

CITY OF TORONTO

BY-LAW No. 1191-2010(OMB)

To amend former City of York Zoning By-law No. 1-83 with respect to the unnumbered parcel of land fronting Victoria Avenue West, forming part of the lands municipally known as 1708 Weston Road.

WHEREAS authority is given to the Ontario Municipal Board by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

THEREFORE By-law No. 1-83, the former City of York Zoning By-law, as amended, is further amended as follows:

1. That Section 16 of By-law No. 1-83, as amended, of the former City of York, be further amended by adding thereto the following as a new Subsection (407):

"(407) LANDS – municipal address to be assigned (Victoria Avenue West).

Notwithstanding any provisions of this By-law, the lands municipally to be known as 8 Victoria Avenue West which are more particularly described in Schedule "A" (hereinafter referred to as "the Lands") attached hereto, may be used for a six unit residential building, subject to the following regulations:

- a) A maximum of six (6) dwelling units shall be permitted;
- b) The maximum Floor Space Index for the Lands shall be 1.4;
- c) The minimum front yard setback shall be 3.35 metres;
- d) The minimum westerly side yard setback shall be 0.9 metres, and 0 metres for easterly side yard setback;
- e) The minimum rear yard setback shall be 0 metres;
- f) The six unit residential building shall be limited to a maximum height of 11 metres measured from grade at the front of the building;
- g) A minimum of 40% of the area of the front yard of the street townhouses shall be provided and maintained as Green Landscaped Open Space;
- h) Encroachments into the front yard setback shall be limited to 0.6 metres, have and except a maximum 1.5 wide by 1.5 metre long by 0.6 metre high raised platform or porch at grade to provide access into the building;
- i) An interior parking space shall be a minimum 2.6 metres in width by 5.6 metres in depth; and

- j) All other provisions of this By-law shall continue to apply except in the case where provisions of this Subsection are in conflict in which case the provisions of this Subsection shall prevail."

PURSUANT TO DECISION/ORDER NO. 0727 OF THE ONTARIO MUNICIPAL BOARD
ISSUED ON JUNE 3, 2002 IN BOARD CASE NO. PL010692.

SCHEDULE "A"

Part Lot 22, Plan 317, designated as Part 1, on Plan 66R-19642

City of Toronto (formerly City of York)