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Adopted by Council: March 6, 1998

## **CITY OF TORONTO**

### **BY-LAW No. 79-1998**

#### **To amend the General Zoning By-law No. 438-86 with respect to lands known as 1101 Dupont Street.**

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

**1.** None of the provisions of Section 2(1) with respect to the definition of "*lot*" and Sections 4(12) and 9(1)(f) of By-law No. 438-86, 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, shall apply to prevent the use of the existing building located on the *lot* and municipally known in the year 1997 as 1101 Dupont Street for not more than 37 *live-work units* and the erection and use of 4 *row houses* on the *lot* for the purpose of *live-work units* provided:

- (1) the *lot* consists of at least the lands shown within the heavy lines on the attached Map 1;
- (2) the *residential gross floor area* of all buildings and structures located on the *lot* does not exceed 6 300 square metres;
- (3) any lighting to illuminate the *lot* is designed to divert light away from adjacent premises;
- (4) not less than 25 *bicycle parking spaces - occupant* and not less than 6 *bicycle parking spaces - visitor* are provided and maintained on the *lot*; and
- (5) a fence of opaque construction having a height above *grade* of between 1.68 and 2 metres is erected and maintained along the westerly limit of the *lot*;

**2.** For the purposes of this By-law:

- (1) "*live-work unit*" means a *dwelling unit* that is also used for work purposes, provided only the resident or residents of that accommodation work in the *dwelling unit* and provided that the work component is restricted to the uses of office, *custom workshop*, studio, *personal grooming establishment*, *tailoring shop* and in the instance of a *live-work unit* with direct *grade* access to Dupont Street, a *retail store*; and

- (2) each other italicized word or expression shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended.

ENACTED AND PASSED this 6th day of March, A.D. 1998.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

