

Authority: Humber York Community Council Report No. 2, Clause No. 10,
as adopted by City of Toronto Council on February 13, 14 and 15, 2002
Enacted by Council: October 3, 2002

CITY OF TORONTO

BY-LAW No. 654-2002

To amend former City of York By-law No. 1-83 with respect to the lands municipally known as 2326 Dufferin Street and 2 Hunter Avenue.

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. That Section 16 of By-law No. 1-83, as amended, of the former City of York, be further amended by adding thereto the following as a new Subsection (406):

“(406) LANDS – 2326 Dufferin Street and 2 Hunter Avenue

Notwithstanding any provisions of this By-law, the lands municipally known as 2326 Dufferin Street and 2 Hunter Avenue which are more particularly described in Schedule “A” (hereinafter referred to as “the Lands”) attached hereto, may be used for street townhouses, subject to the following regulations:

- (a) A maximum of five (5) street townhouses shall be permitted;
- (b) Street townhouses shall only be permitted fronting Hunter Avenue;
- (c) The maximum Floor Space Index for the Lands shall be 1.6, inclusive of the common rear yard lane;
- (d) The minimum front yard setback for a street townhouse shall be 1 metre and the maximum front yard setback shall be 1.6 metres;
- (e) The minimum side yard setback for the corner street townhouse flanking Dufferin Street shall be 1.7 metres, and 1.2 metres for the corner street townhouse adjoining the westerly limit of the Lands;
- (f) The minimum rear yard setback for a street townhouse at grade shall be 4.8 metres and the second and third storeys may encroach to a maximum of 1.5 metres into the rear yard setback;
- (g) The minimum lot frontage for street townhouses shall be 4.8 metres;

- (h) Street townhouses shall be limited to a maximum height of 11.5 metres measured from finished grade at the front of the street townhouse to the roof peak;
- (i) A minimum of 20% of the area of the front yard of the street townhouses shall be provided and maintained as Green Landscaped Open Space;
- (j) Accessory structures shall not be permitted on any street townhouse yard;
- (k) Access to parking facilities for the street townhouses shall be from Dufferin Street and along the driveway or at the rear of the lots;
- (l) The minimum width of the driveway shall be 4.8 metres for a distance of 58 metres, measured westerly from Dufferin Street and thereafter shall be 5.4 metres to the westerly limit of the Lands;
- (m) For the purposes of this subsection, the lot line that abuts Hunter Avenue shall be deemed to be the front lot line and the lot lines that abut Dufferin Street shall be deemed to be the side lot line, for the Lands;
- (n) For the purposes of this subsection, the minimum rear yard setback and the side yard setback for the street townhouse proposed on the westerly portion of the Lands, may be reduced as a result of the conveyance or registration of any portion of the Lands for common elements condominium purposes as follows:
 - minimum west side yard setback: 0 metres
 - minimum rear yard setback: 0 metres

Any projecting part of a building or structure shall not encroach onto a portion of the lands registered as a common elements condominium.
- (o) An unenclosed porch, veranda, deck or balcony may encroach into the required side yard along Dufferin Street a maximum of 1.4 metres; and
- (p) All other provisions of this By-law shall continue to apply except in the case where provisions of this Subsection are in conflict in which case the provisions of this Subsection shall prevail”.

2. Subject to the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, this By-law shall come into force and effect on the date of passing.

ENACTED AND PASSED this 3rd day of October, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

Lots 76 and 77 on Registered Plan 1584 in the City of Toronto (formerly City of York).