

Authority: Toronto Community Council Report No. 12, Clause No. 89,
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. 603-1999

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands known as 40 Colgate Avenue, 64 Colgate Avenue, 309 and 355 Logan Avenue.

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

1. District Map No. 52H-312 contained in Appendix "A" of 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 by,

- (1) redesignating to R2 Z2.0 the lands shown as R2 Z2.0 and outlined by heavy lines on Map 1 attached to and forming part of this by-law, and
- (2) redesignating to G the lands shown as G and outlined by heavy lines on Map 1 attached to and forming part of this by-law.

2. None of the following provisions of the said By-law No. 438-86, as amended: the definition of *parking space* as found in Section 2(1), Sections 4(4)(b), 6(3) Part I 1, 6(3) Part II 2, 6(3) Part II 3, 6(3) Part II 4, 6(3) Part II 5, 6(3) Part II 7(ii) A, 6(3) Part II 7(iii), 6(3) Part III 1(a), and 6(3) Part VII 1(ii), shall apply to prevent the erection and use of 75 *semi-detached houses* and uses *accessory* thereto on *Block A* provided:

- (1) not more than 75 *semi-detached houses* are erected or used on the *lots* within *Block A* and the said *lots* are used for no purpose other than *semi-detached houses* and uses *accessory* thereto;
- (2) each *lot* upon which a *semi-detached house* is erected or used has a minimum width of 5.2 metres;
- (3) the depth of each *semi-detached house*, measured between the closet point thereof to the *front lot line* and the closet point thereof to the *rear lot line*, is not more than 17.5 metres;
- (4) the *residential gross floor area* of each *semi-detached house* does not exceed 210 square metres and the maximum aggregate *residential gross floor area* of all *semi-detached houses* and *row houses* within *Block A*, *Block B* and *Block C* does not exceed 16,540 square metres;
- (5) no part of any *semi-detached house*, above *grade*, is located within 1.0 metre of the *front lot line*;

- (6) no part of any *semi-detached house*, above *grade*, is located within 0.45 metres of the *side lot line*;
- (7) no part of any *semi-detached house*, above *grade*, is located within 1.2 metres of the *rear lot line* provided that this section shall not apply to any projection permitted within set backs from *rear lot lines* by Section 6(3) PART II 8 of By-law No. 438-86, as amended;
- (8) no part of any *semi-detached house*, above *grade*, within a *corner lot* is located within 0.7 metres of the *flank* of the *lot*;
- (9) not less than one *parking space* is provided and maintained, for each *semi-detached house*, at the rear of the *lot* containing the *semi-detached house* with vehicular access to, and only to, the lane at the rear of the said *lot*;
- (10) no part of any garage provided as an *accessory* use to a *semi-detached house* is located within 3.9 metres of that *semi-detached house* or within 3.9 metres of any other residential building;
- (11) a minimum of 26 square metres of *landscaped open space* is provided and maintained on each *lot* containing a *semi-detached house*;
- (12) the maximum number of storeys within a *semi-detached house* is three; and
- (13) for the purposes of this Section, *parking space* has the same meaning ascribed to it in By-law No. 438-86, as amended, except that the minimum length of the *parking space* shall be 5.79 metres.

3. None of the following provisions of the said By-law No. 438-86, as amended: Sections 4(4)(b), 6(3) Part I 1, 6(3) Part II 2, 6(3) Part II 3, 6(3) Part II 4, 6(3) Part II 5, 6(3) Part II 6, 6(3) Part II 7(ii) A, 6(3) Part II 7(iii), 6(3) Part III 1(a), and 6(3) Part VII 1(ii), shall apply to prevent the erection and use of 28 *row houses* and uses *accessory* thereto on *Block B* provided:

- (1) not more than 28 *row houses* are erected or used on the *lots* within *Block B* and the said *lots* are used for no purpose other than *row houses* and uses *accessory* thereto;
- (2) each *lot* upon which a *row house* is erected or used has a minimum width of 4.195 metres;
- (3) the depth of each *row house*, measured between the closet point thereof to the *front lot line* and the closet point thereof to the *rear lot line*, is not more than 17.0 metres;

- (4) the *residential gross floor area* of each *row house* does not exceed 162 square metres and the maximum aggregate *residential gross floor area* of all *semi-detached houses* and *row houses* within *Block A*, *Block B* and *Block C* does not exceed 16,540 square metres;
- (5) no part of any *row house*, above *grade*, is located within 1.0 metre of the *front lot line*;
- (6) no part of any *row house*, above *grade*, is located within 0.45 metres of the *side lot line*;
- (7) no part of any *row house*, above *grade*, is located within 1.0 metre of the *rear lot line* provided that this section shall not apply to any projection permitted within set backs from *rear lot lines* by Section 6(3) PART II 8 of By-law No. 438-86, as amended;
- (8) not less than one *parking space* is provided and maintained, for each *row house*, at the rear of the *lot* containing the *row house* with vehicular access to, and only to, the lane at the rear of the said *lot*;
- (9) a minimum of 7.0 square metres of *landscaped open space* is provided and maintained on each *lot* containing a *row house*;
- (10) no part of any *row house*, above *grade*, is located within 0.9 metres of a side wall of a building on an adjacent *lot*;
- (11) the maximum number of storeys within a *row house* is three; and
- (12) each *row house* has a single entrance fronting on the proposed public street shown on Map 2 attached hereto.

