

Authority: Toronto Community Council Report No. 14, Clause No. 55,
as adopted by City of Toronto Council on November 23, 24 and 25, 1999
Enacted by Council: November 25, 1999

CITY OF TORONTO

BY-LAW No. 805-1999

To amend Zoning By-law No. 1996-0279 of the former City of Toronto with respect to the lands generally bounded by Coxwell Avenue, Queen Street East, Woodbine Avenue and Lake Shore Boulevard East and commonly referred to as the Woodbine Park Development.

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

1. Section 4(a) of By-law No. 1996-0279 of the former City of Toronto, being “A By-law to amend the General Zoning By-law No. 438-86 in respect of the lands generally bounded by Coxwell Avenue, Queen Street East, Woodbine Avenue and Lake Shore Boulevard East and commonly referred to as the Woodbine Park Development”, is amended by inserting after the phrase “No person shall, on a *lot* within the lands outlined by the heavy lines on the following plan, erect or use a building or structure having any part thereof” the phrase “, other than the components exempted from the calculation of the depth of the building or structure by Section 7(a) of this By-law,”.

2. Section 4(b) of the aforesaid By-law No. 1996-0279 is amended by inserting after the phrase “No person shall, on a *lot* other than a *lot* described in paragraph (a) of this Section, erect or use a building or structure having any part thereof” the phrase “, other than the components exempted from the calculation of the depth of the building or structure by Section 7(a) of this By-law,”.

3. Section 5 of the aforesaid By-law No. 1996-0279 is amended by deleting the phrase “6.0 metres” and substituting therefor the phrase “7.5 metres”.

4. Section 6 of the aforesaid By-law No. 1996-0279 is amended by replacing the said Section 6 with the following as Sections 6(a) and 6(b):

“6. (a) None of the provisions of Clause A of the chart following Section 6(3) Part II 3 of By-law No. 438-86, as amended, pertaining to *corner lot* setbacks on flanking streets shall apply in the *Woodbine Park Development*; but no person shall in the *Woodbine Park Development* erect or use a building or structure that does not comply with the following *corner lot* setbacks:

A. No person shall, on a *lot*, erect or use a building or structure having any part thereof located closer to a *flank*, which does not abut a public lane, on a *corner lot* than 3.0 metres; and

B. No person shall, on a *lot*, erect or use a building or structure having any part thereof located closer to a *flank*, which does abut a public lane, on a *corner lot* than 0.45 metres.

- (b) Notwithstanding the provisions of Clause C of the chart following Section 6(3) PART II 3 of By-law No. 438-86, as amended, where a *semi-detached house* or *row house* in the *Woodbine Park Development* is erected on a *lot* adjacent to a public lane, public walkway, public space or parking lot, the side wall setback from the *side lot line* adjacent to the said public lane, public walkway, public space or parking lot shall, in the case of a side wall having openings, be 0.45 metres instead of the 0.9 metres stipulated by the said Clause C.”

5. Section 7 of the aforesaid By-law No. 1996-0279, is amended by deleting subsection 7(a) and replacing it with the following as Subsection 7(a):

- “(a) No person shall, on a *lot*, erect or use a building or structure having a depth greater than 17 metres measured from that portion of the building or structure closest to the *front lot line* to that portion of the building or structure closest to the *rear lot line*, provided that this section shall not apply to:
- A. any projection permitted under Clauses A, B, D, E, F, G, H, I, K, or L of the chart in Section 6(3) PART II 8 of By-law No. 438-86, as amended;
 - B. any part of a building or structure located entirely below the natural or finished surface of the ground, whichever is lower, adjacent to the building or structure;
 - C. a verandah or porch permitted by Section 6(3) PART VI 2 of By-law No. 438-86, as amended; and
 - D. a one-storey verandah or a two-storey verandah, covered or uncovered but open on three sides (exclusive of posts and railings) attached to the front wall of a *detached house*, *semi-detached house*, or *row house*, provided:
 - (i) the verandah does not extend more than 2.5 metres in front of the said front wall and is no wider than the said front wall,
 - (ii) no part of the floor of the first *storey* of the verandah is higher than 1.2 metres above the level of the public sidewalk located in front of the said verandah, and,

- (iii) the roof of the verandah is not higher than the lowest point of the roof of the said *detached house, semi-detached house, or row house.*”

ENACTED AND PASSED this 25th day of November, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)