

Authority: Toronto Community Council Report No. 13, Clause No. 7, adopted
as amended by City of Toronto Council on October 26 and 27, 1999
Enacted by Council: October 27, 1999

CITY OF TORONTO

BY-LAW No. 743-1999

To amend By-law No. 438-86 of the former City of Toronto, with respect to the lands municipally known in 1998 as 720-724 Kingston Road and 35R Lyall Avenue.

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

1. None of the provisions of Sections 6(3), Part II 2, 3C, 4, 5, Part III 1(a), 3(a), Part VII 1 and Part IX 1(a) of By-law 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, shall apply to prevent the erection and use on the lands which comprise Lots 1 to 3, as set out in section 4 of this by-law, of 3 *row houses*, provided:

- (1) the *lots* consist of the PARTS set out in Section 4 below;
- (2) the *front lot line* setback shall not be less than 2.03 metres;
- (3) the *row houses* shall not have a *depth* greater than 15.55 metres;
- (4) the *landscaped open space* provided and maintained:
 - (i) for Lot 1 shall not be less than 11.2 square metres;
 - (ii) for Lot 2 shall not be less than 5.6 square metres;
 - (iii) for Lot 3 shall not be less than 8.1 square metres;
- (5) not less than 5.6 square metres of the front yard shall be provided and maintained as *landscaped open space*; and
- (6) the *lot frontage*:
 - (i) for Lot 1 shall not be less than 4.4 metres;
 - (ii) for Lots 2 and 3 shall not be less than 3.96 metres.

2. None of the provisions of Sections 4(11)(a), 6(3) Part I 1, Part II 3(i), 3C, 4, 5, Part III 1(a), 3(a), 3(b), Part VII 1 and Part IX 1(a) of By-law 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, shall apply to prevent the erection and use on the lands which comprise Lots 4 to 9, as set out in section 4 of this by-law, of 6 *semi-detached houses*, provided:

- (1) the *lots* consist of the PARTS outlined in Section 4 below;
- (2) on each *lot* the *residential gross floor area* shall not be greater than 133.5 square metres;
- (3) the *landscaped open space* provided and maintained:
 - (i) for Lot 4 shall not be less than 6 square metres;
 - (ii) for Lot 5 shall not be less than 10.5 square metres;
 - (iii) for Lot 6 shall not be less than 9.9 square metres;
 - (iv) for Lot 7 shall not be less than 10.2 square metres;
 - (v) for Lot 8 shall not be less than 9.7 square metres;
 - (vi) for Lot 9 shall not be less than 6.2 square metres;
 - (iv) of Lot 14 shall not less than 28.4 square metres;
 - (v) of Lot 15 shall not less than 27.6 square metres;
- (4) the distance between any part of the side walls and an adjacent building shall not be less than 0.61 metres;
- (5) the *side yard* setback shall not be less than 0.30 metres;
- (6) the minimum *lot frontage* shall not be less than 0.07 metres; and
- (7) the *front lot line* shall not be less than 0.07 metres.

3. None of the provisions of Sections 4(2)(a), 4(11)(a), 6(3) Part I 1, Part II 3(i), 3C, 4, 5, Part III 1(a), 3(a), 3(b), Part IV 3(i), Part VII 1 and Part IX 1(a) of By-law 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, shall apply to prevent the erection and use on the lands which comprise Lots 10 to 17, as set out in section 4 of this by-law, of 8 *semi-detached houses*, provided:

- (1) the *lots* consist of the PARTS set out in Section 4 below;
- (2) the *residential gross floor area*:
 - (i) for Lots 10 to 15 shall not be greater than 133.5 square on each *lot*;
 - (ii) for Lots 16 and 17 shall not be greater than 139.22 square metres on each *lot*;
- (3) the distance between any part of the side walls and an adjacent building shall not be less than 0.61 metres;
- (4) the *side yard* setback shall not be less than 0.30 metres;
- (5) the *landscaped open space*:
 - (i) of Lot 11 shall not less than 25.6 square metres;
 - (ii) of Lot 12 shall not less than 26.4 square metres;
 - (iii) of Lot 13 shall not less than 24.7 square metres;
 - (iv) of Lot 14 shall not less than 28.4 square metres;
 - (v) of Lot 15 shall not less than 27.6 square metres;
 - (vi) of Lot 16 shall not less than 39.87 square metres;
 - (vii) of Lot 17 shall not less than 42.16 square metres;
- (6) the minimum *lot frontage* shall not be less than 0.07 metres;
- (7) the *front lot line* shall not be less than 0.07 metres; and
- (8) the *height* of the buildings shall not exceed 11.46 metres.

4. Lot Schedule

Lot	PARTS as set out on a Plan of Survey prepared by David Horwood Limited, Ontario Land Surveyors, dated July 1999 and on file with the City Surveyor
1	1, 18, 19, 20, 21, 30
2	2, 22, 23, 24, 29
3	3, 25, 26, 27, 28
4	4, 31, 79
5	5, 32, 78, 80, 82
6	6, 33, 77, 81, 83
7	7, 34, 76, 84
8	8, 35, 75, 85
9	9, 36, 37, 74, 86
10	10, 38, 73, 87
11	11, 39, 72, 88
12	12, 40, 43, 46, 50, 54, 59, 64, 71, 89
13	13, 41, 42, 45, 49, 53, 58, 63, 70, 90
14	14, 44, 48, 52, 57, 62, 69, 91
15	15, 47, 51, 56, 61, 68, 92
16	16, 55, 60, 67, 93
17	17, 65, 66, 94

ENACTED AND PASSED this 27th day of October, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)