4. None of the following provisions of the said By-law No. 438-86, as amended: Sections 4(4)(b), 6(3) Part II 2, 6(3) Part II 4, 6(3) Part II 5, 6(3) Part II 6, 6(3) Part II 7(ii) A, 6(3) Part II 7(iii), and 6(3) Part VII 1(ii), shall apply to prevent the erection and use of 3 *semi-detached houses* and uses *accessory* thereto on *Block C* provided:

- (1) not more than 3 *semi-detached houses* are erected or used on the *lots* within *Block C* and the said *lots* are used for no purpose other than *semi-detached houses* and uses *accessory* thereto;
- (2) each *lot* upon which a *semi-detached house* is erected or used has a minimum width of 3.5 metres;
- (3) no part of any *semi-detached house*, above *grade*, is located within 1.0 metre of the *front lot line*;
- (4) no part of any *semi-detached house*, above *grade*, is located within 4.5 metres of the *rear lot line* provided that this section shall not apply to any

projection permitted within set backs from *rear lot lines* by Section 6(3) PART II 8 of By-law No. 438-86, as amended;

- (5) not less than one *parking space* is provided and maintained, for each *semi-detached house*, at the rear of the *lot* containing the *semi-detached house* with vehicular access to, and only to, the lane at the rear of the said *lot*;
- (6) no part of any garage provided as an *accessory* use to a *semi-detached house* is located within 0.0 metres of that *semi-detached house* or within 3.9 metres of any other residential building;
- (7) the maximum number of storeys within a *semi-detached house* is three; and
- (8) the *residential gross floor area* of each *row house* does not exceed 162 square metres and the maximum aggregate *residential gross floor area* of all *semi-detached houses* and *row houses* within *Block A*, *Block B* and *Block C* does not exceed 16,540 square metres.

5. For the purpose of this by-law:

- (1) “Block A”, “Block B” and “Block C” mean those lands respectively delineated and identified as BLOCK A, BLOCK B and BLOCK C on Map 2 attached to and forming part of this by-law;
- (2) each other word or expression which is italicized in this by-law shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended.

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

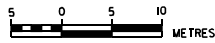
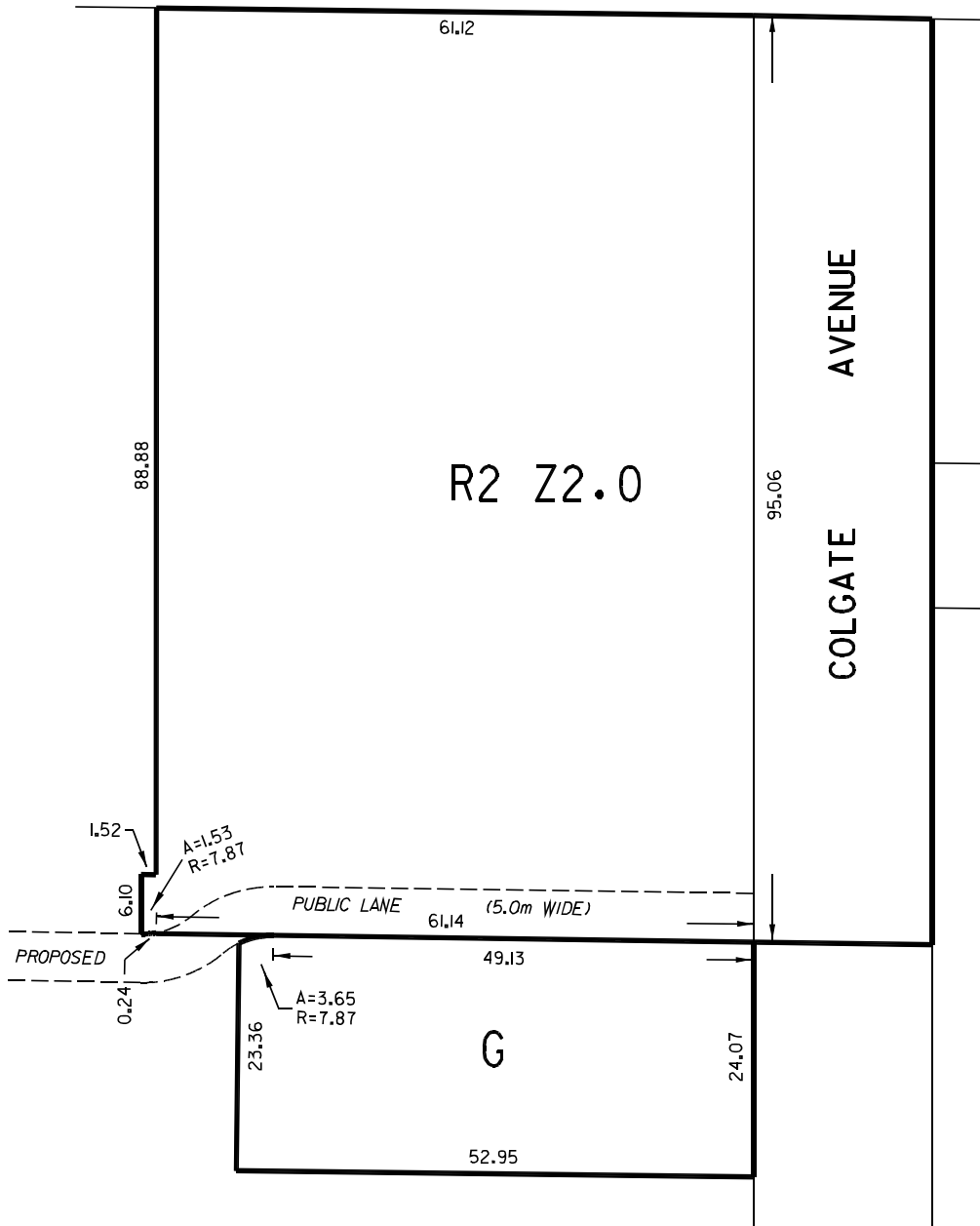
CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

