed Zoning By-law; and

WHEREAS the Council of the City of Toronto, at its meeting held on June 26, 27 and 28, 2001, determined to amend the Official Plan and Zoning By-law for the former City of Toronto;

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

1. The text and map annexed hereto as Schedule "A" are hereby adopted as an amendment to the Official Plan for the former City of Toronto.
2. This is Official Plan Amendment No. 198.

ENACTED AND PASSED this 7th day of February, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

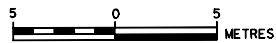
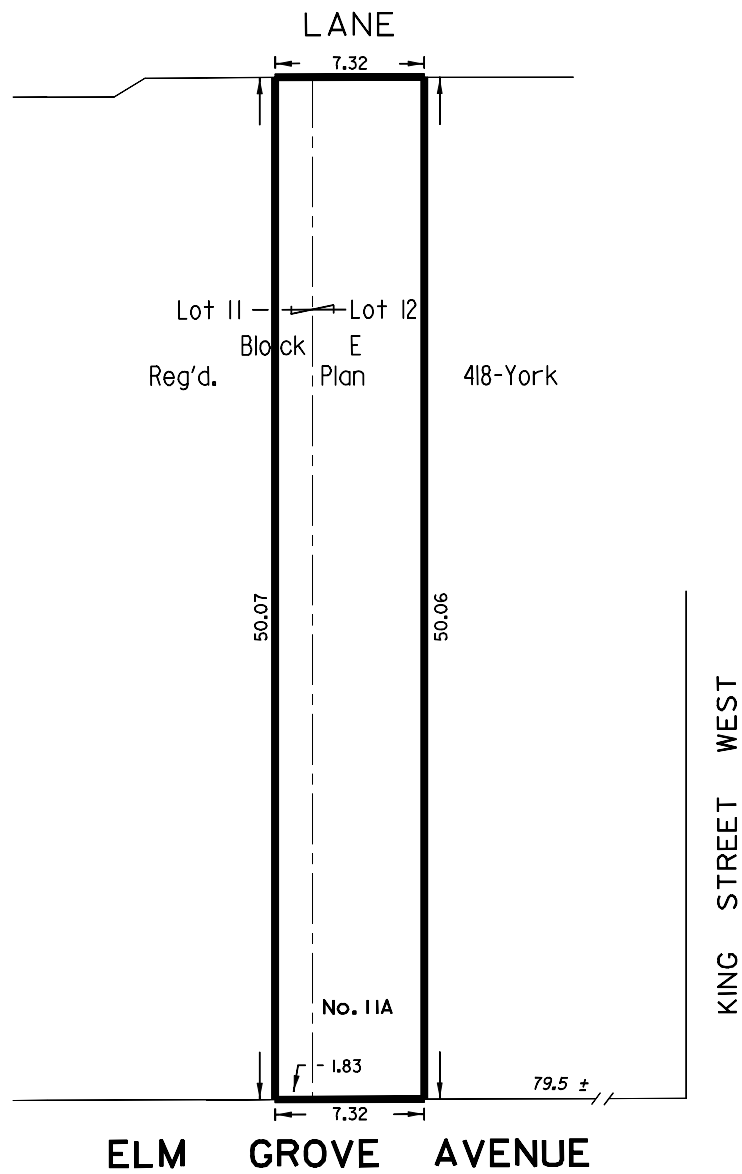
SCHEDULE “A”

1. Section 18 of the Official Plan for the former City of Toronto is amended by adding Section 18.538 and Map 18.538 as follows:

“18.538 Lands known as 11A Elm Grove Avenue.

Notwithstanding any of the provisions of this Plan, Council may pass by-laws respecting the lands shown on Map 18.538 to permit the erection and use of a *residential* building having a *gross floor area* of 1.30 times the area of the *lot*, provided that appropriate regard is had for the effect of the building upon the stability and general residential amenity and physical character of the *Residence Area* and surrounding areas”.

MAP 18.538



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO JANUARY, 2003
DPA03/ 18538.DGN
FILE: E62-Z1
MAP No. 486-323 DRAWN: D.R.