

Authority: Toronto and East York Community Council Report 7, Clause 10,
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. 920-2006

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands municipally known as 1359 Dupont Street.

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 Section 2 with regard to the definition of *landscaped open space*, *row house*, Section 4(2)(a), and Sections 6(3) Part I 1, 6(3) Part II 2(iii), 6(3) Part II 3 A(II), 6(3) Part II 4, 6(3) Part II 5(i), 6(3) Part III 1(a) and 6(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 of the lands known municipally in the year 2006 as 1359 Dupont Street for 7 *row houses*, provided:
 - (a) the lands comprise the area delineated by heavy lines on Map 1 attached hereto and forming part of this by-law;
 - (b) no portion of any building shall extend beyond the lines delineating the building footprints on Map 2 attached to and forming part of this by-law;
 - (c) the *residential gross floor area* erected or used on the lands shown on Map 1 shall not exceed 1060 square metres or 151 square metres per *dwelling unit*;
 - (d) the minimum *lot frontage* of each *row house* shall be 4.0 metres;
 - (e) the *height* of each *row house* to the top of the finished roof shall not exceed the maximum *height* permitted as indicated by the letter ‘H’ as shown on Map 2 attached to and forming part of this by-law, but this shall not prevent the erection or use of:
 - (i) safety structures such as railings and parapet walls;
 - (ii) privacy fences;
 - (f) the *row houses* will be set back no less than 1.8 metres from the *front lot line*;

- (g) the flanking *street* setback of the *row houses* shall be no less than 0.20 metres for the north unit and 1.98 metres for the south unit, but this shall not prevent the erection or use of a roof over a first floor platform or terrace, and a pediment;
- (h) the *row houses* will be set back no less than 7.0 metres from the *rear lot line*;
- (i) the *row houses* will have a *depth* not exceeding 14.38 metres; and
- (j) the *landscaped open space* on the *lot* shall be no less than 225 square metres, of which a total of 117 square metres shall be in the form of a *green roof* and no less than 17 square metres of *green roof* shall be provided per *dwelling unit*.

2. For the purposes of this by-law, the following expressions shall have the following meaning:

- (a) *green roof* means a pre-grown vegetated area that is installed as a permanent fixture of a building's roof.
- (b) *landscaped open space* means open, unobstructed space on a *lot* that is suitable for the growth and maintenance of grass, flowers, bushes and other landscaping, and includes any:
 - (i) *green roof*;
 - (ii) surfaced walk, *bicycle parking space - visitor*, patio or similar area; and
 - (iii) uncovered platform attached to a main side wall or rear wall of a house, provided the top surface of the platform is not more than 1.2 metres above the natural level of the ground upon which it is constructed, or more than 1.2 metres above the natural level of the ground that is immediately adjacent to the edge of the platform;but does not include a driveway or ramp, whether surfaced or not, a curb, retaining wall, motor vehicle parking area or an open space beneath or within a building or structure;
- (c) *row house* means one of a series of more than two attached buildings:
 - (i) each building comprising one *dwelling unit*; and
 - (ii) each building divided vertically from another by a party wall.

All other terms shown in *italics* shall have the same meaning as in Section 2 of the former City of Toronto By-law No. 438-86, as amended.

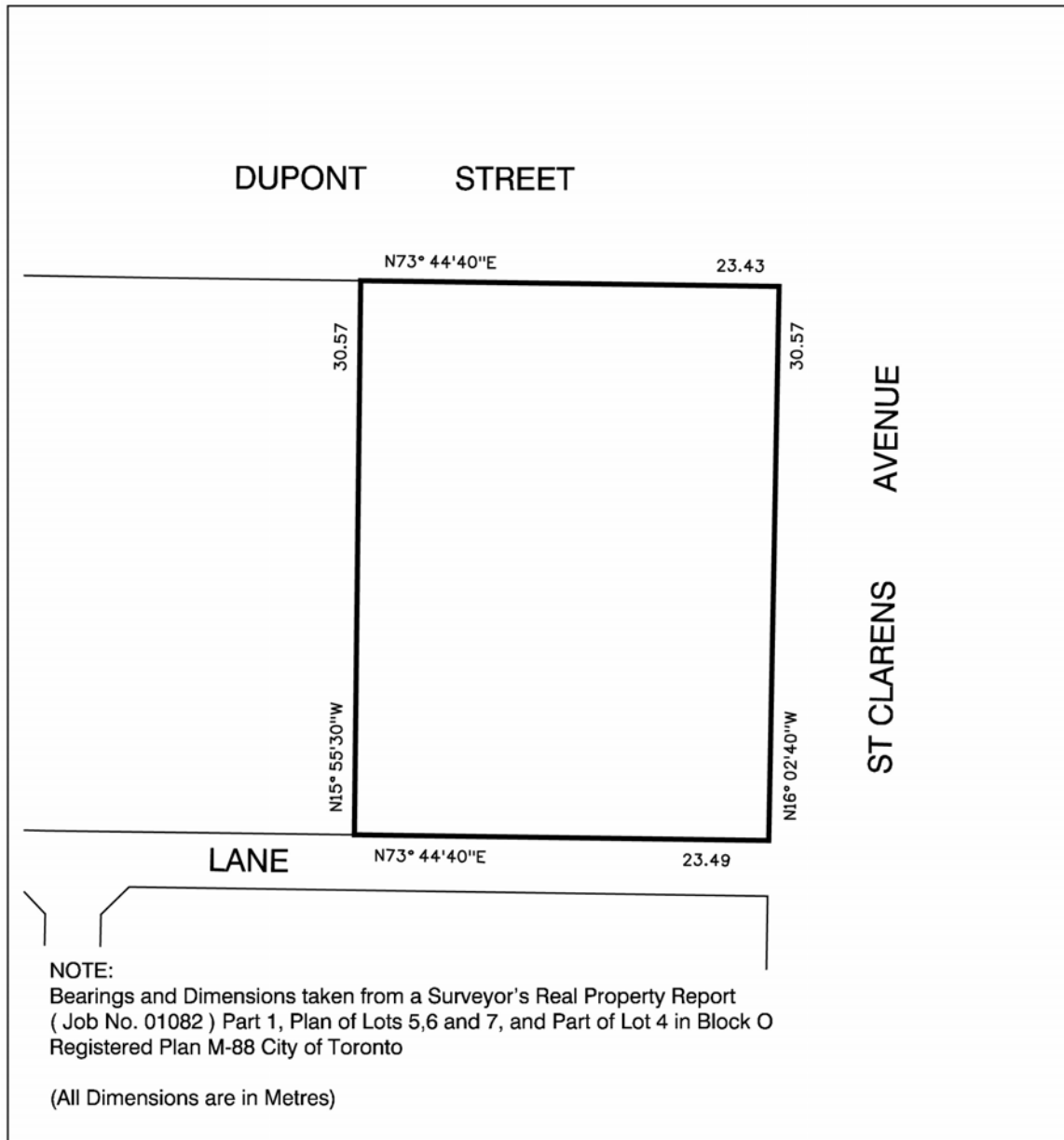
- 3.** Despite any existing or future severance, partition or division of the *lot*, the provisions of this by-law shall apply to the whole lot as if no severance, partition or division occurred.