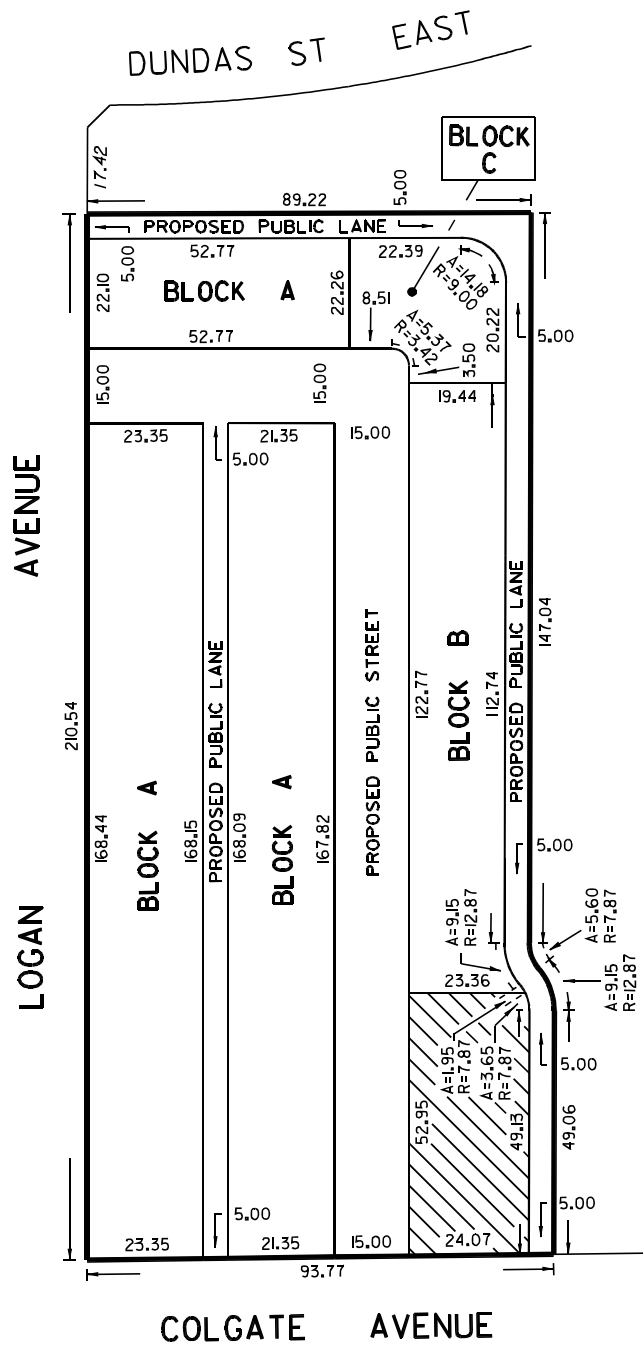
MAP 1

CARLAW AVENUE



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO SEPTEMBER, 1999
 BL2/64CDLGA1.DGN
 FILES: C33-21-2402.53
 MAP No. 52H-312 DRAWN: PG

MAP 2



 PROPOSED PUBLIC PARK



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO SEPTEMBER, 1999
 BL2/309LOG.DGN
 FILE: C33-Z1
 52H-312

DRAWN: PG