

Authority: Toronto Community Council Report No. 18, Clause No. 5,
as adopted by City of Toronto Council on October 3, 4 and 5, 2000
Enacted by Council: October 5, 2000

CITY OF TORONTO

BY-LAW No. 709-2000

**To amend the Zoning By-law No. 438-86 of the former City of Toronto
respecting lands known as 135 Laughton Avenue.**

WHEREAS Council at its meeting of October 3, 4 and 5, 2000 adopted Clause No. 5 of Toronto Community Council Report No. 18;

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

1. District Map No. 48J-322 contained in Appendix "A" annexed to and forming part of By-law No. 438-86 of the former City of Toronto 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 redesignating to R2 Z1.0 the lands shown on Plan 1 attached to and forming part of this By-law.

2. Height and Minimum Lot Frontage Map No. 48J-322 contained in Appendix "B" annexed to and forming part of By-law No. 438-86, as amended, is further amended by redesignating to H10.0 the lands shown on Plan 1 attached to and forming part of this By-law.

3. Section 12(2) of By-law No. 438-86, as amended, is further amended by adding a new exception as follows:

"329. No person shall within the area shown within the heavy lines on the Map at the end of and forming part of this exception, notwithstanding section 6(1)(f), use a *lot* or erect or use any building or structure for any purpose other than:

- (i) within the area shown as Block "A", Block "B" and Block "C" on the Map at the end of and forming part of this exception, a *detached house, semi-detached house or private garage* and uses *accessory* thereto on a *lot* with a *rear lot line* abutting lands conveyed to the City for public lane purposes;
- (ii) within the area shown as Block "D" on the Map at the end of and forming part of this exception a *detached house, semi-detached house, duplex, semi-detached duplex or private garage* and uses *accessory* thereto on a *lot* with a *rear lot line* abutting lands conveyed to the City for public lane purposes."

4. None of the provisions of Sections 6(3) PART II 2, 6(3) PART II 3, 6(3) PART II 7(ii)A and 6(3) PART VII 1 shall apply to prevent the erection and use on the lands identified as Blocks "A", "B", "C" and "D" on Plan 2, attached to and forming part of this By-law, of the following:

(1) On Block "A":

detached houses, semi-detached houses or private garages and uses accessory thereto, provided that:

- (a) Block "A" is a parcel of land that could, at the time of application for a building permit, be individually conveyed in compliance with the provisions of the Planning Act, R.S.O. 1990, C. P.13, as amended or replaced;
- (b) not more than one *detached house* and 14 *semi-detached houses* are erected and used within Block "A";
- (c) the *lot* on which each *detached house* or *semi-detached house* is located has its *front lot line* abutting Laughton Avenue;
- (d) the *lot* on which each *detached house* or *semi-detached house* is located has its *rear lot line* abutting lands conveyed to the City for public lane purposes;
- (e) the *lot* on which each *detached house* or *semi-detached house* is located has a *lot frontage* of not less than 4.9 metres;
- (f) the shortest distance between the *front lot line* and the *rear lot line* of the *lot* on which each *detached house* or *semi-detached house* is located is not less than 27 metres;
- (g) no part of any *detached house* or *semi-detached house* above *grade* is erected or used closer to the *front lot line* than 1.1 metres with the exception of those projections contained in Section 6(3) PART II 8 of By-law No. 438-86, provided that the restrictions in that Section are complied with;
- (h) no part of any *detached house* or *semi-detached house* above *grade* is erected or used closer to a *side lot line* than 0.45 metres with the exception of those projections contained in Section 6(3) PART II 8 of By-law No. 438-86, provided that the restrictions in that Section are complied with;
- (i) no part of any *detached house* or *semi-detached house* that is located on a *corner lot* is erected or used closer to the flanking *street* than the greater of:
 - (i) 1.1 metres; and
 - (ii) the shortest distance by which the *front wall* of the *residential building* on the abutting *lot* fronting on the flanking *street* is set back from its *front lot line*;

