

1183 Dufferin Street– Official Plan Amendment and Zoning Amendment Application – Final Report

Date:	April 14, 2014
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 18 – Davenport
Reference Number:	12 212172 STE 18 OZ

SUMMARY

This application proposes to convert the existing place of worship building at 1183 Dufferin Street into a residential building containing 14 residential units with 11 parking spaces in a new below-grade parking garage. A four-storey addition is proposed at the rear of the church building as part of this conversion.

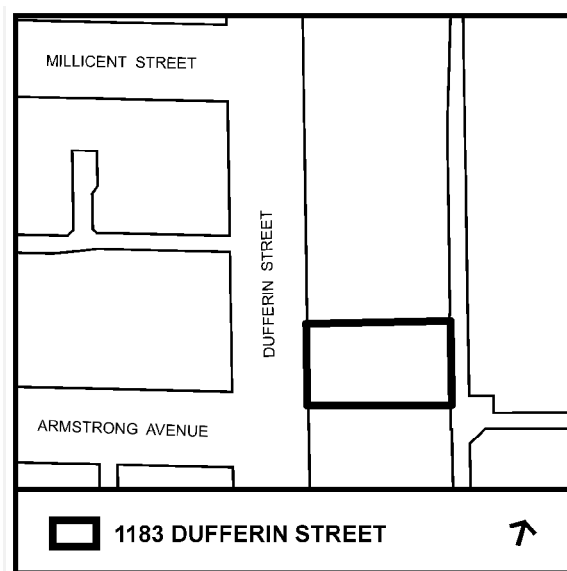
This proposed church conversion does not meet the requirements of the Official Plan's *Neighbourhoods* policies with respect to prevailing building type, height, massing and scale. As such an Official Plan Amendment is required.

This report reviews and recommends approval of the application to amend the Official Plan and the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 1183 Dufferin Street substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 9 to report (April 14, 2014)



- from the Director, Community Planning, Toronto and East York District.
2. City Council amend Zoning By-law 438-86, as amended, for the lands at 1183 Dufferin Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No.10 to report (April 14, 2014) from the Director, Community Planning, Toronto and East York District.
 3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

City Council included this property on the City of Toronto Inventory of Heritage Properties on May 23rd, 2006. The Council decision can be found at the following link: <http://www.toronto.ca/legdocs/2006/agendas/council/cc060523/te4rpt/cl011.pdf>

ISSUE BACKGROUND

Proposal

The applicant proposes to redevelop the site at 1183 Dufferin Street by converting the vacant three-storey church building to residential use. The development requires mostly internal renovations as well as a new four-storey addition that will replace the fire damaged rear wall of the church building. The addition will have a height of 13.3 m. The front façade and tower will be maintained in their original form, except for the replacement of the existing amber glass windows with clear glass windows. The north and south facades will be altered to include dormers within the existing roofline and added doors, Juliette balconies and windows.

The development will contain 14 residential units with the following breakdown: two three-bedroom units (14%), eight two-bedroom units (57%) and four one-bedroom units (29%). The existing basement will be retrofitted to accommodate 11 below-grade resident parking spaces and 2 bicycle parking spaces. No visitor parking spaces are proposed.

For further statistical information, refer to the Application Data Sheet found as Attachment 8 of this report.

Site and Surrounding Area

The site, measuring 880 m² in size, fronts onto Dufferin Street and has a frontage of about 22 m and a depth of about 40 m. It currently contains a three-storey building of 16.0 metres in height with a pitched roof and a four-storey tower. The peak of the pitched roof over the main building is slightly higher than the tower portion. The red brick building, constructed in approximately 1912, was occupied by the Dufferin Street

Presbyterian Congregation until about 1995. It has changed ownership a number of times since it close and has been vacant since 2010. In 2006, the building was listed on the City's Inventory of Heritage Properties. A fire that occurred on January 31, 2014, severely damaged the church roof, main floor, the east wall and the upper portions of the north and south walls.

The site is located in a stable low-rise residential neighbourhood. Land uses surrounding the site to the west, north, south and east are primarily two-storey detached and semi-detached residential dwellings. Two houses located across from the subject site on the west side of Dufferin Street appear to have at-grade commercial uses. A north-south public lane, with access onto Gladstone Avenue and Hallam Street, is behind the property.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The property is designated *Neighbourhoods* in the Official Plan. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys.

Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*. Low scale local institutions play an important role in the rhythm of daily life in *Neighbourhoods* and include such uses as places of worship. A key objective of the Official Plan is to guide new development to respect and reinforce the general physical patterns in a *Neighbourhood*.

Policy 4.1.5 in the Plan states:

"Development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes."

The proposal does not meet the requirements of Policy 4.1.5 with respect to prevailing building type, height, massing and scale because it proposes the conversion of a church building to an apartment building which is not typical in this neighbourhood and is a greater scale than neighbouring properties.

