

Authority: Ontario Municipal Board Decision issued on August 27, 2013 and Order issued on December 8, 2015 in Case PL080655

CITY OF TORONTO

BY-LAW 1369-2015(OMB)

To amend General Zoning By-law 438-86, as amended, of the former City of Toronto with respect to lands municipally known as 1145 Ossington Avenue.

Whereas the Ontario Municipal Board deems it advisable to amend the former City of Toronto General Zoning By-law 438-86, as amended, with respect to certain lands known municipally in the year of 2013 as 1145 Ossington Avenue;

Therefore pursuant to a Decision of the Ontario Municipal Board issued on August 27, 2013 and Order issued on December 8, 2015 in Case PL080655, By-law 438-86, as amended, of the former City of Toronto is amended as follows:

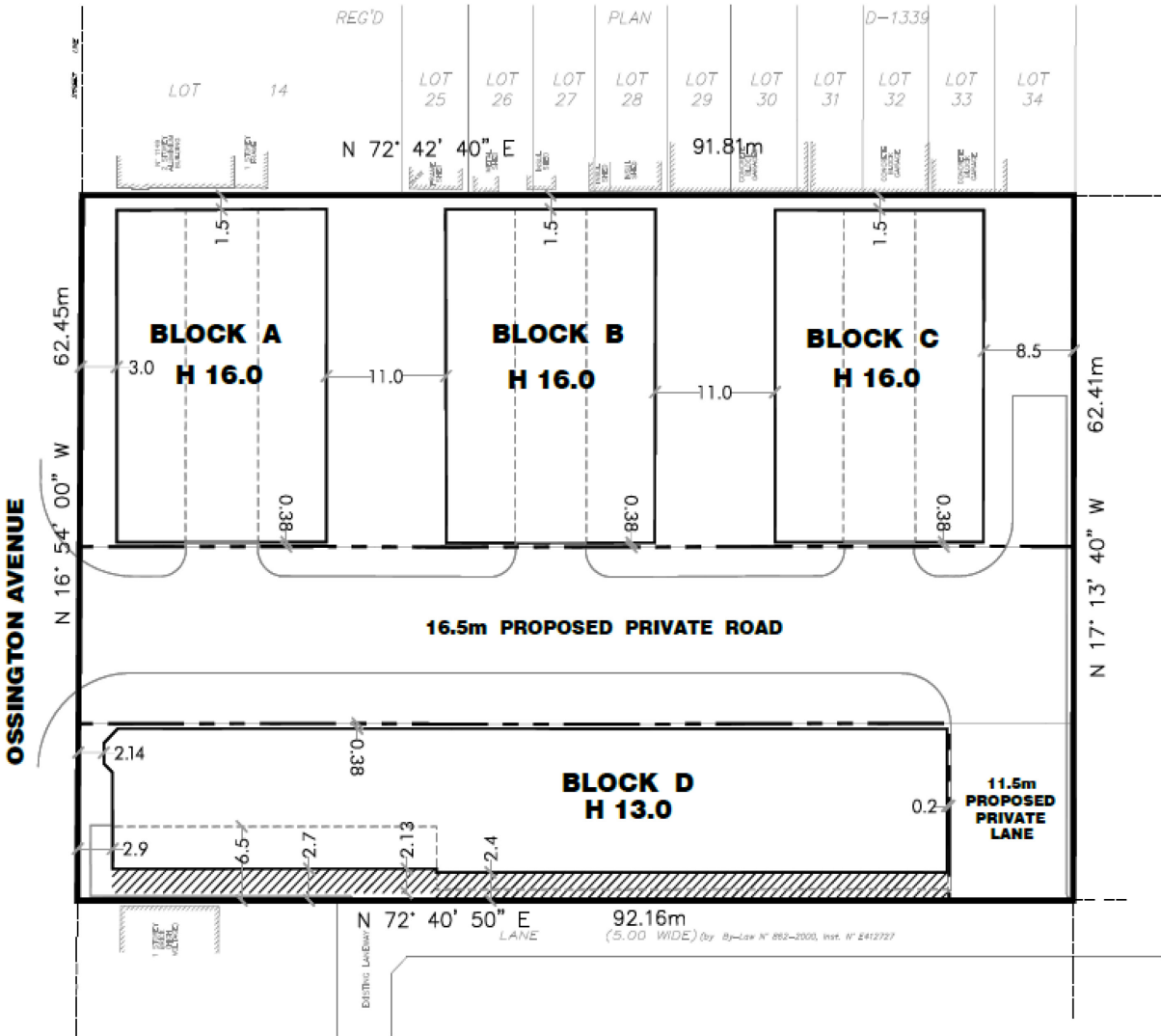
1. None of the provisions of Sections 4(2)(a), 4(4)(b), 4(11)(b), 4(11)(c), 4(13)(a), 4(13)(c), 4(16), 4(17)(a), 6(3) Part I 1, 6(3) Part II 2, 6(3) Part II 3, 6(3) Part II 4, 6(3) Part II 5, 6(3) Part III 4, 6(3) Part IV 2, 6(3) Part IV 3 and 6(3) Part IX 1(b) of By-law 438-86, being "A By-law to regulate 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 land and the erection and use of certain buildings and structures in various areas of the City of Toronto", shall apply to prevent the erection and use of *apartment buildings* and uses accessory thereto on the *lot* delineated by heavy lines on the attached Map 1, provided that:
 - (a) the *lot* upon which the proposed buildings and structures are erected or used comprises at least the lands shown outlined by heavy lines on the attached Map 1;
 - (b) the total *residential gross floor area* erected or used on the *lot* shall not exceed 8,500 square metres;
 - (c) no person shall erect or use a building or structure on the *lot* having a greater *height* than the *height* limits specified by the numbers in metres shown on the attached Map 2, including elevator shafts, stairwells, mechanical rooms, safety structures such as railings and roof top elements such as decorative elements;
 - (d) no person shall erect or use a building or structure having a *front wall* facing the *front wall* of another building or structure, unless such wall is separated by at least 11 metres;
 - (e) no portion of the building above *grade* is located otherwise than wholly within the areas delineated by heavy lines on the attached Map 2, with the exception of the following:

