

Authority: Toronto and East York Community Council Item TE33.4, as adopted by City of Toronto Council on June 26, 27 and 28, 2018

CITY OF TORONTO

Bill 815

BY-LAW -2018

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2018 as 1025 Dupont Street.

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;

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, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: R (d2.1)(x50) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Section 995.10.1, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height and storey label to these lands: HT 14.0, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map in Section 995.30.1, as shown on Diagram 5 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Rooming House Overlay Map in Section 995.40.1, and applying the following Rooming House label of B1 to these lands, as shown on Diagram 6 attached to this By-law.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 50 so that it reads:

Exception R 50

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) Despite regulation 10.5.40.10(1), the height of the **building** is the distance between Canadian Geodetic Datum elevation of 122.20 metres and the elevation of highest point of the **building**;
- (B) Despite regulation 10.5.40.60(1)(F), balconies located at the second storey on the east façade of the **building** may encroach into the required minimum **side yard setback** a maximum of 3.5 metres;
- (C) Despite regulation 10.5.40.60(2)(B), canopies located on the north and west façades of the **building** may encroach into a required minimum **building setback** a maximum of 1.5 metres;
- (D) Despite regulation 10.5.50.10(3)(A), a minimum of 57 percent of the **rear yard** must be **soft** landscaping;
- (E) Despite regulation 10.5.100.1(3)(B), a **driveway** may have a maximum total width of 6.1 metres;
- (F) Despite regulation 10.10.20.40(1), the permitted **residential building** type is restricted to **townhouse**;
- (G) Despite regulations 10.10.30.20(1)(B) and 10.10.30.20(1)(C)(ii)(b), the required minimum **lot frontage** is 4.5 metres for each **dwelling unit**;
- (H) Despite regulation 10.10.40.1(4)(A), the required minimum width of a **dwelling unit** in a **townhouse** is 4.5 metres;
- (I) Despite regulation 10.10.40.10(1)(A), the permitted maximum height is as shown on Diagram 7 of By-law [**Clerks to insert this by-law Number**];
- (J) Despite regulation 10.10.40.10(2) regarding the height of **main walls** does not apply;
- (K) Despite regulation 10.10.40.30(1)(B), the permitted maximum **building depth** is 32 metres;

- (L) Despite regulation 10.5.40.70(1) and Clause 10.10.40.70, the required minimum **building setbacks** are as shown on Diagram 7, attached to By-law ### [Clerks to insert this by-law number]; and
- (M) Despite regulation 10.10.80.40(2), vehicle access to a **parking space** may be provided through a **driveway** accessed from a **street** at the front of the **lot**.

