

CITY OF TORONTO

BY-LAW No. 317-2007(OMB)

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the property municipally known as 9 and 11 Clairtrell Road.

WHEREAS the Ontario Municipal Board pursuant to its Order No. 2382 dated September 9, 2005, upon hearing the appeal of 1625297 Ontario Limited and Clairtrell Mews Inc. under Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, deems it advisable to amend By-law No. 7625, of the former City of North York;

THEREFORE the Ontario Municipal Board HEREBY APPROVES as follows:

1. Schedules “B” and “C” of 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 By-law No. 7625, as amended, is amended by adding the following subsection:

“64.16(62) RM1(62)

PERMITTED USES

- (a) The only permitted uses shall be Multiple Attached Dwellings and uses accessory thereto.

EXCEPTION REGULATIONS

MAXIMUM NUMBER OF DWELLING UNITS

- (b) The maximum number of dwelling units shall be 17.

LOT COVERAGE

- (c) The maximum lot coverage shall be 49%.

BUILDING ENVELOPE

- (d) No portion of any building or structure erected and used above established grade shall be located otherwise than wholly within the building envelope identified on Schedule “RM1(62)”.

YARD SETBACKS AND DISTANCES BETWEEN BUILDINGS

- (e) The minimum yard setbacks and distances between buildings shall be as shown on Schedule “RM1(62)”.

PERMITTED PROJECTIONS

- (f) For the purpose of establishing permitted projections into required yard setbacks, the yards shall be identified as follows for the two blocks:
 - (i) Block A (west block) – the front yard shall be the west side and the rear yard shall be the east side; and
 - (ii) Block B (east block) – the front yard shall be the east side and the rear yard shall be the west side.
- (g) Exterior stairways and wheelchair ramps shall be permitted to project into the minimum front yard setback of Block B shown on Schedule “RM1(62)” by not more than 3.9 m.
- (h) Porches and decks, either excavated or unexcavated, and canopies shall be permitted to project beyond the rear wall as shown on Schedule “RM1(62)” by not more than 3.6 m.
- (i) Section 6(9)(g) respecting permitted projections for unexcavated porches or decks in the rear yard shall not apply.
- (j) Section 6(9)(l) respecting permitted projections for balconies shall not apply.
- (k) Notwithstanding (j), balconies shall be permitted only on the east side of Block A and on the west side of Block B, internal to the site.

BUILDING HEIGHT

- (l) The building height shall not exceed 13.5 metres. For the purpose of this exception, “Established Grade” shall be considered to be the geodetic elevation of 180.15 m (centre line of Clairtrell Road).

MAXIMUM GROSS FLOOR AREA

- (m) The maximum gross floor area shall be 3,970 m².

PARKING

- (n) A minimum of 34 parking spaces shall be provided on the site.

