

Authority: Toronto and East York Community Council Report 7, Clause 12,
as adopted by City of Toronto Council on September 25, 26 and 27, 2006
Enacted by Council: September 27, 2006

CITY OF TORONTO

BY-LAW No. 806-2006

To amend the General Zoning By-law No. 438-86 of the former City of Toronto, with respect to lands municipally known as 524 Dupont Street and 903 Palmerston 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. None of the provisions of Sections 4(4)b, 9(1)(f)(a), and 9(3) of City of Toronto Zoning By-law No. 438-86, as amended, 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”, shall apply to prevent the erection or use on the *lot* of a *mixed-use building, dwelling units* and uses *accessory* thereto, provided that:
 - (1) the *lot* comprises those lands delineated by heavy lines on Map 1 attached hereto, including any lands that may be conveyed to the City of Toronto;
 - (2) the aggregate of the *residential gross floor area* and *non-residential gross floor area* of all buildings erected on the *lot* shall not exceed 800 square metres, of which:
 - (i) the *residential gross floor area* shall not exceed 450 square metres; and
 - (ii) the *non-residential gross-floor area* shall not exceed 350 square metres;
 - (3) no part of any building or structure located above finished ground level is located otherwise than wholly within the areas delineated by heavy lines on Map 2, attached hereto, with the exception of:
 - (i) canopies, terraces, stairs, fences, landscape features, guard-rails, retaining walls, patios, decks and wheelchair ramps which may extend beyond the heavy lines shown on Map 2; and
 - (ii) eaves, cornices, balustrades, ornamental elements, architectural details and mullions are permitted to project no more than 0.45 metres beyond the heavy lines shown on Map 2;
 - (4) the number of *dwelling units* shall not exceed four;

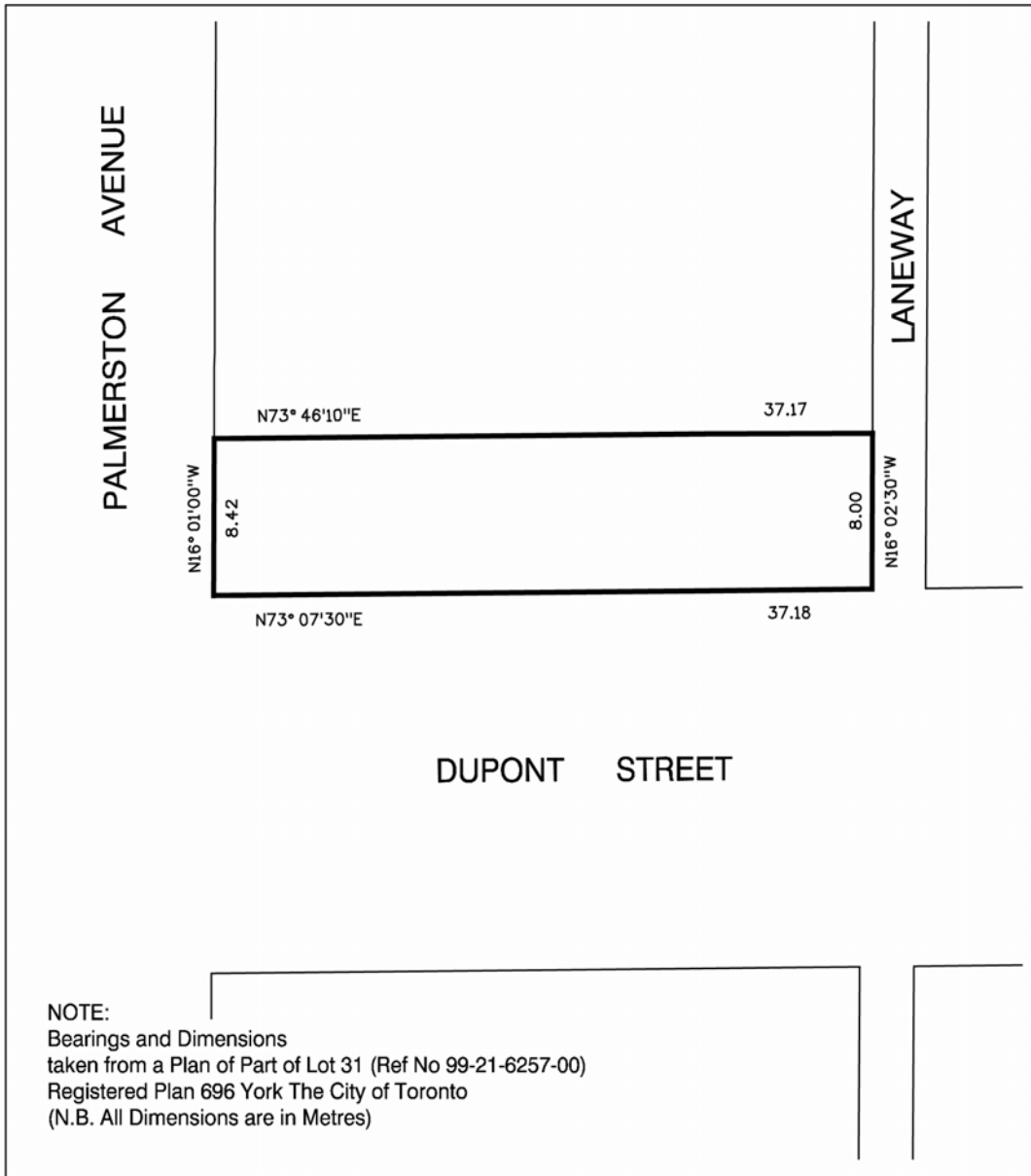
- (5) a minimum of two *parking spaces* are provided and maintained on the *lot*; and
 - (6) no patio or deck is located on the roof of any building on the *lot*.
2. All italicized words and expressions in this By-law shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended.

ENACTED AND PASSED this 27th day of September, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



Schedule 'A' By-Law Map 1

524 Dupont Street & 903 Palmerston Avenue

File # 05_212355



Not to Scale
Zoning By-law 438-86 as amended
07/21/06 - DR