The Official Plan also contains several policies regarding heritage conservation which encourage the conservation and re-use of heritage properties. Section 3.1.5, Policy 2 of the Plan states that:

The heritage resources on properties listed on the City's Inventory of Heritage Properties will be conserved. A Heritage Impact Statement may be requested for develop proposals on a property on the City's Inventory of Heritage Properties, and will be required where the development entails an amendment to the Official Plan and/or Zoning By-law.

The Heritage Impact Statement, which must be prepared by a qualified heritage conservation professional, evaluates how the proposal conserves the heritage resources and physical condition and the potential for restoration and reuse of the heritage resources.

Other policies provide for entering into conservation agreements with owners and allowing Council to permit additional gross floor area in excess of what is permitted in the Zoning By-law on lands with certain designations and subject to certain conditions.

Zoning

This site is zoned R2 Z0.6 which permits a variety of residential uses and some non-residential uses such as places of worship and public schools at a density of 0.6 times the area of the lot. The height limit is 12 metres.

Site Plan Control

The proposed development is subject to Site Plan Approval. An application for Site Plan Approval was submitted on January 24, 2014 and has been reviewed concurrently with this application.

Reasons for Application

The *Neighbourhoods* designation encourages new development to respect and reinforce the existing physical character of the surrounding neighbourhood. The prevailing building type within this neighbourhood is detached and semi-detached dwellings. The conversion of the church building that existed in 2014 to a four-storey residential building would result in a built form that is of a different character in terms of building type, height, mass and scale than the surrounding neighbourhood. Therefore, the proposal requires an Official Plan Amendment.

The proposal does not conform to the existing zoning restrictions. A Zoning By-law amendment is required for development standards such as, density, height, building depth and parking.

Community Consultation

A community consultation meeting was held on November 21, 2012. Residents in attendance at the meeting raised concerns with rear parking access, privacy and overlook to the east, shadow impact, and snow removal from the underground parking garage ramp to the rear laneway.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

City Council's planning decisions are required to be consistent with the Provincial Policy Statement (PPS), 2014. The PPS in Section 2.6.1 states that "significant built heritage resources and significant cultural heritage landscapes shall be conserved." The proposal preserves a built heritage resource by adaptively re-using a historically significant building while preserving its heritage value. In the opinion of City Planning staff, the proposal is consistent with the PPS.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe by proposing to maintain the structure of an existing church through of residential intensification on a corridor which has a mix of residential buildings and is within walking distance of a major transit system.

Land Use

The proposed residential development requires an amendment to the Official Plan as it does not take the form of the prevailing building type of detached and semi-detached dwellings found in this *Neighbourhood* designated area. Toronto's *Neighbourhoods* are considered to be physically stable and new developments must complement and enhance the existing context. The proposed development will convert a vacant place of worship, listed in the City's inventory of heritage properties, to residential apartment use within a neighbourhood of predominantly detached and semi-detached dwellings. Policy Section 4.1.5 of the Official Plan sets out development criteria for development in *Neighbourhoods*. These criteria are outlined on page 4 of this report and require that change in *Neighbourhoods* be sensitive and fit within the existing physical character. No changes will be made through rezoning, minor variances, consent or other public action that are out of keeping with the physical character of the neighbourhood.

The proposal respects and reinforces the existing character of the neighbourhood by maintaining the form of an existing heritage building and changing the use to residential. The pattern of development along Dufferin Street will not change as a result of this development. The pattern of streets, blocks and lanes is maintained, as are existing front and side-yard setbacks. The size and configuration of lots is quite uniform along this section of Dufferin Street. The redevelopment will maintain the existing lot size and configuration. The proposal maintains the existing pattern of rear and side yard setbacks and landscaped open space. In addition, it conserves a listed heritage building.

Although the proposal does not take the form of the prevailing building type, the preservation of the heritage resource warrants the amendment to permit the proposal.

Policy 4.1.7 of the Official Plan states that proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged by the policies of this plan. Where a more intense form of residential development than permitted by existing zoning on a major street in *Neighbourhoods* is proposed, the application will be reviewed in accordance with Policy 5, having regard to both the form of development along the street and its relationship to adjacent development in the Neighbourhood.

Dufferin Street is designated as a major street on Map 3 of the Official Plan. The proposal provides intensification along a major street in a Neighbourhood and meets the development criteria in Policy 5 for *Neighbourhoods*. The proposal respects the form of development along the street and the relationship of the existing building to adjacent development. Because the church building is listed in the City's inventory of heritage properties, retaining the building and its existing lot configuration is the most appropriate use of the lands.

Density, Height

The density of the existing church building is approximately 1.15 times the area of the lot based on the useable main and basement floor space. The density for the proposed development is 1.5 times the area of the lot. The proposed density exceeds the Zoning By-law permission of 0.6 times the area of the lot. However, the majority of the proposed additional density is within the existing building envelope due to the creation of two additional floors. The only increase in the building massing is a four storey addition proposed at the east end of the building.

The existing building is 16.0 metres high at its highest point, which is the peak of the roof. The building has existed in the community for over 100 years and no increase in the overall height is proposed. Map 2 of the proposed zoning by-law amendment in Attachment 10 includes maximum heights for each component of the building to ensure that the existing heights are maintained and that the height of the proposed addition does not exceed the 13.3 metre height of the existing building.