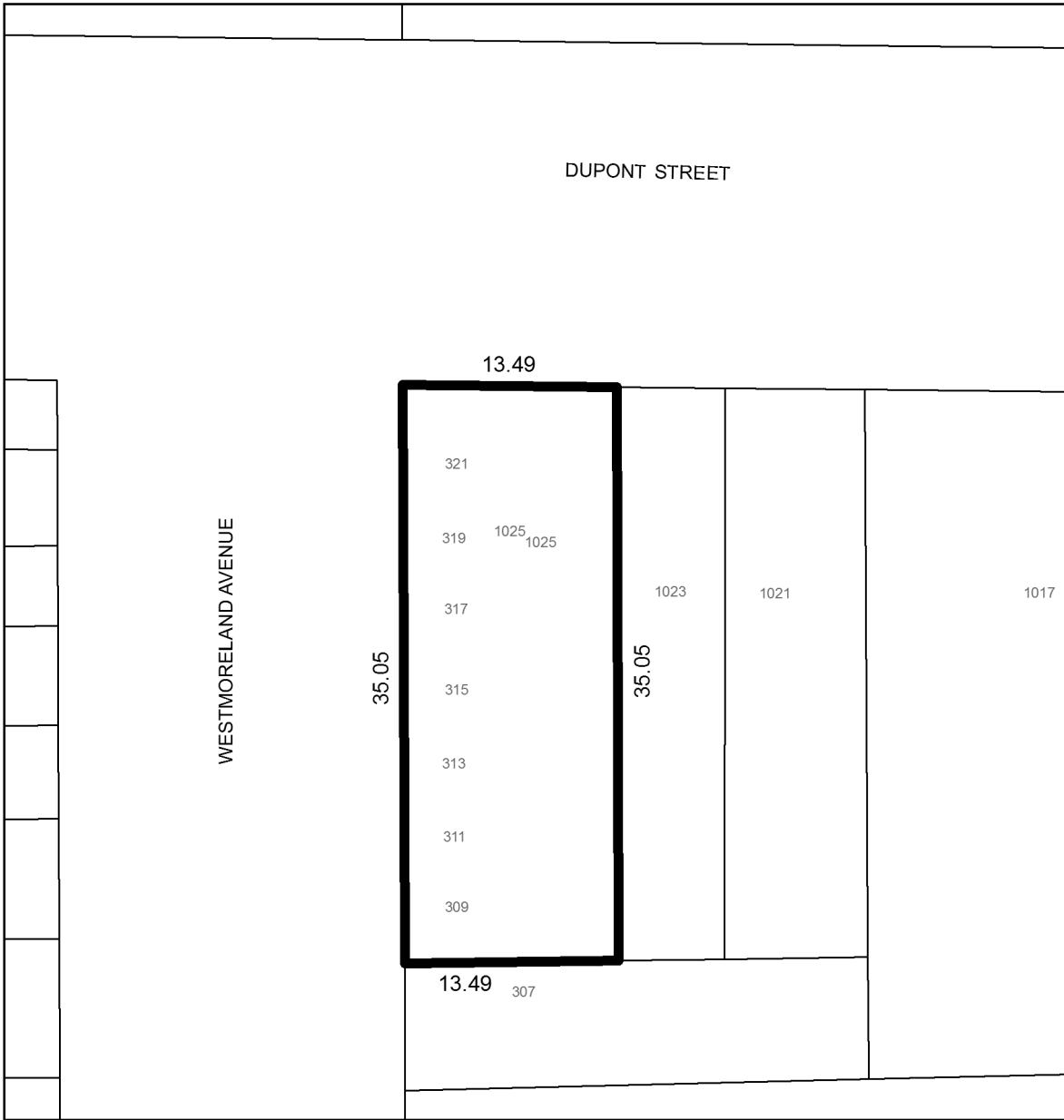
Prevailing By-laws and Prevailing Sections: (None Apply).

Enacted and passed on June , 2018.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

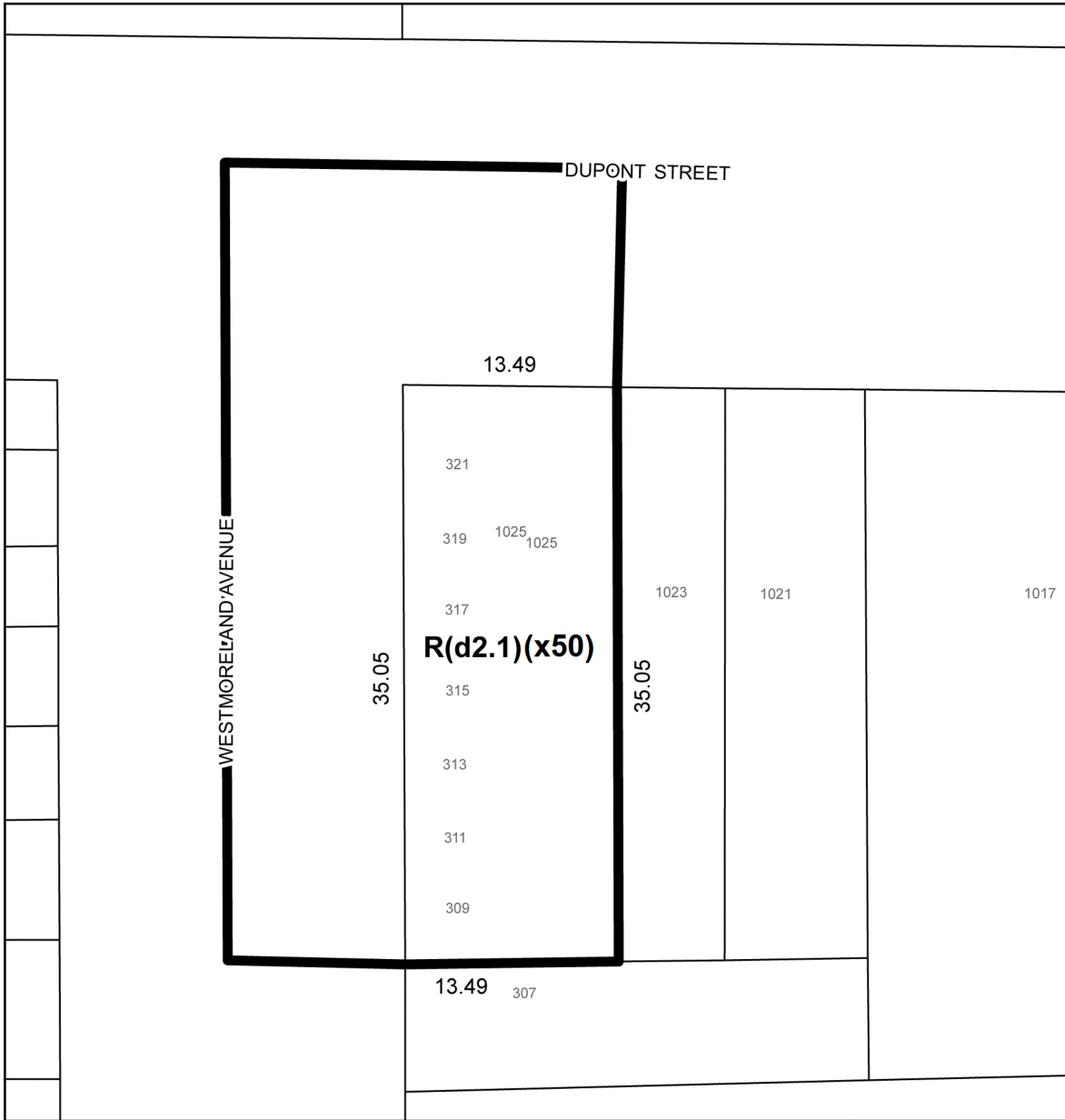
(Seal of the City)