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

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



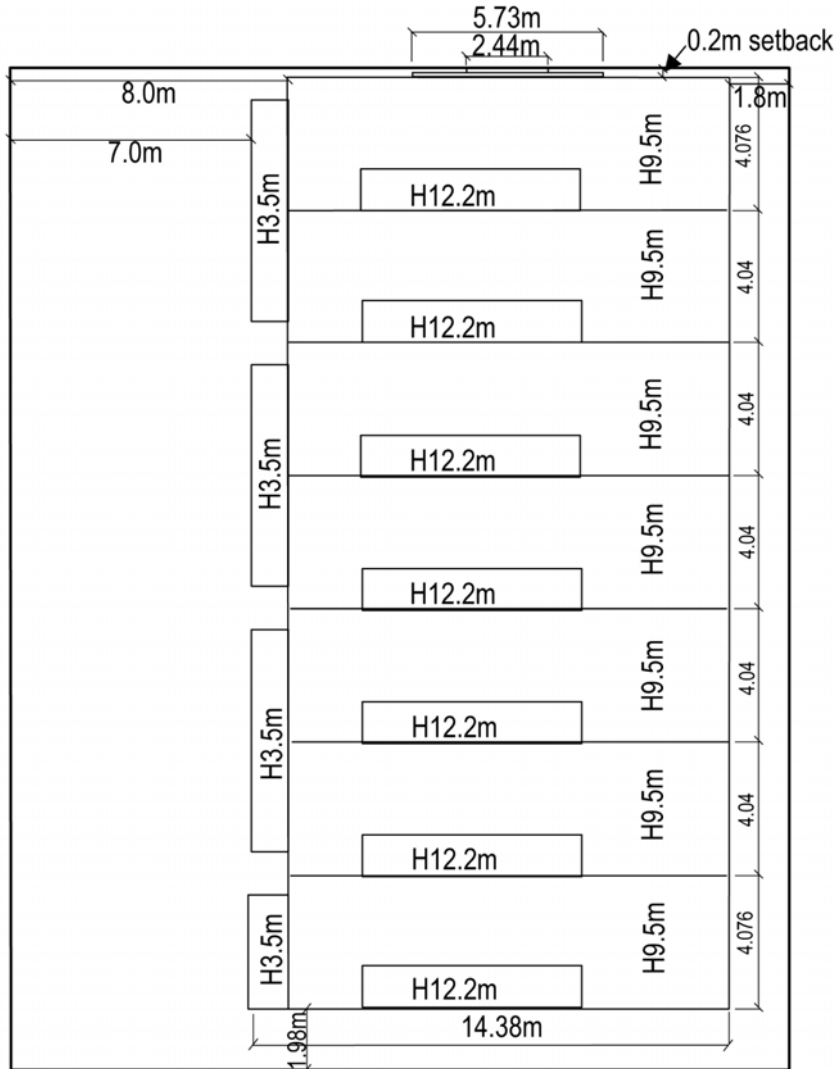
Schedule 'A' By-Law - Map 1

1359 Dupont Street

File # 06_125466



Not to Scale
Zoning By-law 438-86 as amended
08/14/06 - DR



ST. CLARENS AVENUE

H: Denotes Maximum Height in Metres Above Grade



Schedule 'A' By-Law - Map 2
Maximum Height in Metres Above Grade, Building Setbacks

1359 Dupont Street

File # 06_125466

Applicant's Submitted Drawing

↑
Not to Scale
08/23/06