

Authority: Toronto and East York Community Council Item 17.13,
as adopted by City of Toronto Council on July 11, 12 and 13, 2012
Enacted by Council: July 13, 2012

CITY OF TORONTO

BY-LAW No. 1019-2012

To amend the former City of Toronto Zoning By-law No. 438-86, as amended, with respect to the lands municipally known as 50 Curzon 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 Sections 4(4)(b), 4(12), 4(16), 6(3) PART I 1, 6(3) PART II 2, 3, 4, 5 and 6 and Section 6 (3) Part III 1 of Zoning 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 an *apartment building* on *Parcel A* and a *detached house* on *Parcel B* provided:
 - (a) the *lot* on which such building or structures is erected comprises the lands outlined by heavy lines and identified as *Parcel A* and *Parcel B* on Map 1 attached to and forming part of this By-law;
 - (b) *Parcel A* and *Parcel B* consist of those lands delineated by the heavy lines on Map 1 attached to and forming part of this By-law;
 - (c) No portion of any above grade building or structure to be erected or used on *Parcel A* and *Parcel B* shall extend beyond the building envelope delineated by the heavy lines on Map 2 attached to and forming part of this By-law; except the following:
 - (i) stair access enclosures to below grade *parking spaces*; and
 - (ii) any other type of structure identified as a permitted projection in Section 6(3) PART II 8 of By-law No. 438-86, provided that the restrictions and qualifications in that Section are complied with;
 - (d) Notwithstanding Section 4(2)(a) of By-law No. 438-86, no part of any building or structure erected within *Parcel A* or *Parcel B* shall have a *height* in metres above *grade* exceeding the *height* limit shown within the applicable building envelope following the symbol H on Map 2 attached to and forming part of this By-law;

- (e) subsection (d) above shall not apply to prevent the erection and use, within *Parcel A*, of the following structural and architectural elements provided the following respective provisions are met:
- (i) a parapet wall, provided such a wall not exceed a vertical projection of 1.07 metres above the *height* limit otherwise applicable to any building as indicated on Map 2 attached to and forming part of this By-law;
 - (ii) rooftop stair access and enclosures, chimney stack or other heating, cooling or ventilating equipment on the roof of any building as delineated by the heavy lines on Map 2 attached to and forming part of this By-law, provided:
 - (A) the maximum height of the top of such elements or enclosures is not higher than the sum of 2.0 metres and the *height* limit otherwise applicable to the building as indicated on Map 2 attached to and forming part of this By-law;
 - (B) no part of such elements or enclosures is less than two metres from the adjacent east or west outside wall or a vertical projection of the wall; and
 - (C) such elements or enclosures do not enclose space so as to constitute a form of penthouse or other room or rooms.
 - (iii) A fence, wall or structure enclosing the elements in Section (e)(ii) above, provided that the maximum height of the top of any such enclosures is not higher than the sum of 2.0 metres and the *height* limit otherwise applicable to the building as indicated on Map 2 attached to and forming part of this By-law;
- (f) The maximum permitted *residential gross floor area* on *Parcel A* shall not exceed 7,650 square metres;
- (g) The maximum permitted *residential gross floor area* on *Parcel B* shall not exceed 240 square metres;
- (h) *Parking spaces* on the *Parcel A* shall be provided in accordance with the following minimum ratios;
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|-----------------|----------------------|
| Bachelor Units | 0.8 spaces per unit |
| 1-bedroom Units | 0.9 spaces per unit |
| 2-bedroom Units | 1.0 spaces per unit |
| 3+bedroom Units | 1.2 spaces per unit |
| Visitors | 0.12 spaces per unit |

- (i) One *space* shall be provided on *Parcel B*

ENACTED AND PASSED this 13th day of July, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



