

Authority: Toronto Community Council Report No. 6, Clause No. 8,  
as adopted by City of Toronto Council on April 13, 14 and 15, 1999  
Enacted by Council: April 13, 1999

## CITY OF TORONTO

### BY-LAW No. 138-1999

#### To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands known as the Yorkville Triangle.

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

1. By-law No. 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 lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, is further amended as follows:

(1) by inserting the following definition and the attached map in Section 2(1):

“*Yorkville Triangle*’ means the part of the City of Toronto delineated by heavy lines and shown on the following map;”

(2) by adding to Section 12(2) the following exception:

“322. No person shall erect or use a building or structure:

- (i) on any *lot* within the *Yorkville Triangle* having an integral *private garage* if vehicle access to the garage is located in a wall of the building facing the *front lot line*;
- (ii) on any *lot* within the *Yorkville Triangle* with a *front lot line* on Hazelton Avenue, Webster Avenue or the south side of Berryman Street, exclusive of lands with the *flank* of the *lot* on Webster Avenue known municipally in the year 1998 as 121 Avenue Road:
  - (a) where the building or structure has a *depth* greater than 17 metres;
  - (b) where the *height* of the building or structure is greater than 7.0 metres, exclusive of a *deck fence* and other rooftop elements permitted by Section 4(2)(a)(i), for any portion of the building or structure having a *depth* greater than 14 metres; and

- (c) where:
  - A. in the case of a *detached house* on a *lot* with a *front lot line* width of 6.5 metres or greater, any part of the building or structure beyond a *depth* of 12 metres is closer than 1.2 metres to a *side lot line*; and
  - B. in the case of a *semi-detached house* or the end unit in a series of *row houses*, on a *lot* with a *front lot line* width of 5.5 metres or greater, any part of the unattached side of the building or structure beyond a *depth* of 12 metres is closer than 1.2 metres to a *side lot line*.
  
- (iii) on any *lot* within the *Yorkville Triangle* with a *front lot line* on Bishop Street, New Street, or the north side of Berryman Street, including that portion of 101 Davenport Road within the *Yorkville Triangle*;
  - (a) where the building or structure has a *depth* greater than 14 metres;
  - (b) where the *height* of the building or structure is greater than 7.0 metres, exclusive of a *deck fence* and other rooftop elements permitted by Section 4(2)(a)(i), for any portion of the building or structure having a *depth* greater than 11 metres; and
  - (c) where:
    - A. in the case of a *detached house* on a *lot* with a *front lot line* width of 6.5 metres or greater, any part of the building or structure beyond a *depth* of 9 metres is closer than 1.2 metres to a *side lot line*; and
    - B. in the case of a *semi-detached house* or the end unit in a series of *row houses*, on a *lot* with a *front lot line* width of 5.5 metres or greater, any part of the unattached side of the building or structure beyond a *depth* of 9 metres is closer than 1.2 metres to a *side lot line*.

For the purposes of this exception, a *deck fence* means an open picket structure or railing on the roof not exceeding 1.1 metres in height, except in the case of the attached side of a *semi-detached house* or *row house*, where the *deck fence* may be opaque and have a maximum height of 2 metres.”

ENACTED AND PASSED this 13th day of April, A.D. 1999.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