- (j) all parking facilities shall be located only on that portion of a *lot* between the *rear lot line* and that part of the *detached house* or *semi-detached house* located on the *lot* closest to the *rear lot line*, and no driveway leading to such parking facilities shall cross a *front lot line*; and
 - (k) the distance between any *private garage* on a *lot* and a *residential building* on an abutting *lot* is not less than 3.0 metres, and in all other cases no *accessory* building or structure, including a *private garage*, is closer to a *residential building* than 4.5 metres;
- (2) On Block “B”:
- semi-detached houses* or *private garages* and uses *accessory* thereto, provided that:
- (a) Block “B” is a parcel of land that could, at the time of application for a building permit, be individually conveyed in compliance with the provisions of the Planning Act, R.S.O. 1990, C. P.13, as amended or replaced;
 - (b) not more than 22 *semi-detached houses* are erected and used within Block “B”;
 - (c) the *lot* on which each *semi-detached house* is located has its *front lot line* abutting Rutland Street;
 - (d) the *lot* on which each *semi-detached house* is located has its *rear lot line* abutting lands conveyed to the City for public lane purposes;
 - (e) the *lot* on which each *semi-detached house* is located has a *lot frontage* of not less than 4.9 metres;
 - (f) the shortest distance between the *front lot line* and the *rear lot line* of the *lot* on which each *semi-detached house* is located is not less than 34 metres;
 - (g) no part of any *semi-detached house* above *grade* is erected or used closer to the *front lot line* than 1.1 metres with the exception of those projections contained in Section 6(3) PART II 8 of By-law No. 438-86, provided that the restrictions in that Section are complied with;
 - (h) no part of any *semi-detached house* above *grade* is erected or used closer to a *side lot line* than 0.45 metres with the exception of those projections contained in Section 6(3) PART II 8 of By-law No. 438-86, provided that the restrictions in that Section are complied with;

- (i) all parking facilities shall be located only on that portion of a *lot* between the *rear lot line* and that part of the *semi-detached house* located on the *lot* closest to the *rear lot line*, and no driveway leading to such parking facilities shall cross a *front lot line*; and
 - (j) no *accessory* building or structure is closer to a *residential building* than 4.5 metres;
- (3) On Block “C”:

semi-detached houses or *private garages* and uses *accessory* thereto, provided that:

- (a) Block “C” is a parcel of land that could, at the time of application for a building permit, be individually conveyed in compliance with the provisions of the Planning Act, R.S.O. 1990, C. P.13, as amended or replaced;
- (b) not more than 16 *semi-detached houses* are erected and used within Block “C”;
- (c) the *lot* on which each *semi-detached house* is located has its *front lot line* abutting Wiltshire Avenue;
- (d) the *lot* on which each *semi-detached house* is located has its *rear lot line* abutting lands conveyed to the City for public lane purposes;
- (e) the *lot* on which each *semi-detached house* is located has a *lot frontage* of not less than 4.9 metres;
- (f) the shortest distance between the *front lot line* and the *rear lot line* of the *lot* on which each *semi-detached house* is located is not less than 23.5 metres;
- (g) no part of any *semi-detached house* above *grade* is erected or used closer to the *front lot line* than 1.1 metres with the exception of those projections contained in Section 6(3) PART II 8 of By-law No. 438-86, provided that the restrictions in that Section are complied with;
- (h) no part of any *semi-detached house* above *grade* is erected or used closer to a *side lot line* than 0.45 metres with the exception of those projections contained in Section 6(3) PART II 8 of By-law No. 438-86, provided that the restrictions in that Section are complied with;
- (i) no part of any *semi-detached house* that is located on a *corner lot* is erected or used closer to the flanking *street* than the greater of:
 - (i) 1.0 metres; and

