

CITY OF TORONTO

BY-LAW No. 71-2014(OMB)

To amend former Borough of East York Zoning By-law No. 6752, as amended, with respect to the lands municipally known as 123 Torrens Avenue.

Whereas the Ontario Municipal Board, pursuant to its Order issued on January 13, 2014 upon hearing the appeal of the owner under Section 34(11) of the *Planning Act*, determined to amend By-law No. 6752 as amended, with respect to the lands municipally known in the year 2013 as 123 Torrens Avenue;

1. The lands subject to this By-law are those lands outlined by a heavy black line and identified shown on Map 1 attached hereto.
2. Schedule "A" to Zoning By-law No. 6752, as amended, is hereby further amended by changing the zoning category for the lands identified on Map 1 of this By-law from "R1C (Low Density Residential) Zone" to "R2A.44 (Residential Site Specific) Zone."
3. Zoning By-law No. 6752, as amended, is hereby further amended by adding a new Section 7.5.4.44 immediately after Section 7.5.4.43 of the By-law as follows:

"7.5.4.44 123 Torrens Avenue (R2A.44 Zone)

7.5.4.44.1 Area Restricted

The provisions of this section shall only apply to those lands being Part Lot 213 & 214 Registered Plan M-40, City of Toronto (formerly Borough of East York) designated R2A.44 on Schedule "A" of this By-law.

7.5.4.44.2 General Provisions

On those lands referred to in Section 7.5.4.44.1 of this By-law, no person shall use, occupy, erect, alter, cause to be used, occupied, erected or altered, any Building, structure or land or part thereof, except in accordance with the following provisions:

- 1) Permitted Uses
All the uses permitted in Section 7.5 of this By-law (Residential R2A Density Zone);
- 2) Permitted Buildings
All permitted buildings in Section 7.5.2 of this By-law (Residential R2A Density Zone); and

3) Development Requirements

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

- (a) Minimum west side yard setback: 0.6 metres;
- (b) Minimum side yard setback between semi-detached dwellings: Nil;
- (c) Minimum lot frontage of 10.05 metres per semi pair;
- (d) 123A Torrens shall have a minimum lot frontage of 4.8 metres;
- (e) 123 Torrens Ave shall have a minimum lot frontage of 5.1 metres;
- (f) Maximum rear yard deck height of 1.6 metres above grade. The side of the deck adjacent the side lot line must have an attached privacy screen of a height of 1.83 metres; and
- (g) Maximum height of the front landing leading to the front door shall be 1.4 metres above grade.

4) Front Yard Landscaping Requirements

The front yard landscaping requirements for Residential zones in Section 7.1.5 shall apply, except the following shall apply to a pair of semi-detached dwellings:

- (a) 30% of the front yard will be maintained as landscaping.

5) Front Yard Soft Landscaping Requirements

The front yard soft landscaping requirements for Residential zones in Section 7.1.6 shall apply, except the following shall apply to a pair of semi-detached dwellings:

- (a) 45% of the front yard excluding a driveway or permitted parking pad will be maintained as soft landscaping."

4. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and

- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

PURSUANT TO THE ORDER/DECISION OF THE ONTARIO MUNICIPAL BOARD
ISSUED ON JANUARY 13, 2014 UNDER BOARD FILE NO. PL130277.

