

Authority: Toronto and East York Community Council
Item TE10.2, as adopted by City of Toronto Council on
February 6 and 7, 2024
City Council voted in favour of this by-law on February 7,
2024
Written approval of this by-law was given by Mayoral
Decision 2-2024 dated February 7, 2024

CITY OF TORONTO

BY-LAW 79-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 7 Laxton Avenue.

Whereas Council of the City of Toronto has the authority pursuant to 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, as amended;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.1 respecting the lands outlined by heavy black lines from a zone label of R (d1.0) (x988) to a zone label of R (d1.0) (x190) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 190 so that it reads:

(190) Exception R 190

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 7 Laxton Avenue, if the requirements of By-law 79-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (N) below;

- (B) Despite regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 79-2024;
- (C) Despite regulations 10.5.40.10(1) to (4) and (B) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 79-2024:
 - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 2 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 2 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1 metre;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 0.6 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 1.8 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 3 metres; and
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 2.1 metres;
- (D) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 1200 square metres;
- (E) Despite regulation 10.10.40.30(1), the permitted maximum **building depth** for an **apartment building** is 23 metres;
- (F) Despite regulation 10.10.40.70(1),(2), (3), (4) and 10.10.40.80(1), the required minimum **building setbacks** and separation of **main walls** are as shown in metres on Diagram 3 of By-law 79-2024;
- (G) Despite Clause 10.10.40.60 and (F) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) decks, porches, and balconies, by a maximum of 0.3 metres;
 - (ii) canopies and awnings, by a maximum of 0.3 metres;

- (iii) exterior stairs, access ramps and elevating devices, by a maximum of 0.3 metres;
 - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.15 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.3 metres;
 - (vi) window projections, including bay windows and box windows, by a maximum of 0.45 metres;
 - (vii) eaves, by a maximum of 0.45 metres;
 - (viii) dormers, by a maximum of 0.45 metres; and
 - (ix) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.45 metres;
- (H) Despite Regulation 10.10.40.50(1) **amenity space** for an **apartment building** must be provided in accordance with the following:
 - (i) 2.8 square metres of **amenity space** per **dwelling unit**.
- (I) Despite Regulation 10.5.50.10(4) **landscaping** must be provided in accordance with the following:
 - (i) A minimum of 20 percent of the area of the lot for **landscaping**; and
 - (ii) A minimum of 40 percent of the landscaping area required in I(i) above, must be **soft landscaping**.
- (J) Regulation 10.5.50.10(5), with respect to a **soft landscaping** strip, does not apply;
- (K) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
 - (i) No residential visitor **parking spaces** are required.
- (L) Despite Regulation 10.5.80.1(2)(C) a surface area used for the parking or storing of **vehicles** may be located 0.0 metres from a fence;
- (M) Despite Regulation 10.5.100.1(4) the **driveway** width must be provided in accordance with the following:
 - (i) A minimum width of 2.4 metres.

(N) Despite regulations 230.5.10.1(1), and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:

- (i) 0.75 "long-term" **bicycle parking spaces** for each **dwelling unit**; and
- (ii) 0.15 "short-term **bicycle parking spaces** for each **dwelling unit**;

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86.

Enacted and passed on February 7, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



Diagram 2



 **Toronto**
Diagram 2

7 Laxton Avenue

File # 23 166287 STE 04 02

Diagram 3



File # 23 166287 STE 04 0Z