- (ii) the shortest distance by which the *front wall* of the *residential building* on the abutting *lot* fronting on the flanking *street* is set back from its *front lot line*;
 - (j) all parking facilities shall be located only on that portion of a *lot* between the *rear lot line* and that part of the *semi-detached house* located on the *lot* closest to the *rear lot line*, and no driveway leading to such parking facilities shall cross a *front lot line*; and
 - (k) the distance between any *private garage* on a *lot* and a *residential building* on an abutting *lot* is not less than 0.9 metres, and in all other cases no *accessory* building or structure, including a *private garage*, is closer to a *residential building* than 4.5 metres;
- (4) On Block “D”:
- detached houses, duplexes, semi-detached houses, semi-detached duplexes or private garages* and uses *accessory* thereto, provided that:
- (a) Block “D” is a parcel of land that could, at the time of application for a building permit, be individually conveyed in compliance with the provisions of the Planning Act, R.S.O. 1990, C. P.13, as amended or replaced;
 - (b) not more than one *detached house or duplex* and 24 *semi-detached houses or semi-detached duplexes* are erected and used within Block “D”;
 - (c) the *lot* on which each *detached house, duplex, semi-detached house or semi-detached duplex* is located has its *front lot line* abutting Connolly Street;
 - (d) the *lot* on which each *detached house, duplex, semi-detached house or semi-detached duplex* is located has its *rear lot line* abutting lands conveyed to the City for public lane purposes;
 - (e) the *lot* on which each *detached house, duplex, semi-detached house or semi-detached duplex* is located has a *lot frontage* of not less than 4.9 metres;
 - (f) the shortest distance between the *front lot line* and the *rear lot line* of the *lot* on which each *detached house, duplex, semi-detached house or semi-detached duplex* is located is not less than 32 metres;
 - (g) no part of any *detached house, duplex, semi-detached house or semi-detached duplex* above *grade* is erected or used closer to the *front lot line* than 1.1 metres with the exception of those projections contained in Section 6(3) PART II 8 of By-law No. 438-86, provided that the restrictions in that Section are complied with;

- (h) no part of any *detached house, duplex, semi-detached house* or *semi-detached duplex* above *grade* is erected or used closer to a *side lot line* than 0.45 metres with the exception of those projections contained in Section 6(3) PART II 8 of By-law No. 438-86, provided that the restrictions in that Section are complied with;
- (i) all parking facilities shall be located only on that portion of a *lot* between the *rear lot line* and that part of the *detached house, duplex, semi-detached house* or *semi-detached duplex* located on the *lot* closest to the *rear lot line*, and no driveway leading to such parking facilities shall cross a *front lot line*; and
- (j) no *accessory* building or structure is closer to a *residential building* than 4.5 metres.

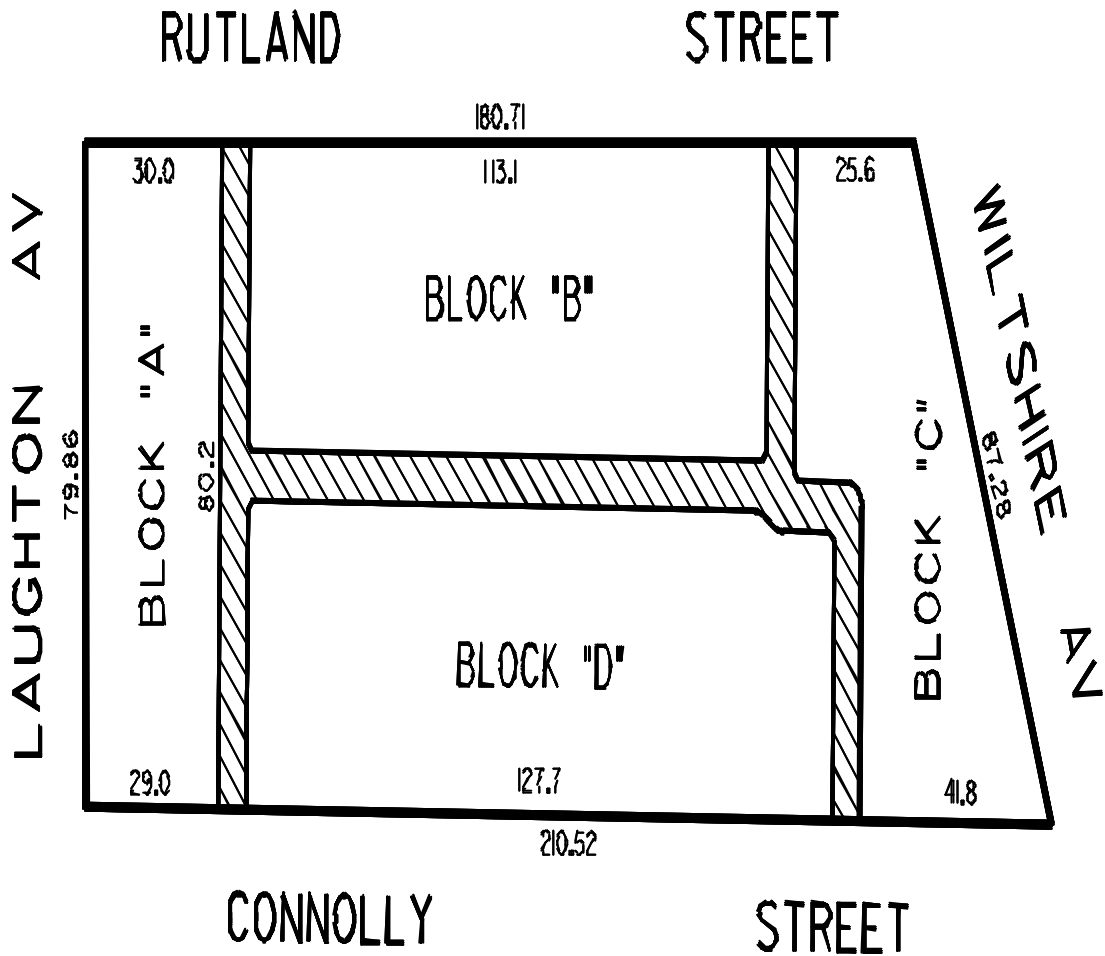
5. For the purposes of this By-law, each word or expression which is italicized shall have the same meaning as that word or expression has for the purposes of By-law No. 438-86, as amended.

