

CITY OF TORONTO

BY-LAW No. 251-2000(OMB)

**To amend By-law No. 438-86 of the former City of Toronto
with respect to lands known municipally in the year 1998 as
2543, 2545 and 2549 Dundas Street West and 22R Jerome Street.**

WHEREAS the Ontario Municipal Board has in its Order dated March 23, 2000, following an appeal under Section 34(11) of the Planning Act, deemed it advisable to further revise By-law No. 438-86, as amended;

THEREFORE pursuant to Section 34(11) of the Planning Act, the Ontario Municipal Board determines as follows:

1. None of the provisions of Sections 2(1) "height", 4(2)(a), 4(11)(a), 6(3) PART I 1, 6(3) PART II 3(i), 6(3) PART II 3B, 6(3) PART II 3C(I), 6(3) PART II 4, 6(3) PART II 5(ii), 6(3) PART III 1(a), 6(3) PART III 1(b), 6(3) PART III 3(b), 6(3) PART VII 1(ii), 8(3) PART II 4(a), 8(3) PART II 4(c)(iii) and 8(3) PART VII 1(ii) 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 erection and use on the lands outlined by heavy lines on Map 1 attached to and forming part of this by-law and known in the year 1999 as No. 2543, 2545 and 2549 Dundas Street West and 22R Jerome Street, of 5 pairs of semi-detached houses and 2 detached houses, provided that:

- (1) the lands on which such buildings are erected or used comprise at least those lands shown outlined by heavy lines on Map 1;
- (2) each building is assigned a lot as shown on Map 1;
- (3) the aggregate residential gross floor area erected or used on the lands bounded by heavy lines on Map 1 does not exceed 1507 square metres and further, that the residential gross floor area of each building on each lot as shown on Map 1 does not exceed the amount set out below:

Lot No.	Maximum residential gross floor area (square metres)
1	124
2	117
3	86
4	86
5	128
6	128
7	143
8	143
9	113
10	127
11	146
12	166

- (4) the height:
- (a) shall not exceed 10.6 m for any building erected on lots 1, 2, 3 and 4;
 - (b) shall not exceed 14 m for any building erected on lots 5, 6, 7, 8, 9, 10, 11 and 12; and,
 - (c) is defined, for the purposes of this by-law, as the vertical distance between the lowest point on the surface of the lowest floor of the building and the highest point of the roof.
- (5) not less than one parking space is provided for each building on each respective lot;
- (6) (a) an east-west driveway (main driveway) which includes a grade level concrete walk and a north-south driveway serving the units fronting onto Dundas Street West are provided and maintained as shown as hatched on Map 3 which are to operate as two-way driveways; and
- (b) notwithstanding (a), the posts that support any uncovered platforms are allowed on the north-south driveway provided they do not reduce the width of this driveway at any point by more than 0.15 m.
- (7) (i) no part of any detached house or semi-detached house is located otherwise than wholly within the building envelopes for lots 1, 2, 3 and 4 shown as Buildings 1, 2, 3 and 4 outlined by heavy lines on Map 2, except for:
- (a) eaves or cornices projecting 0.45 m outside the heavy lines as shown on Map 2;