Sun, Shadow

The issue of shadow impact of the proposed four storey rear addition on the adjacent residential properties to the east was raised early in the review process by City Planning staff and by a resident at the community meeting. The applicant submitted a shadow study prepared by Novation Design Group dated February 7, 2012 for March 21 and September 21st shadows.

The shadow studies demonstrate that the proposed re-development will create minimal new shadow conditions. This is a result of the additional massing being at the rear of the existing building. The majority of the increased shadow falls on the rear laneway and on the garages of neighbouring houses on Gladstone Avenue. The proposed redevelopment therefore will not create any adverse shadowing effects on the public street or on neighbouring properties.

Access and Parking

The proposed development will provide parking access from the rear public lane that runs north and south and connects to both Hallam Street to the north and to Gladstone Avenue to the east at two points. The applicant proposes a total of 11 below-grade parking spaces and 11 bicycle parking spaces. Nine of the twelve bicycle parking spaces are located at grade outside the building with the remaining two in the basement.

The Zoning By-law requires 14 parking spaces for the 14 dwelling units and 4 visitor parking spaces. The proposed parking is acceptable as it maintains the existing church structure as an adaptive reuse of a heritage building. In addition, there is available on-street permit parking spaces in the area.

The slope of the proposed driveway ramp off the public lane has been reduced from 15% to 7.5 % and is acceptable. The proposed concrete ramp to the garage will be heated to avoid icing and snow removal issues raised at the community meeting.

Servicing

Engineering and Construction Services has reviewed the application and will continue to review and evaluate the proposal during the Site Plan Review process.

This proposal is eligible for multi-residential City curbside collection because of the limited number of units, subject to adequate storage facilities being provided. The garbage storage areas are located on the north and south sides of the proposed ramp to the underground parking garage off the rear lane. They are of an adequate size and of an acceptable design. Access to Dufferin Street curbside pickup is proposed by a walkway with a ramp on the north side of the building. Engineering and Construction Services has also requested that the steps within the south side walkway route be replaced with ramping for the wheeling of totters for curb side pickup on Dufferin Street.

Engineering and Construction Services has requested as a Site Plan Control post-approval condition that a Professional Engineer provide certification that the site servicing has been constructed in accordance with the accepted Site Servicing drawings.

Trees

The applicant submitted an arborist report which shows six trees on the site. Four Manitoba Maple trees are located on the north side of the church building and in fair to poor health. Two Colorado Blue Spruce trees are at the west end of the existing building. The arborist has submitted an application on behalf of the owner to remove the four non-native Manitoba Maple trees. Both Colorado Blue Spruce trees will be maintained.

Heritage

The former Dufferin Street Presbyterian Church (1912) at 1183 Dufferin Street, was listed on the City of Toronto's Inventory of Heritage Properties on May 23, 2006. The inclusion of the church building in the inventory is a clear statement that the City would like to see the heritage attributes of the property preserved.

Dufferin Street Presbyterian Church has cultural heritage value as an early 20th century Neo-Gothic styled church in the Dovercourt neighbourhood. The church was designed by the important Toronto architect, W.R. Gregg and is distinguished by its architectural detailing that includes a prominent corner tower and other medieval-inspired features.

The proposed alterations to the building conserve the character and significance of the heritage property, as demonstrated by the Heritage Impact Assessment prepared by James Bailey Architect. The Assessment concludes that the contextual historical value of the property is maintained through incorporation of the church tower and west façade into the adaptive reuse of the site. The proposed re-use of the building maintains its heritage value. The proposal complies with all the policies of the Official Plan with respect to heritage resources.

Heritage Preservation Services is recommending approval of the alterations to the heritage building in accordance with the Heritage Impact Statement (a Revised Conservation Strategy) that was submitted March 24, 2014. Heritage Preservation

Services is also recommending designation of the property under Part IV, Section 29 of the Ontario Heritage Act and requesting the authority to enter into a Heritage Easement Agreement. Its report will be before the Toronto Preservation Board meeting of April 16, 2014 and on the same Community Council agenda as this report.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.42-0.78 hectares of local parkland per 1,000 people.

Parks, Forestry and Recreation has advised that the development on the site is subject to the alternative rate park levy. The parkland contribution that would apply to this site is 10% as the site is less than 1 hectare in size. The required parkland dedication will be satisfied through cash in lieu.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS that applies to low-rise residential buildings. However, the heritage status of the church building which is listed and being recommended for heritage designation will be a considered in any Tier 1 exemption requests.

The TGS requirement for automobile infrastructure does not apply as the number of parking provided is lower than the minimum zoning by-law requirement. Since the application is for a low-rise residential building the bicycling parking requirements do not apply. The storage and collection of recycling and organic waste will be located at the rear of the property in two outside storage locations which are subject to the approval of Engineering and Construction Services.