ENACTED AND PASSED this 5th day of October, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)



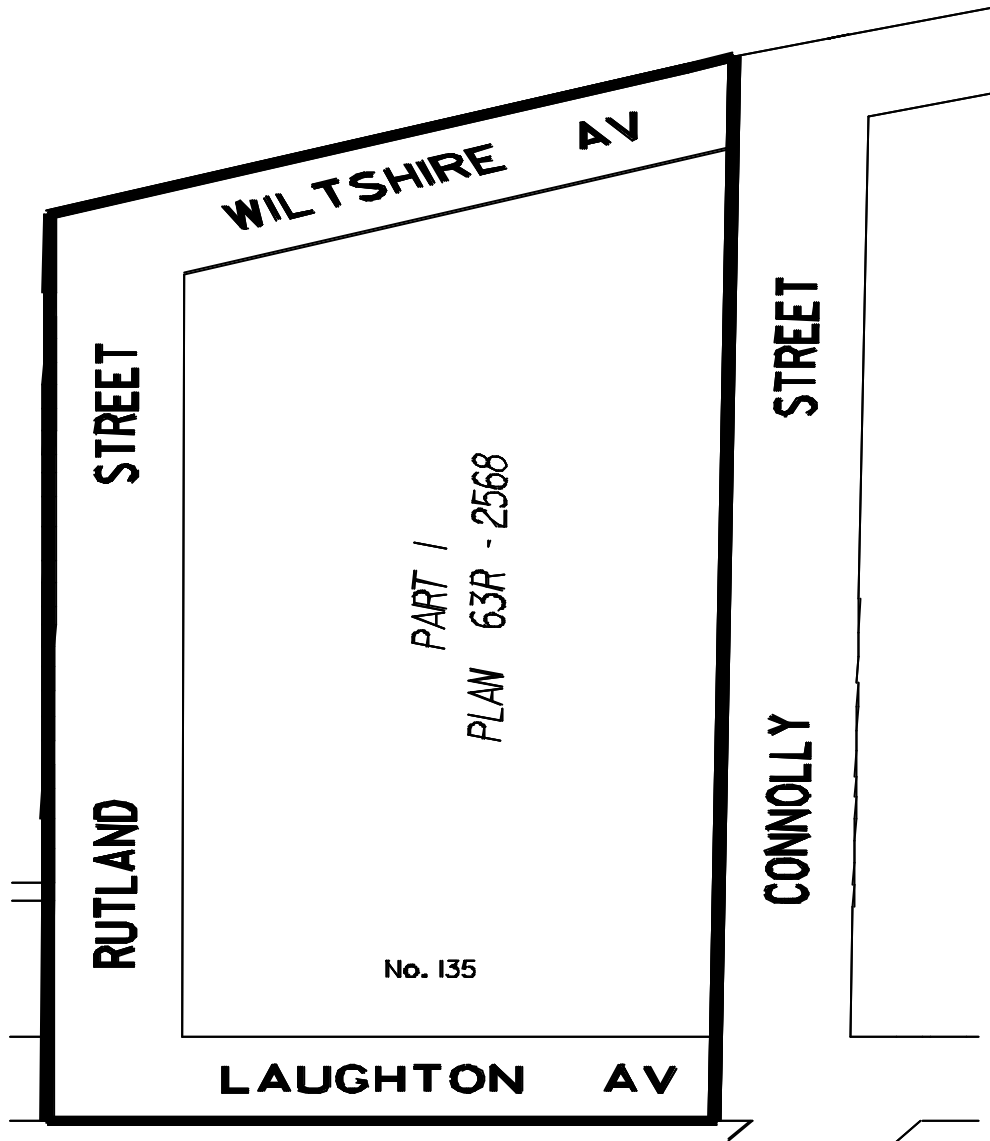
 LANDS REFERRED TO IN SECTION 12(2)329

 PROPOSED PUBLIC LANE (6.00 metres wide)

