

Authority: East York Community Council Report No. 9, Clause No. 7,
as adopted by City of Toronto Council on September 28 and 29, 1999
Enacted by Council: September 29, 1999

CITY OF TORONTO

BY-LAW No. 656-1999

To amend Restricted Area Zoning By-law No. 6752, as amended, of the former Township of East York, respecting the lands known as 153 Torrens Avenue.

WHEREAS authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

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

1. The lands subject to this By-law are those lands outlined in a heavy black line and identified as “Area Subject to Amendment” as shown on Schedule “1” attached hereto.
2. Schedule “A” to By-law No. 6752, as amended, is hereby further amended by changing the zoning category for the lands identified as “Area Subject to Amendment” on Schedule “1” of this By-law from “Residential R1C Zone” to “Residential R2A – Site Specific (R2A.37) Zone”.
3. Zoning By-law No. 6752, as amended, is hereby further amended by adding a new Section 7.5.4.37 immediately after Section 7.5.4.36 of the By-law as follows:

“7.5.4.37 153 Torrens Avenue R2A.37 Zone

7.5.4.37.1 Area Restricted

The provisions of this Section shall only apply to those lands being Part of Lot 219 on Registered Plan M-40, City of Toronto (formerly Borough of East York) designated R2A.37 on Schedule “A”.

7.5.4.37.2 General Provisions

On those lands referred to in Section 7.5.4.37.1 of this By-law, no person shall use, occupy, Erect, alter, cause to be used, occupied, Erected or altered any Building, Structure or part thereof except in accordance with the following provisions:

- 1) Permitted Uses:

All of the uses permitted in Section 7.5 of this By-law (Residential R2A Density Zone).

2) Development Requirements:

The R2A Zone Requirements under Section 7.8 and Section 5.6 regarding encroachments into required yards shall apply, except the following requirements shall apply to a pair of semi-detached dwellings:

- a) Minimum side yard setback 0.6 metres
- b) Minimum side yard setback
between semi-detached dwellings Nil

3) Other Provisions of the By-law

None of the other provisions of this By-law shall apply to prevent the use, occupation, erection or alteration of any Building, Structure, land or part thereof on the lands referred to in Section 7.5.4.37.1 in accordance with the provisions of Section 7.5.4.37.2. In all other respects, all of the other provisions of this By-law shall apply to the lands described in Section 7.5.4.37.1.

ENACTED AND PASSED this 29th day of September, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "1" TO BY-LAW NO. 656-1999