Other applicable TGS performance measures will be reviewed further and secured through the Site Plan Approval process. These would include providing roof treatment for the rear addition using high-albedo surface materials, ensuring the exterior light fixtures are shielded, the restriction of up-lighting from the exterior light fixtures, and providing approved solid waste storage.

Tenure

The owner has advised that the proposed development will be a condominium and a draft plan of standard condominium will be submitted.

CONTACT

Barry Brooks, Senior Planner
Tel. No. 416-392-1316
Fax No. 416-392-1330
E-mail: bbrooks@toronto.ca

SIGNATURE

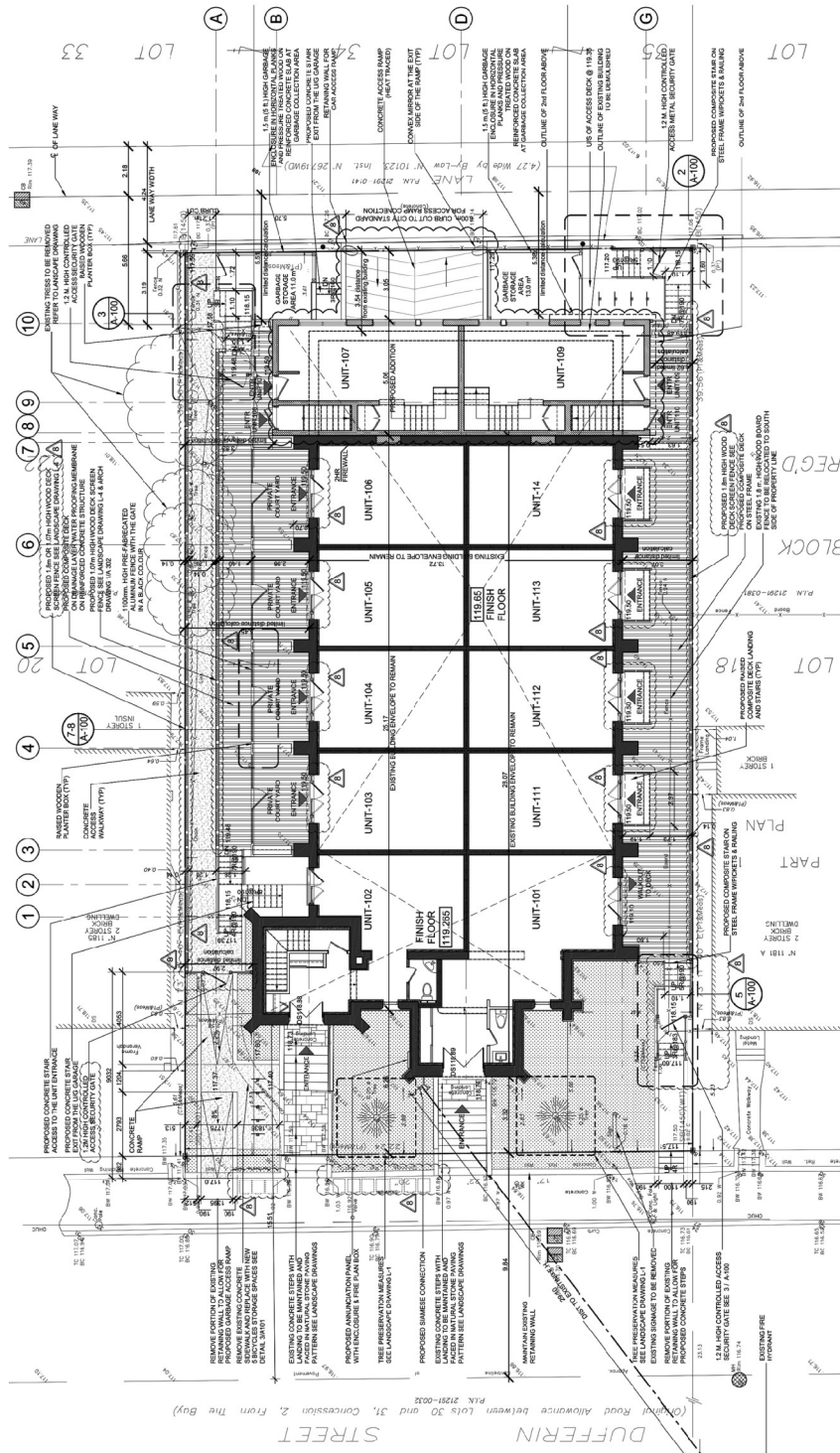
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

(P:\2014\Cluster B\pln\TEYCC\19666618024.doc) – smc

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: West Elevation
Attachment 3: East Elevation
Attachment 4: South Elevation
Attachment 5: North Elevation
Attachment 6: Zoning
Attachment 7: Official Plan
Attachment 8: Application Data Sheet
Attachment 9: Draft Official Plan Amendment
Attachment 10: Draft Zoning By-law Amendment