 **TORONTO**
Diagram 1

1025 Dupont Street

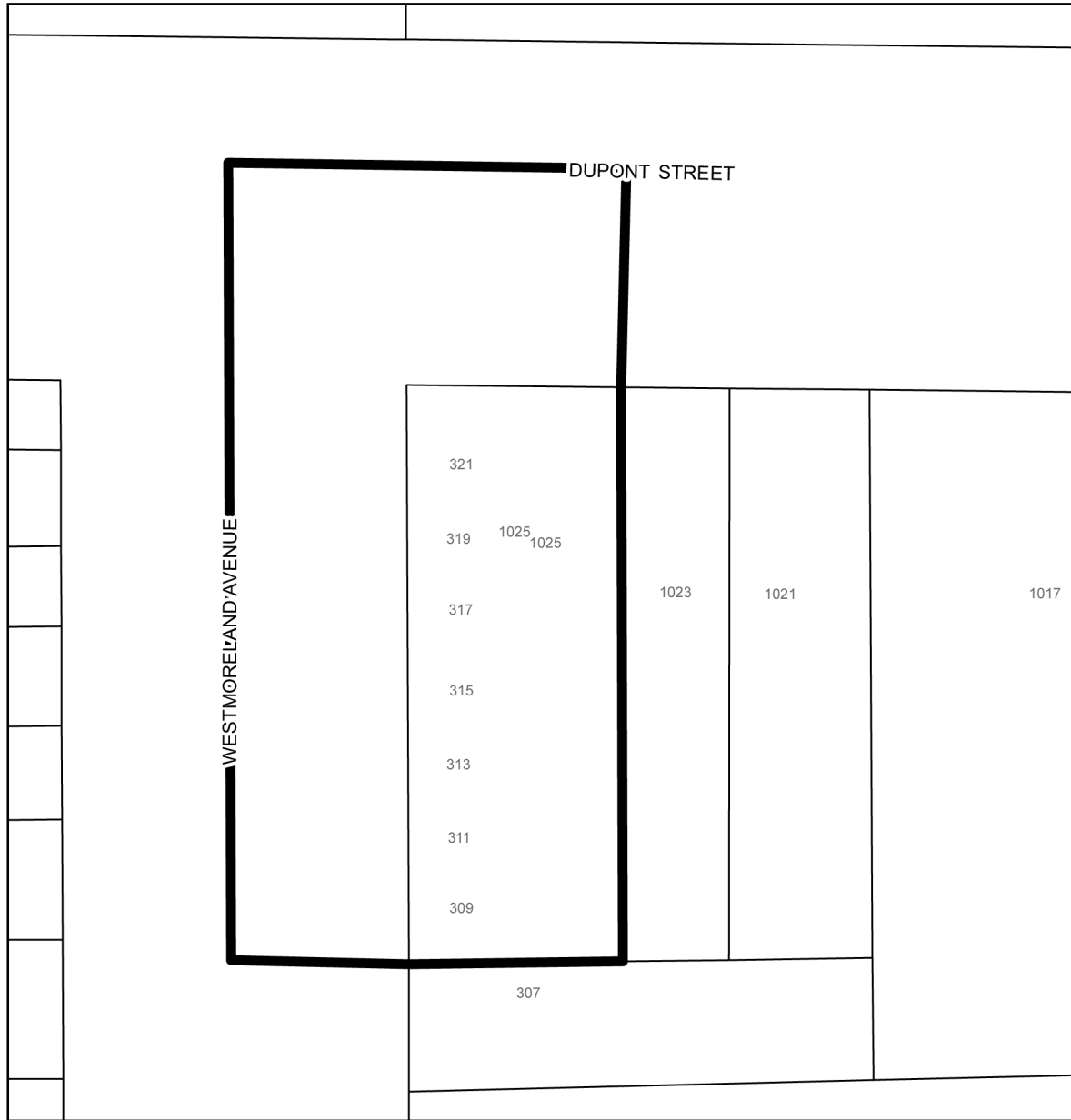
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 **TORONTO**
Diagram 2

