

CITY OF TORONTO

BY-LAW No. 507-2009(OMB)

To amend former City of Toronto Zoning By-law No. 438-86, as amended, with respect to the lands municipally known as 19 to 29 Maughan Crescent.

WHEREAS the Ontario Municipal Board has, pursuant to its Order issued October 14, 2008, upon hearing an appeal under Section 34(11) of the *Planning Act*, R.S.O. 1990 c.P. 13, deemed it advisable to amend former City of Toronto By-law No. 438-86, as amended, as it applies to 19-29 Maughan Crescent; and

THEREFORE, the former City of Toronto Zoning By-law No. 438-86, as amended, is hereby further amended as follows:

1. None of the provisions of Section 2(1) definition of “*row house*”, Section 4(11)(a), 4(11)(b), Section 6(3) Part I 1, Section 6(3) Part II, Section 6(3) Part III 3, and Section 6(3) Part IV 4 of former 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 of 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”, shall apply to prevent the erection and use of 18 *row houses*, in addition to the pair of semi detached houses existing on the property, on the lands known municipally in the year 2007 as 19 to 29 Maughan Crescent, provided:

- (1) the lands comprise the area shown on Map 1 attached hereto;
- (2) the aggregate *residential gross floor area* erected or used on the lands shown on Plan 1 does not exceed 3,520 square metres;
- (3) the maximum number of dwelling units shall be 20, comprising the 2 semi detached houses remaining on the site that pre-existed this by-law and 18 *row houses* in total;
- (4) no portion of any of the buildings shall extend beyond the lines delineating the building footprints on Map 2 attached hereto;
- (5) notwithstanding (4), the following projections are permitted:

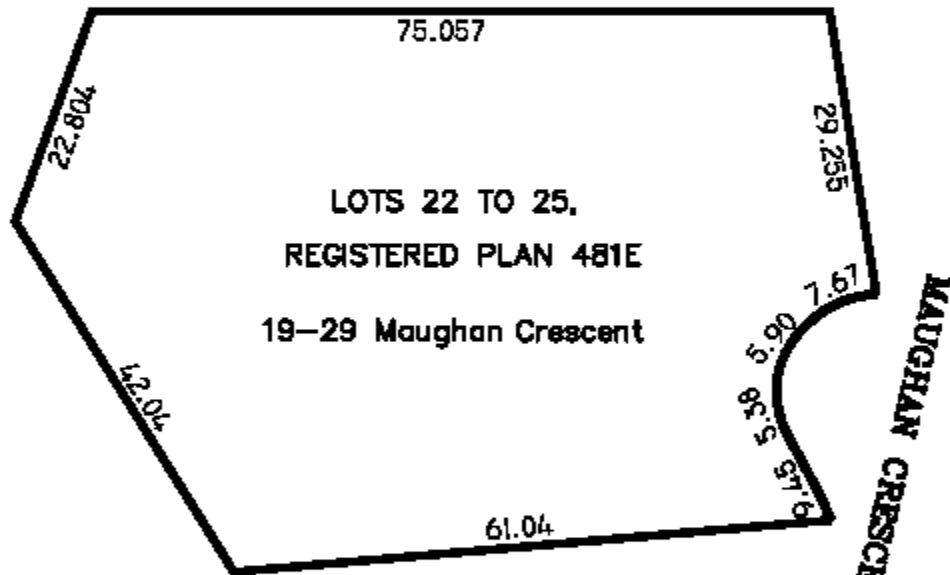
STRUCTURE	LOCATION OF PROJECTION	MAXIMUM PERMITTED PROJECTION	OTHER APPLICABLE QUALIFICATIONS
eaves or cornices	required setback area from any lot line	0.45 metres	none
Stairs, fences and safety railings	required setback area from any lot line	no restriction	height of fence or safety railing not to exceed 2.0 metres

STRUCTURE	LOCATION OF PROJECTION	MAXIMUM PERMITTED PROJECTION	OTHER APPLICABLE QUALIFICATIONS
exterior insulation and facing material, including any supporting foundation	required setback area from any lot line	0.16 metres	None
repair, replacement or vertical extension of the existing foundation of a residential building	required setback area from any lot line	no closer to the lot lines than the existing foundation	Height of existing foundation may be increased by up to 0.3 metres

- (6) the aggregate *landscaped open space*, including *soft landscaping*, provided and maintained is not less than 40% of the lands shown on Plan 1;
- (7) the maximum *coverage* shall be 35% of the lands shown on Plan 1;
- (8) for the purposes of this by-law, “*coverage*” shall be defined as the combined areas of all buildings on the lot measured at the level of the lowest floor above grade, in relation to the area of the lot; and
- (9) the provisions of this By-law shall continue to apply to the lands shown on Plan 1 attached hereto notwithstanding their division into one or more separate lots.

PURSUANT TO THE DECISION/ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON OCTOBER 14, 2008 IN BOARD CASE NO. PL060685.

MAP 1



LOTS 22 TO 25,
REGISTERED PLAN 481E
19-29 Maughan Crescent

EXISTING PARKETTE