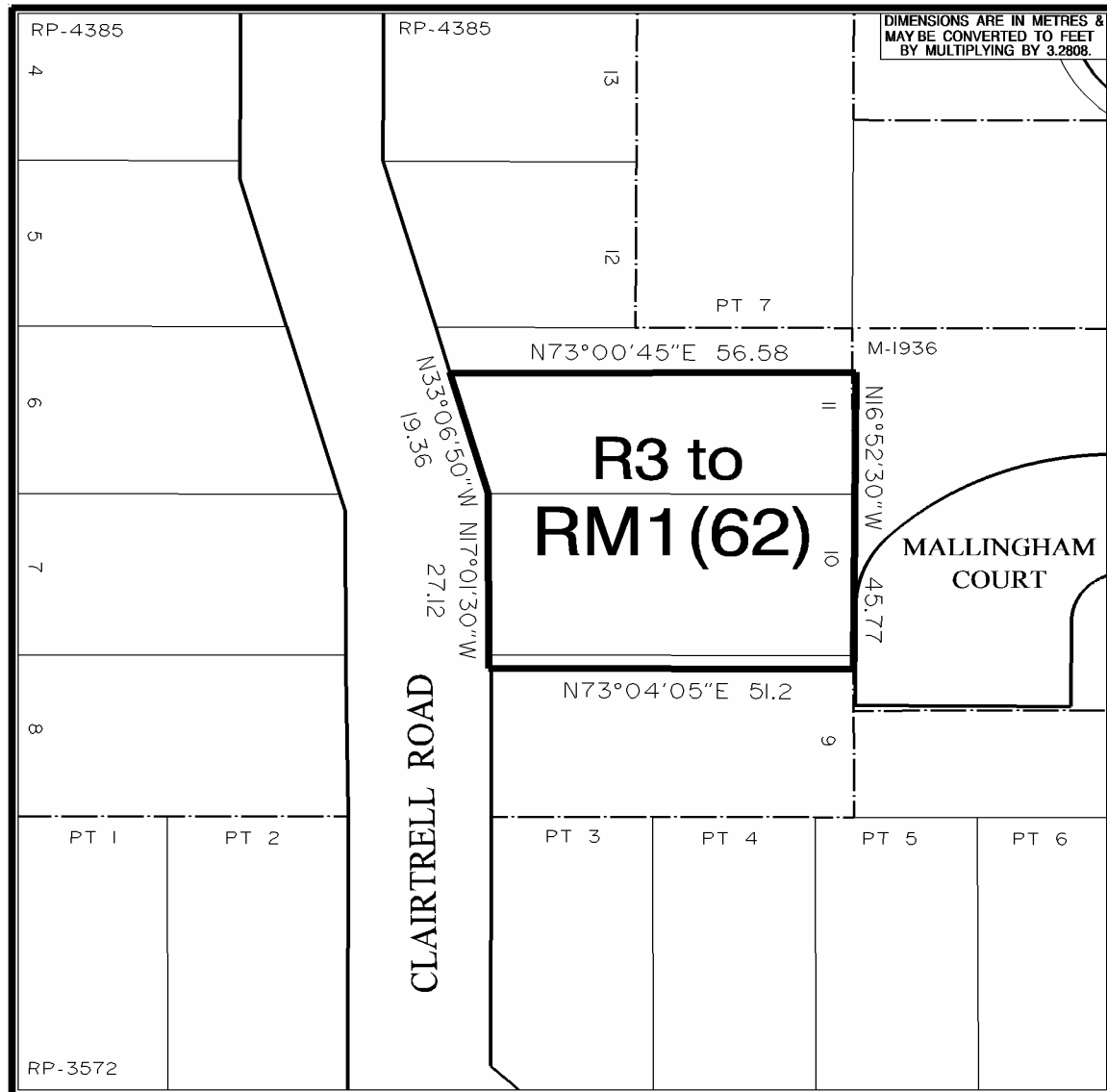
LANDSCAPING

- (o) A minimum of 560 m² landscaping shall be provided on the site. Pedestrian walkways, but not decks or porches, are included in landscaping.

OTHER REGULATIONS

- (p) Provided there is direct access for all lots to an approved and registered common element condominium road, the provisions of Section 6(7) shall not apply.
 - (q) Section 15.8 respecting landscaping shall not apply.
 - (r) Section 16.2.1 respecting lot area shall not apply.
 - (s) Section 16.2.3 respecting street frontage shall not apply.
 - (t) Notwithstanding any severance, partition or division of the site, as shown on Schedule "RM1(62)", the provisions of this by-law shall apply to the whole of the site as if no severance, partition or division occurred."
- 3.** Section 64.16 of By-law No. 7625 is amended by adding the attached Schedule "RM1(62)".

PURSUANT TO ORDER/DECISION NO. 2382 OF THE ONTARIO MUNICIPAL BOARD
ISSUED ON SEPTEMBER 9, 2005 IN BOARD FILE NO. PL050370.

SCHEDULE "1"

This is Schedule " 1 " to By-Law _____
 passed the _____ day of _____, 20 ____

(Sgd.)

CLERK

(Sgd.)

MAYOR

Location: Part of Lots 9, 10 & 11, Registered Plan 4385, City of Toronto

File: 04_121839

Prepared by: A.K.

