

# CITY OF TORONTO

## BY-LAW No. 880-2009(OMB)

### To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands municipally known as 15 Glen Morris Street.

WHEREAS the Ontario Municipal Board pursuant to its Order dated February 20, 2008 deems it advisable to amend the former City of Toronto Zoning By-law No. 438-86, as amended, with respect to lands municipally known in the year 2007 as 15 Glen Morris Street;

THEREFORE pursuant to the Order of the Ontario Municipal Board issued on February 20, 2008, in Board File No. PL050355, By-law No. 438-86, as amended, of the former City of Toronto, is amended as follows:

1. City of Toronto By-law No. 438-86, as amended, being “A by-law to regulate the use of land and the erection, use, bulk, height, spacing 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”, Section 12(2)310(a), is further amended by:
  - (1) deleting Map 31 and substituting the attached Map 32;
  - (2) adding the attached Map 31;
  - (3) deleting from paragraph (a) the number “30” and substituting the number “31”;
  - (4) deleting from paragraph (1)(a) and (1)(d)(i) the number “30” and substituting the number “31”;
  - (5) deleting from paragraph (2)(a) the number “31” and substituting the number “32” each time it appears; and
  - (6) deleting from paragraph (4) the phrase “26 and 29” and substituting “26, 29 and 31”.
2. City of Toronto Zoning By-law No. 438-86, as amended, being “A by-law to regulate the use of land and the erection, use, bulk, height, spacing 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”, Section 12(2)310(a), is further amended by adding a new paragraph (e), as follows:

“(e) Lands defined by Map 31

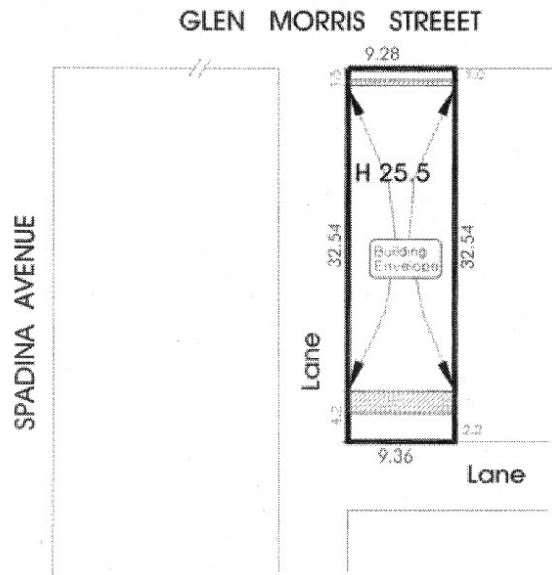
An *apartment building* containing a maximum of 18 *dwelling* units is permitted on the lands defined on Map 31, provided:



  - (i) the total *residential gross floor area* shall not exceed 1,850 square metres;

- (ii) notwithstanding Section 12(2)310(a)(4)(a), the permitted projection does not exceed 2.5 metres in depth measured where the projection meets the wall;
- (iii) notwithstanding Section 4(2)(a)(i), a maximum *height* of the top of a stair tower, elevator shaft, chimney stack or other heating, cooling or ventilating equipment or window washing equipment on the roof of the building or a fence, wall or structure enclosing such elements, is no higher than the sum of 3.0 metres and the *height* limit applicable to that portion of the *lot*;
- (iv) despite Section 4(5), a minimum of 18 *parking spaces* shall be provided within 300 metres of the *lot* available for the use of residents of the *apartment building*;
- (v) despite Section 4(13), a minimum of 11 *bicycle parking spaces* shall be provided on the *lot*, available for the use of residents of the *apartment building*;
- (vi) despite Section 6(3) PART III (1)(b), a minimum of 50 square metres of *landscaped open space* is provided;
- (vii) despite Section 6(3) PART II (6)(i), the minimum distance between external walls of a building or structure that face each other shall be 6.3 metres where those walls contain windows of a *dwelling unit* or *dwelling room*; and
- (viii) Section 6(3) Part II 5 shall not apply.”

PURSUANT TO THE DECISION/ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON FEBRUARY 20, 2008 UNDER BOARD CASE FILE NO. PL050355.

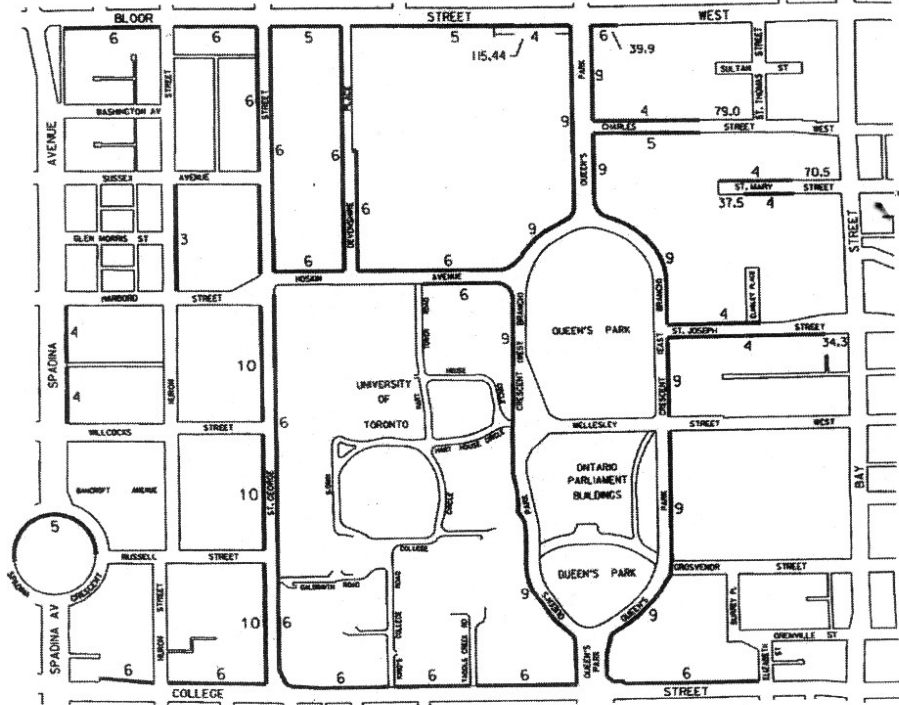
MAP 31



-  LANDS REFERRED TO IN SECTION 12(2)(310(a))
-  20 METRE (MAXIMUM WIDTH) PROJECTIONS ZONE REFERRED TO IN SECTION 12(2)(310(a))



MAP 32



— REQUIRED SETBACK LINES REFERRED TO IN SECTION 12(2)310(a)



WORKS AND EMERGENCY SERVICES  
 SURVEY AND MAPPING SERVICES  
 TORONTO MARCH, 2000  
 SEC2/S310M31.DGN  
 FILE: DRAWN: D.R.  
 MAP No. 50H-322. 50H-323