Attachment 1: Site Plan



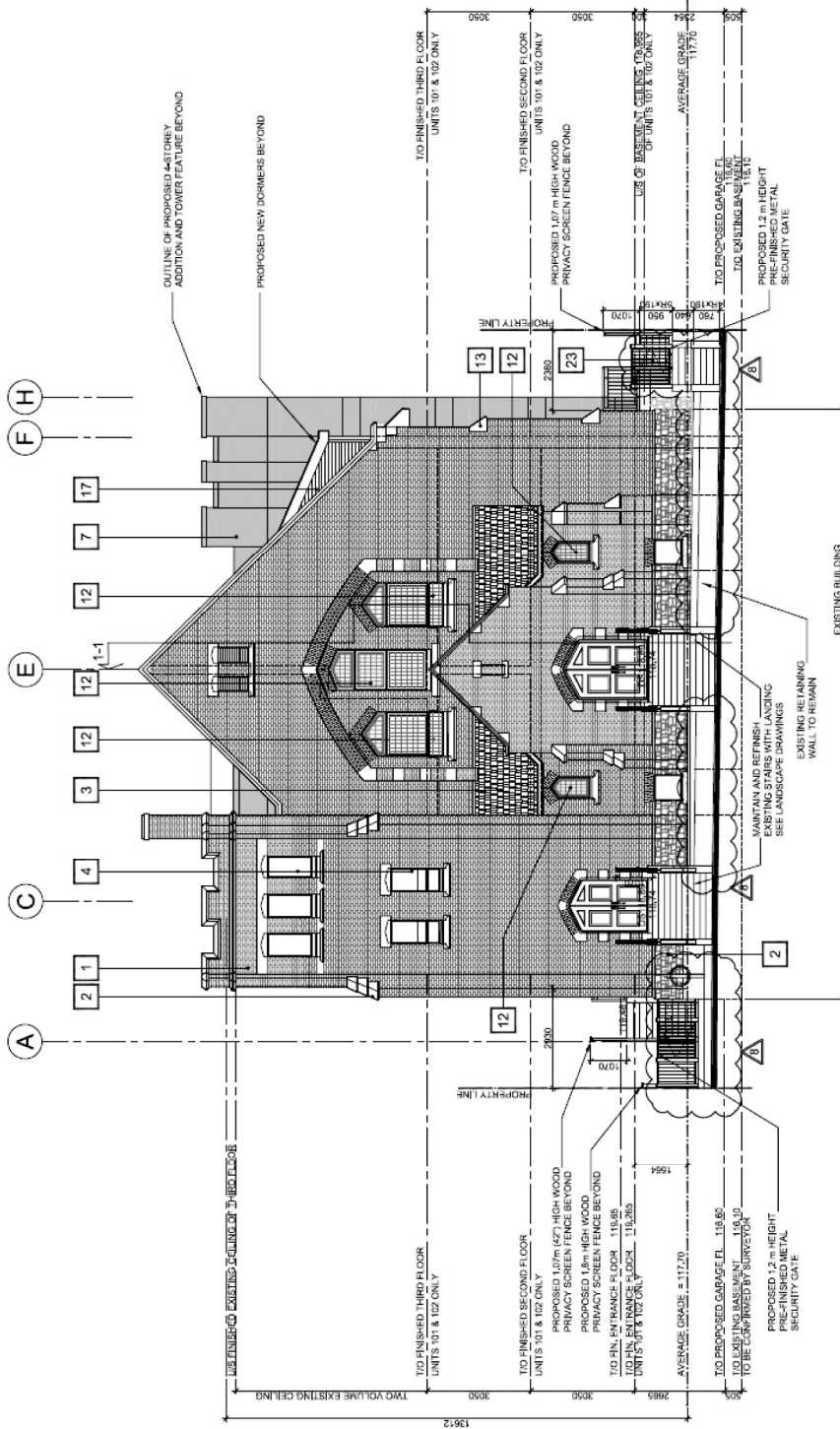
1183 Dufferin Street

Site Plan
 Applicant's Submitted Drawing

File # 12 212172 STE 18 0Z

Not to Scale
 02/26/2014

Attachment 2: West Elevation



West Elevation

1183 Dufferin Street