- (i) cornices, lighting fixtures, vents, awnings, canopies, ornamental elements, parapets, trellises, eaves, window sills, guardrails, balustrades, railings, wheelchair ramps, fences, downspouts, splash pads, retaining walls, planter boxes and landscape features, all of which may extend beyond the heavy lines shown on Map 2; and
 - (ii) porch or elevated deck, which can project over a laneway to a maximum of 2.5 metres beyond the heavy lines shown on Map 2;
- (f) no visitor parking spaces are required;
- (g) no bicycle parking spaces are required;
- (h) parking spaces shall be provided in accordance with the following:
- (i) for Blocks A, B and C, one parking space for each dwelling unit shall be provided within an enclosed common garage at grade, with a minimum dimension of 2.94 metres in width by 5.8 metres in length and 2.0 metres in height;
 - (ii) notwithstanding sub-paragraph (i) above, one encroachment of up to 0.14 metres in width by 1.05 metres in length will be permitted for each parking space;
 - (iii) for eleven (11) dwelling units within Block D, a minimum of one parking space shall be provided for each dwelling unit in individual garages at grade, each with a minimum dimension of 2.94 metres in width by 5.8 metres in length and 2.0 metres in height;
 - (iv) notwithstanding sub-paragraph (iii) above, one encroachment of up to 0.14 metres in width by 2.35 metres in length will be permitted for each parking space; and
 - (v) for seven (7) dwelling units within Block D, one parking space shall be provided for each dwelling unit in individual garages at grade, each with a minimum dimension of 2.8 metres in width by 5.8 metres in length and 2.0 metres in height; and
- (i) the maximum width of a front yard walkway shall be 2.45 metres.
2. The lands shown outlined in heavy dark lines on Map 1 attached hereto are hereby rezoned from I1 D2 to R2 Z1.0.


3. For the purposes of this By-law:
 - (a) "front wall" of a building or structure means:
 - (i) For Blocks A, B and C, the wall located on the side of the building facing the interior walkway or Ossington Avenue; and
 - (ii) For Block D, a wall facing the proposed public street.
 - (b) "residential gross floor area" shall have the same meaning as that term is described in By-law 438-86 with the exception that the areas devoted to parking and storage located below 124.5 metres Canadian Geodetic Datum shall not be included in the calculation of residential gross floor area.
 - (c) Each word or expression which is italicized in this By-law shall have the same meaning as each word or expression as defined in the aforesaid Bylaw 438-86, as amended, unless otherwise defined in this By-law.
4. None of the provisions of this By-law or By-law 438-86, as amended, as of the date of the passing of this By-law, shall apply to prevent the erection and use of a temporary sales office on the lot.
5. Notwithstanding any severance, partition or division of the lot, the provisions of this By-law shall apply to the whole of the lot as if no severance, partition or division had occurred.

Pursuant to Ontario Municipal Board Decision issued on August 27, 2013 and Order issued on December 8, 2015 in Case PL080655.

Map 2



 Lands known municipally as 1145 Ossington Avenue in 2015

 Deck Area



Scale : N.T.S.