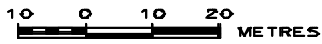


WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO OCTOBER, 2000
 SEC00/ s122329.DGN
 FILES: L15-ZZ, 2402.53-3
 MAP No. 48J-322 DRAWN: D.R.

PLAN 1

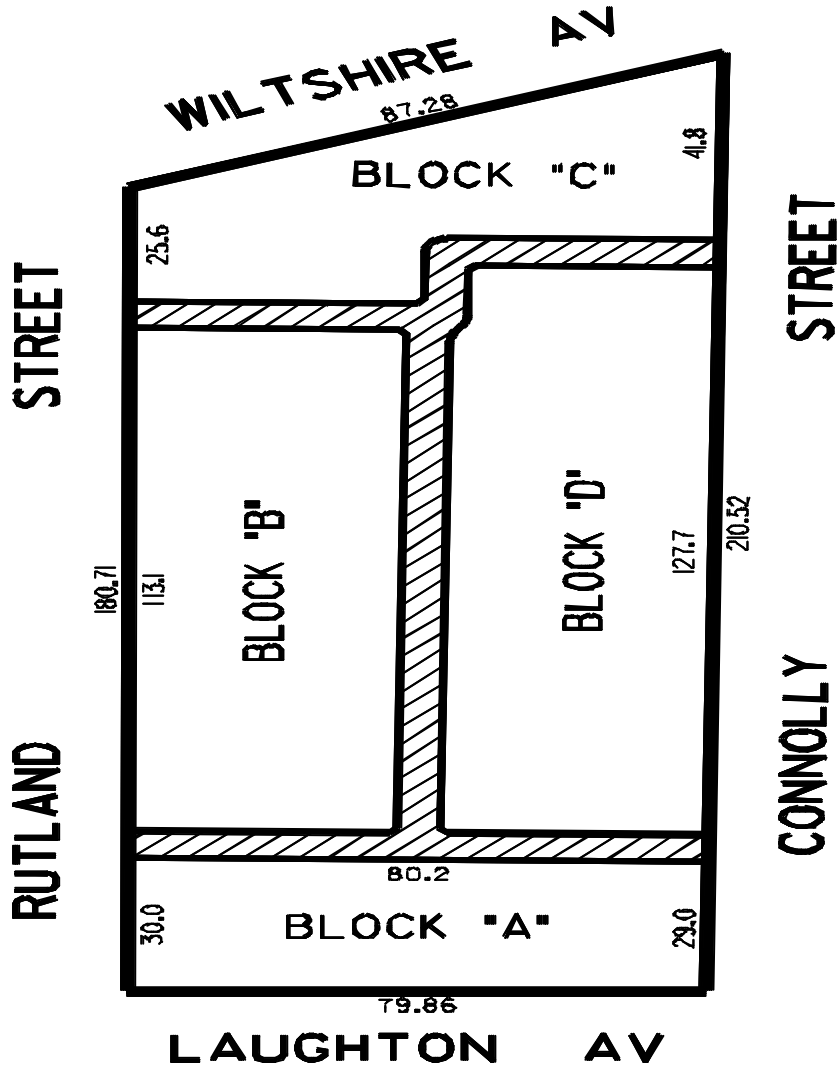


REDESIGNATED TO "R2 Z1.0" AND "H 10.0"



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO SEPTEMBER, 2000
 BLOO/ 136LAUG1.DGN
 FILES: L15-22, 2402, 53-3
 MAP No. 48J-322 DRAWN: D.R.

PLAN 2



PROPOSED PUBLIC LANE (6.00 metres wide)



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO OCTOBER, 2000
 BLOO/ 135LAUG2.DGN
 FILE: L15-Z2
 MAP No. 48J-322 DRAWN: D.R.