1025 Dupont Street

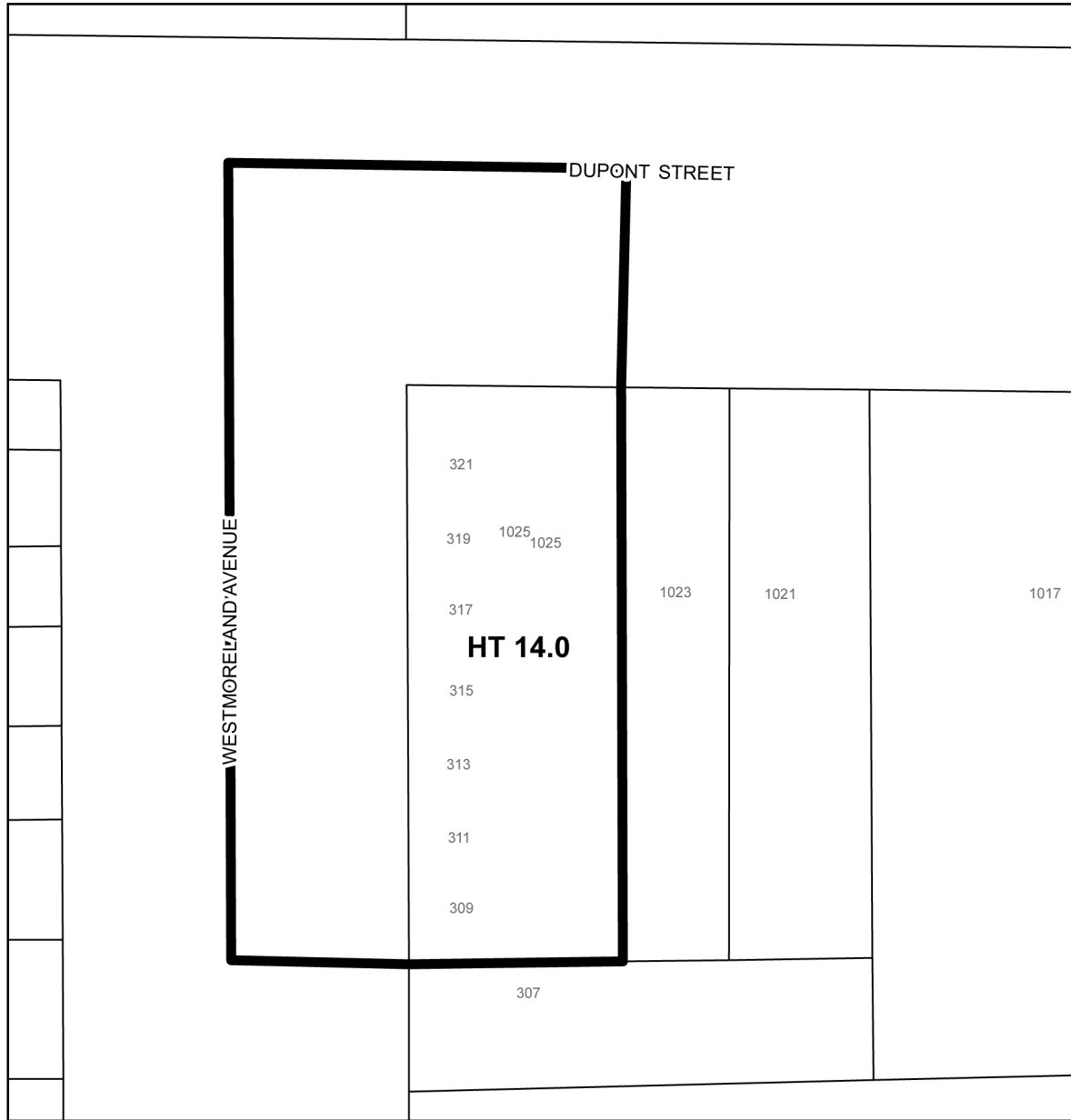
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 **TORONTO**
Diagram 3