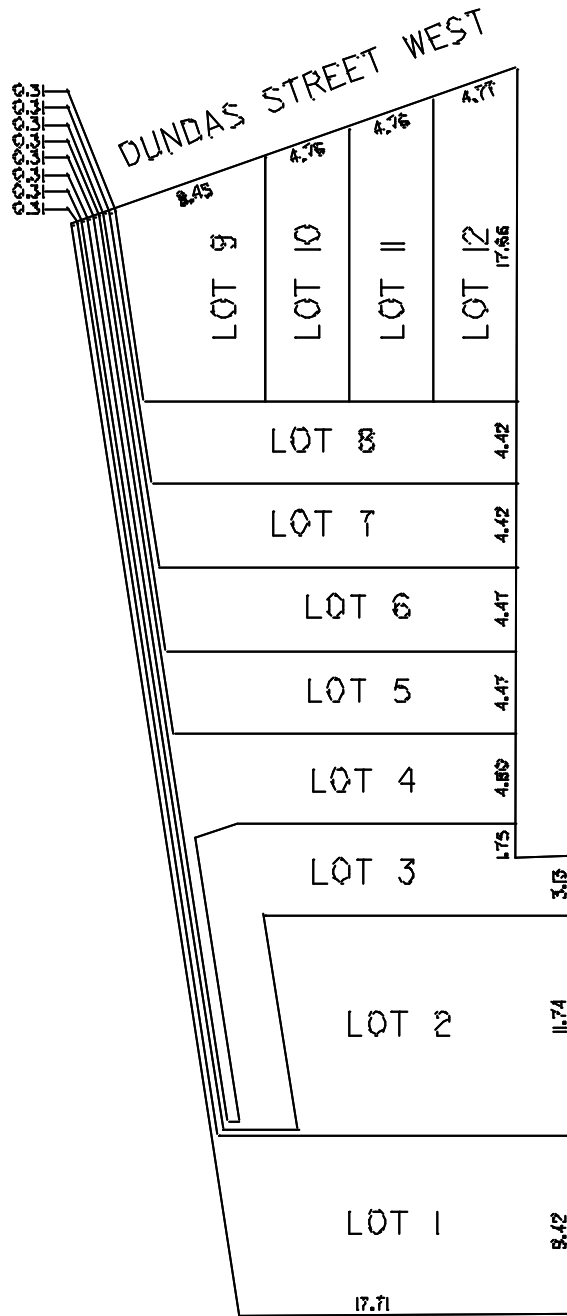
- (b) fences or safety railings not to exceed 2.0 m in height;
 - (c) lowest floors of each of the buildings which may project to the rear by no more than 1.8 m outside the heavy lines as shown on Map 2; and
 - (d) uncovered platforms in the rear located no more than 3.5 m higher than the lowest floor of the building having a maximum area of 14 square metres for each uncovered platform, and shown as hatched on Map 2;
- (ii) no part of any semi-detached house, is located otherwise than wholly within the building envelopes for lots 5, 6, 7 and 8 shown as Buildings 5, 6, 7 and 8 outlined by heavy lines on Map 2, except for:
- (a) eaves or cornices projecting 0.45 m outside the heavy lines as shown on Map 2;
 - (b) fences or safety railings not to exceed 2.0 m in height;
 - (c) lowest floors of each of the buildings which may project to the rear by no more than 1.8 m outside the heavy lines as shown on Map 2;
 - (d) uncovered platforms in the rear having a maximum area of 20 square metres for each uncovered platform, and shown as hatched on Map 2; and
 - (e) balconies with a maximum area of 14 square metres and shown as hatched on Map 2;
- (iii) no part of any semi-detached house, is located otherwise than wholly within the building envelopes for lots 9, 10, 11 and 12 shown as Buildings 9, 10, 11 and 12 outlined by heavy lines on Map 2, except for:
- (a) eaves or cornices projecting 0.45 m outside the heavy lines as shown on Map 2;
 - (b) fences or safety railings not to exceed 2.0 m in height;
 - (c) uncovered platforms in the rear having a maximum area of 20 square metres for each uncovered platform, and shown as hatched on Map 2;

- (d) uncovered platforms in the front where the height of the platform is not to exceed 1.2 m above the level of the adjacent City sidewalk; and
- (e) balconies with a maximum area of 14 square metres and shown as hatched on Map 2.

2. For the purpose of this by-law, each italicized word or expression, unless otherwise provided herein, shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended.

PURSUANT TO THE DECISION OF THE ONTARIO MUNICIPAL BOARD ISSUED MARCH 23, 2000 IN BOARD FILE NO. PL980366.

MAP 1



DUNDAS STREET WEST MAP 3