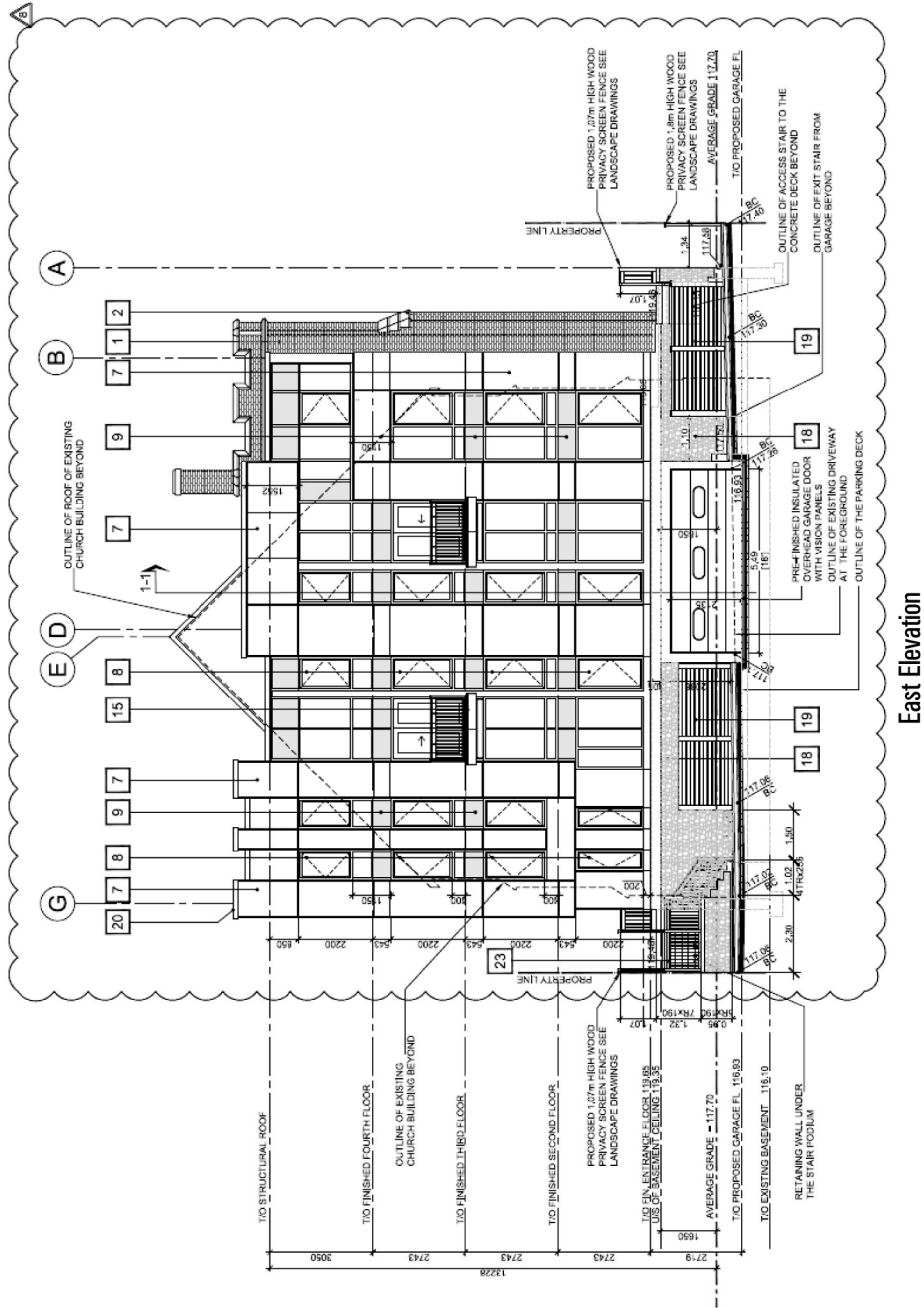
West Elevation

Applicant's Submitted Drawing

Not to Scale
02/26/2014

File # 12 212172 STE 18 0Z

Attachment 3: East Elevation



East Elevation

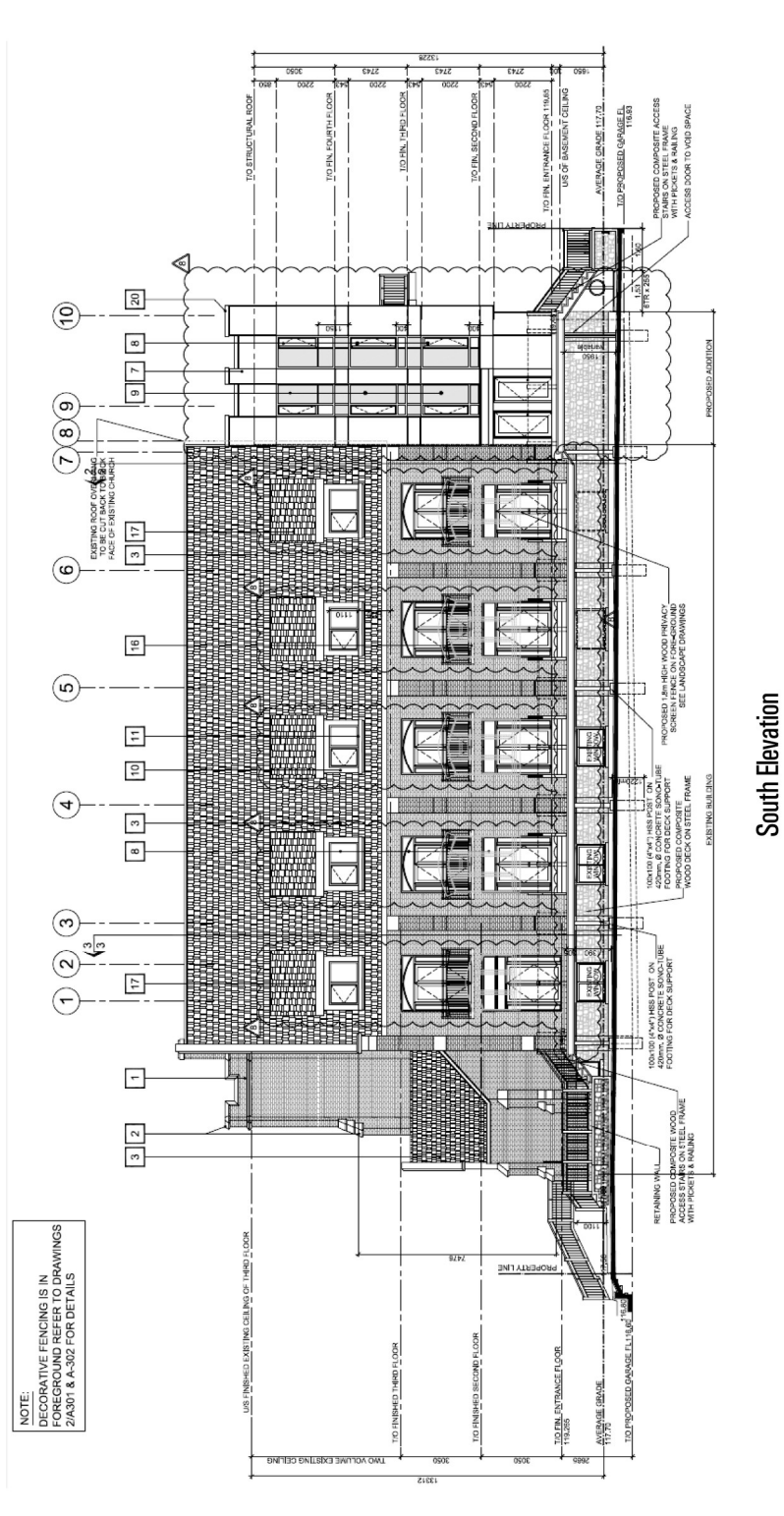
1183 Dufferin Street

East Elevation
 Applicant's Submitted Drawing