1025 Dupont Street

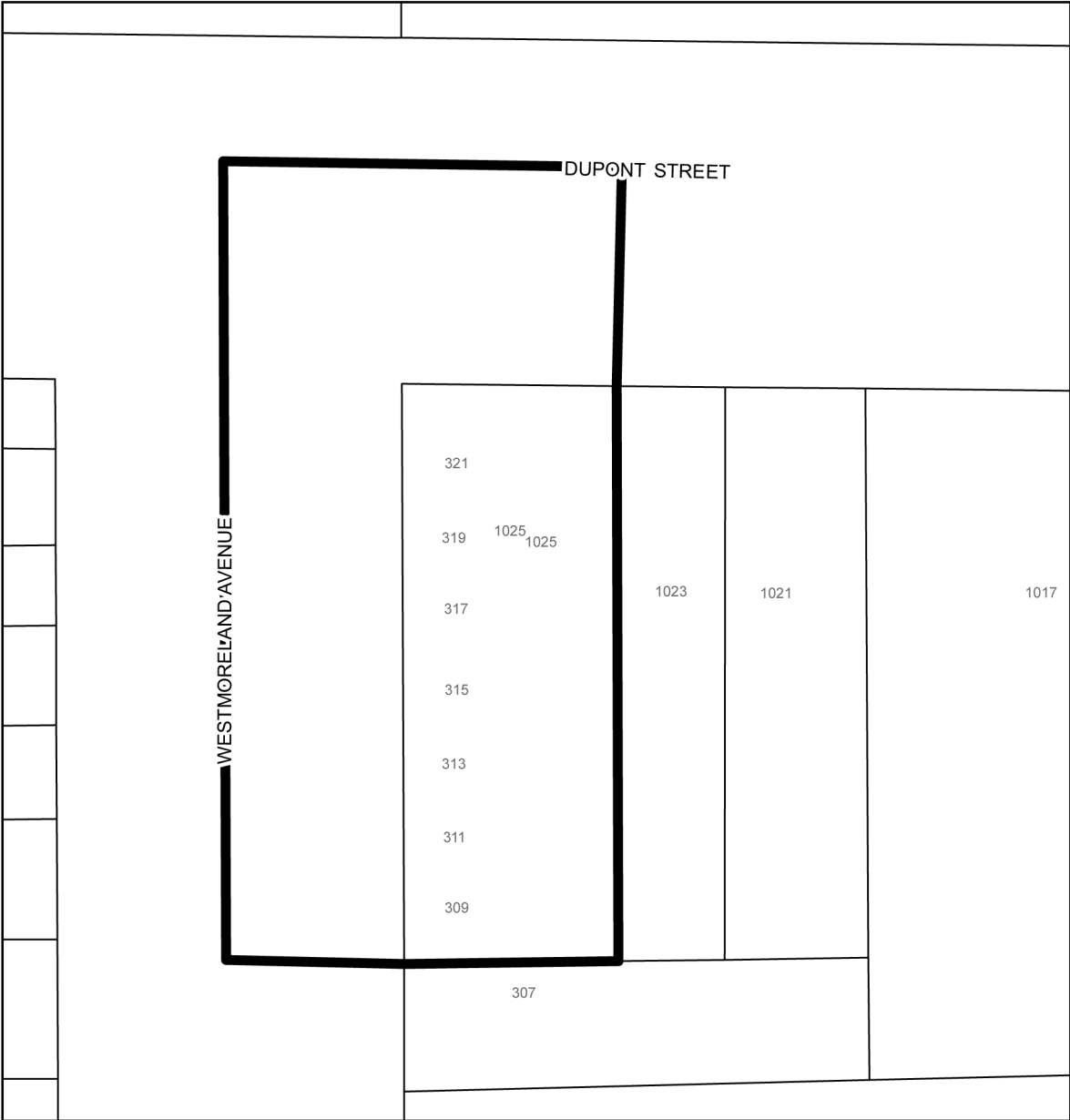
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 **TORONTO**
Diagram 4

