

Authority: Toronto and East York Community Council Item 7.7,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007
Enacted by Council: July 19, 2007

CITY OF TORONTO

BY-LAW No. 805-2007

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands municipally known as 736 and 738 Kingston Road.

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

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

1. None of the provisions of Section 2(1) definitions of “*row house*” and “*semi-detached house*”, Section 4(17) as it pertains to *parking space* size and dimension, Section 6(3) Part I 1, Section 6(3) Part II 3 C, Section 6(3) Part II 5, Section 6(3) Part II 8, Section 6(3) Part III 3, and Section 6(3) Part IV 4 of former City of Toronto Zoning By-law No. 438-86, as amended, 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”, shall apply to prevent the erection and use of a pair of semi-detached houses and 6 row houses on the lands known municipally in the year 2006 as 736 and 738 Kingston Road, provided:
 - (1) the lands comprise the area shown on Map 1 attached hereto;
 - (2) the aggregate *residential gross floor area* erected or used on the lands shown on Map 1 does not exceed 1002 square metres;
 - (3) no portion of any of the buildings shall extend beyond the lines delineating the building footprints on Map 2 attached hereto;
 - (4) notwithstanding (3), the following projections are permitted:

STRUCTURE	LOCATION OF PROJECTION	MAXIMUM PERMITTED PROJECTION	OTHER APPLICABLE QUALIFICATIONS
eaves or cornices	required setback area from any lot line	0.45 metres	none
fences and safety railings	required setback area from any lot line	no restriction	height of fence or safety railing not to exceed 2.0 metres

STRUCTURE	LOCATION OF PROJECTION	MAXIMUM PERMITTED PROJECTION	OTHER APPLICABLE QUALIFICATIONS
Porches	required setback area from any lot line	2.5 metres	roof may not be designated to be used as a deck or terrace
exterior insulation and facing material, including any supporting foundation	required setback area from any lot line	0.16 metres	None
repair, replacement or vertical extension of the existing foundation of a residential building	required setback area from any lot line	no closer to the lot lines than the existing foundation	height of existing foundation may be increased by up to 0.3 metres

- (5) the aggregate *landscaped open space*, including *soft landscaping*, provided and maintained is not less than 50% of the lands shown on Map 1;
 - (6) a minimum of 4 *parking spaces* are provided on the *lot*, with minimum dimensions of 2.6 metres in width and 5.3 metres in length;
 - (7) an on-site loading space with dimensions of at least 2.7 metres in width and 5.3 metres in length is provided;
 - (8) a minimum driveway width of 6 metres; and
 - (9) the development is constructed by Habitat for Humanity.
2. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
 3. For the purposes of this By-law, the terms set forth in italics shall have the same meaning as such terms have for the purposes of By-law No. 438-86.
 4. The provisions of this By-law shall continue to apply to the lands shown on Map 1, attached hereto, notwithstanding their division into one or more separate lots.

ENACTED AND PASSED this 19th day of July, A.D. 2007.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)