File # 12 212172 STE 18 0Z

Not to Scale
 02/26/2014

Attachment 4: South Elevation



1183 Dufferin Street

South Elevation

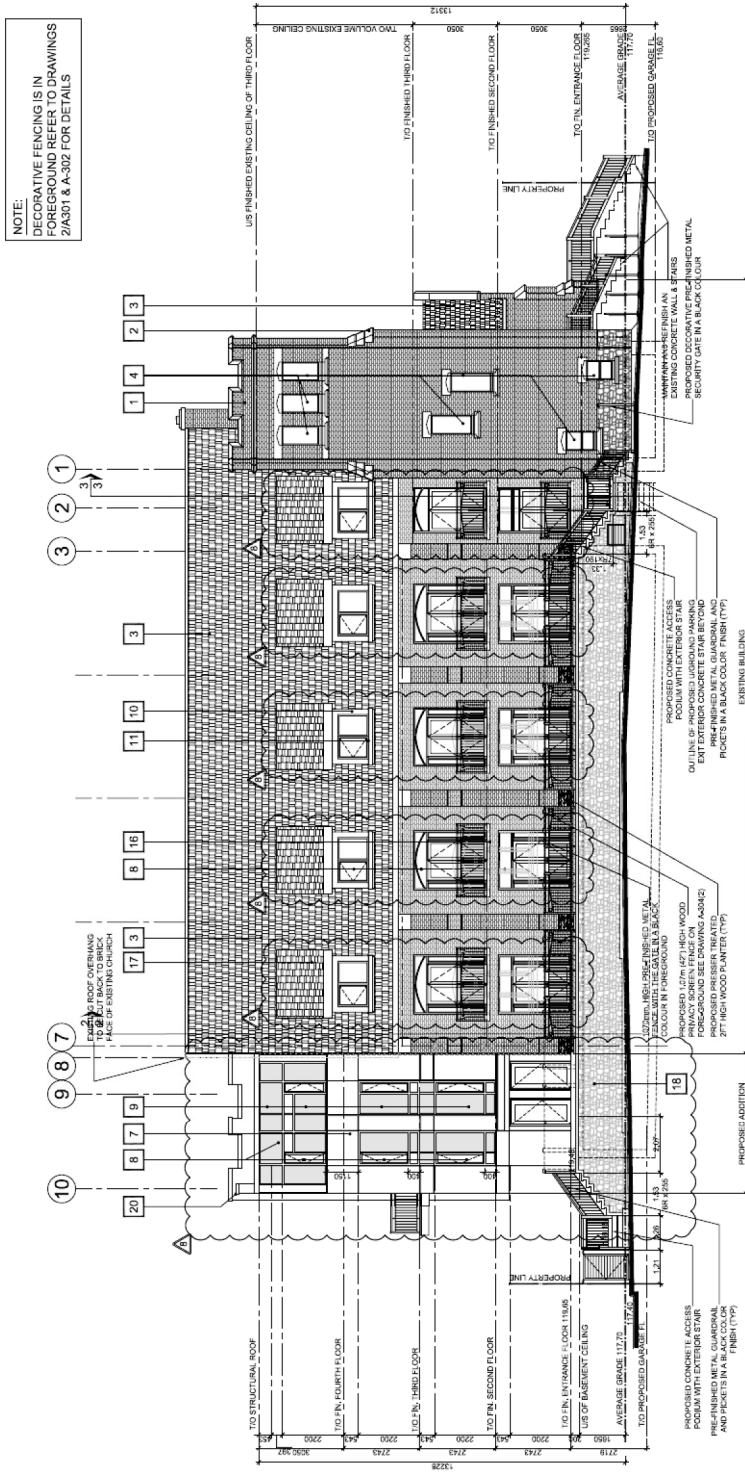
South Elevation

Applicant's Submitted Drawing

Not to Scale
02/26/2014

File # 12 212172 STE 18 0Z