1025 Dupont Street

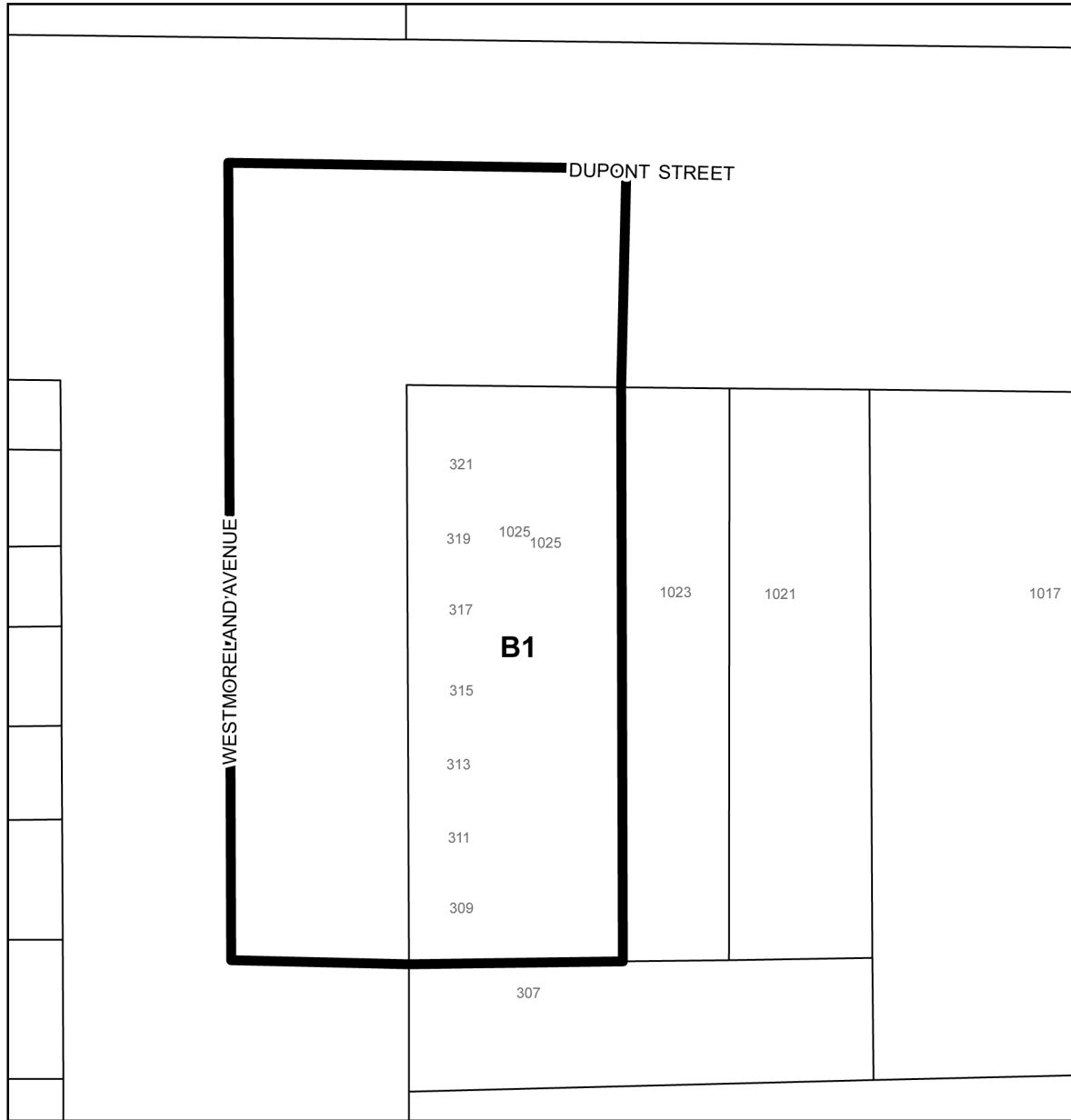
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 **TORONTO**
Diagram 5