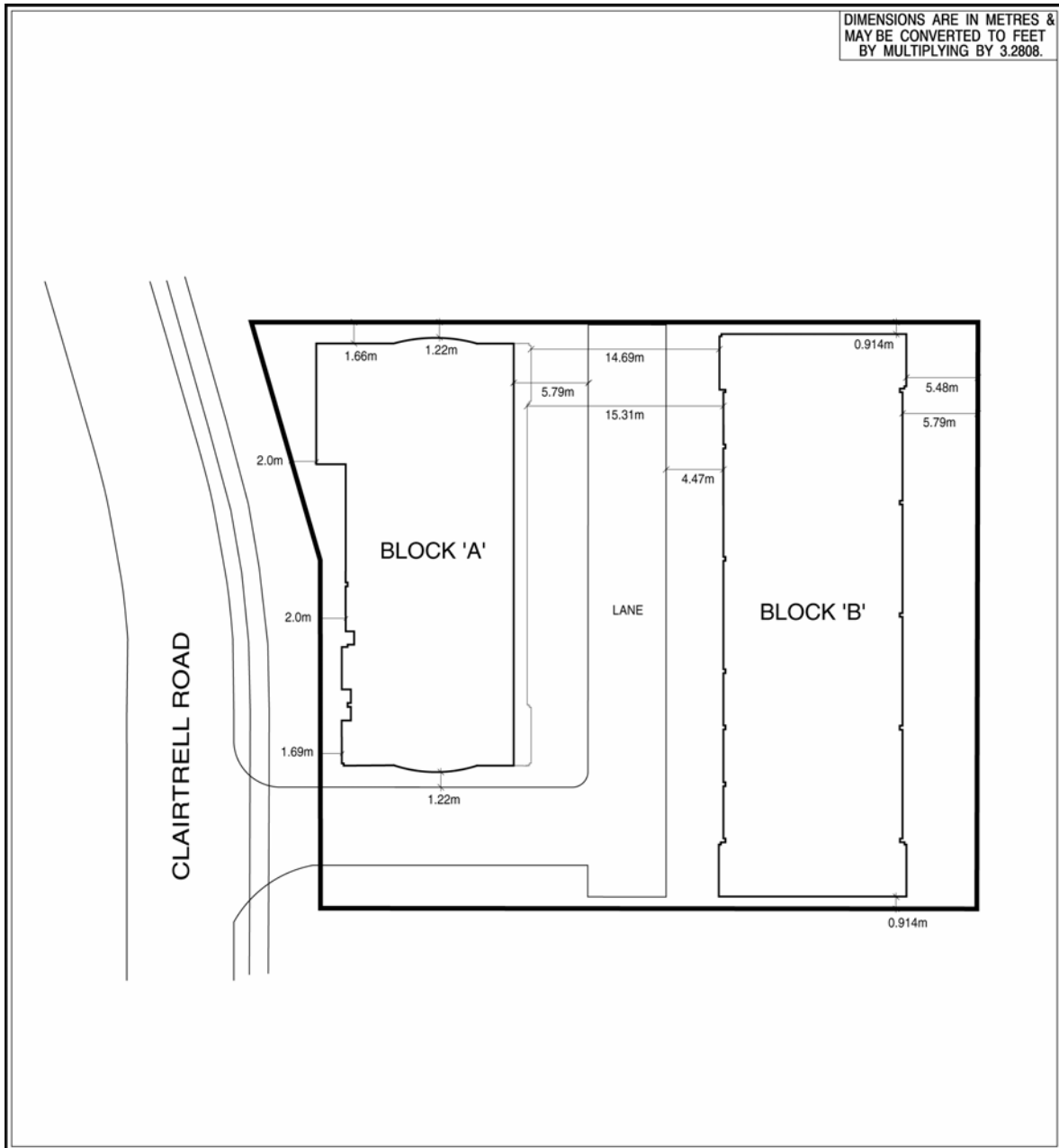
Approved by: C.C.

Date: March 7, 2005

Filename: RM1(62)_1

Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.
 Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.

SUBJECT
PROPERTY

SCHEDULE "RM1(62)"

This is Schedule "RM1(62)" to By-Law _____
passed the _____ day of _____, 20 ____

(Sgd.)

CLERK

(Sgd.)

MAYOR

SUBJECT
PROPERTY

Location: Part of Lots 9, 10 and 11, Registered Plan 4385, City of Toronto

File No. 04_121839

Prepared by: A.K.

Approved by: C.C.

Date: March 9, 2005

Filename: RM1(62).ai

Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.
Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.