1025 Dupont Street

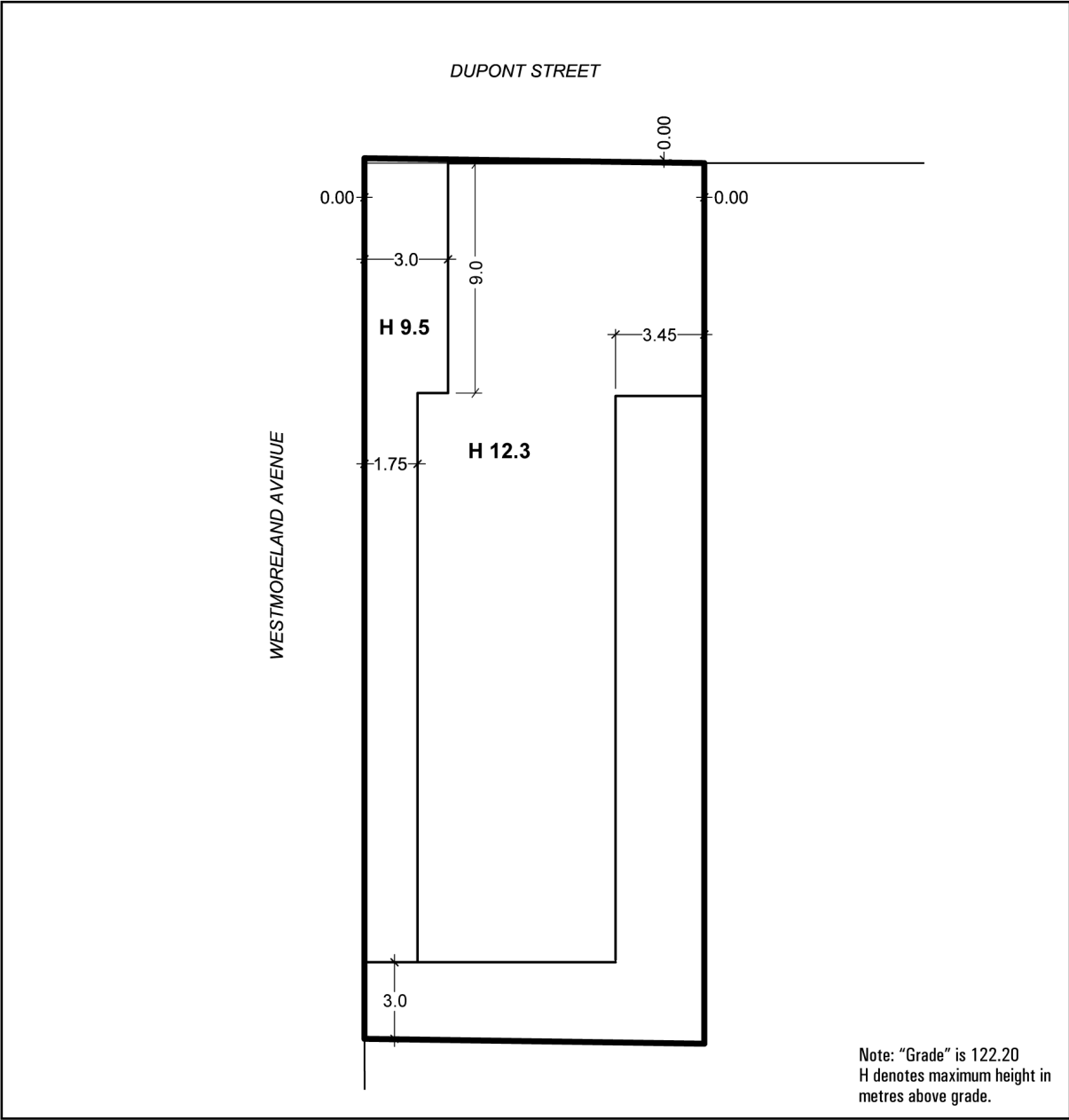
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 **TORONTO**
Diagram 6

1025 Dupont Street


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 **TORONTO**
Diagram 7

1025 Dupont Street

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City of Toronto By-Law 569-2013
Not to Scale
06/04/2018