Attachment 5: North Elevation



North Elevation

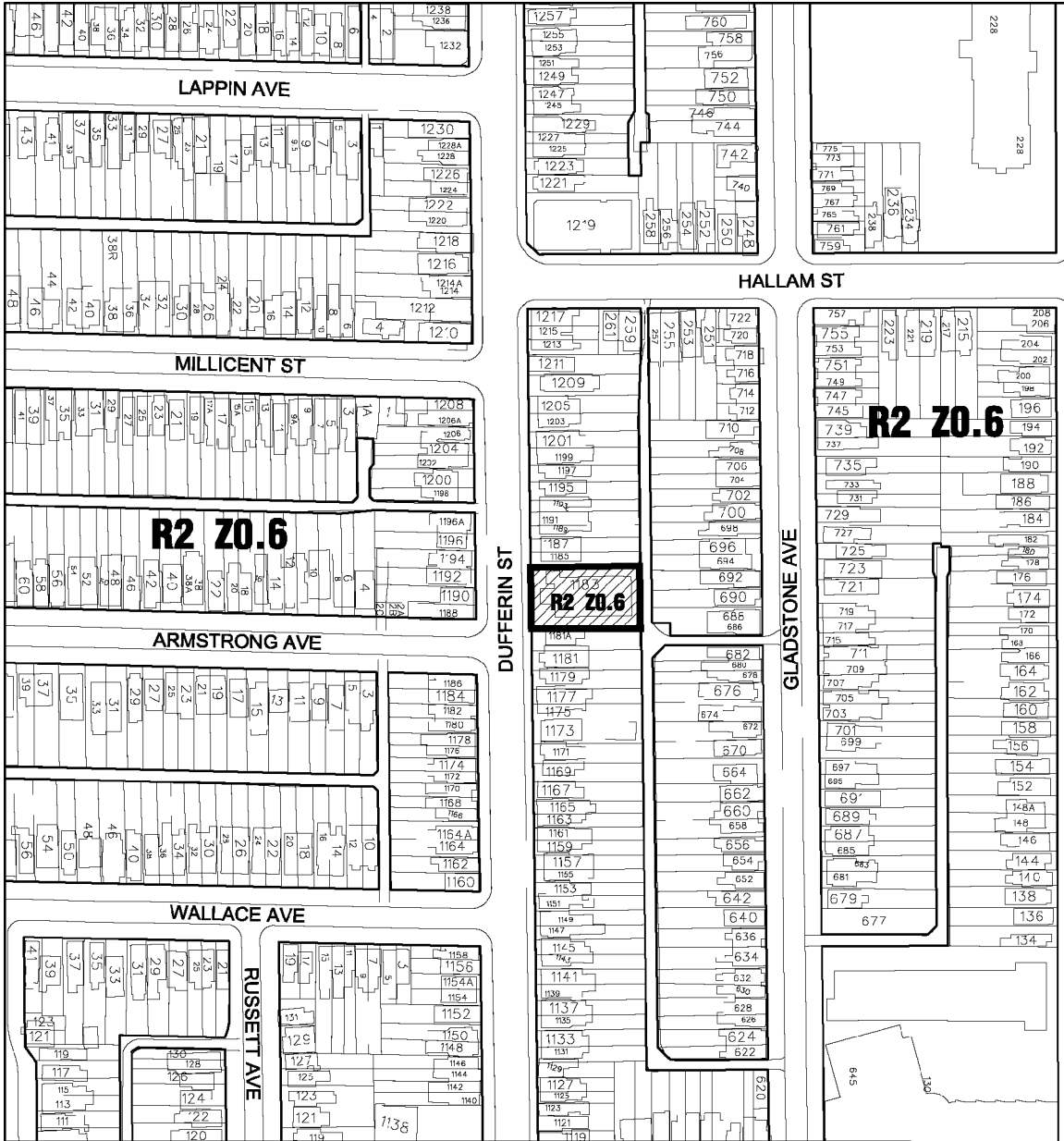
1183 Dufferin Street

North Elevation
 Applicant's Submitted Drawing

File # 12 212172 STE 18 0Z

Not to Scale
 02/26/2014

Attachment 6: Zoning



1183 Dufferin Street

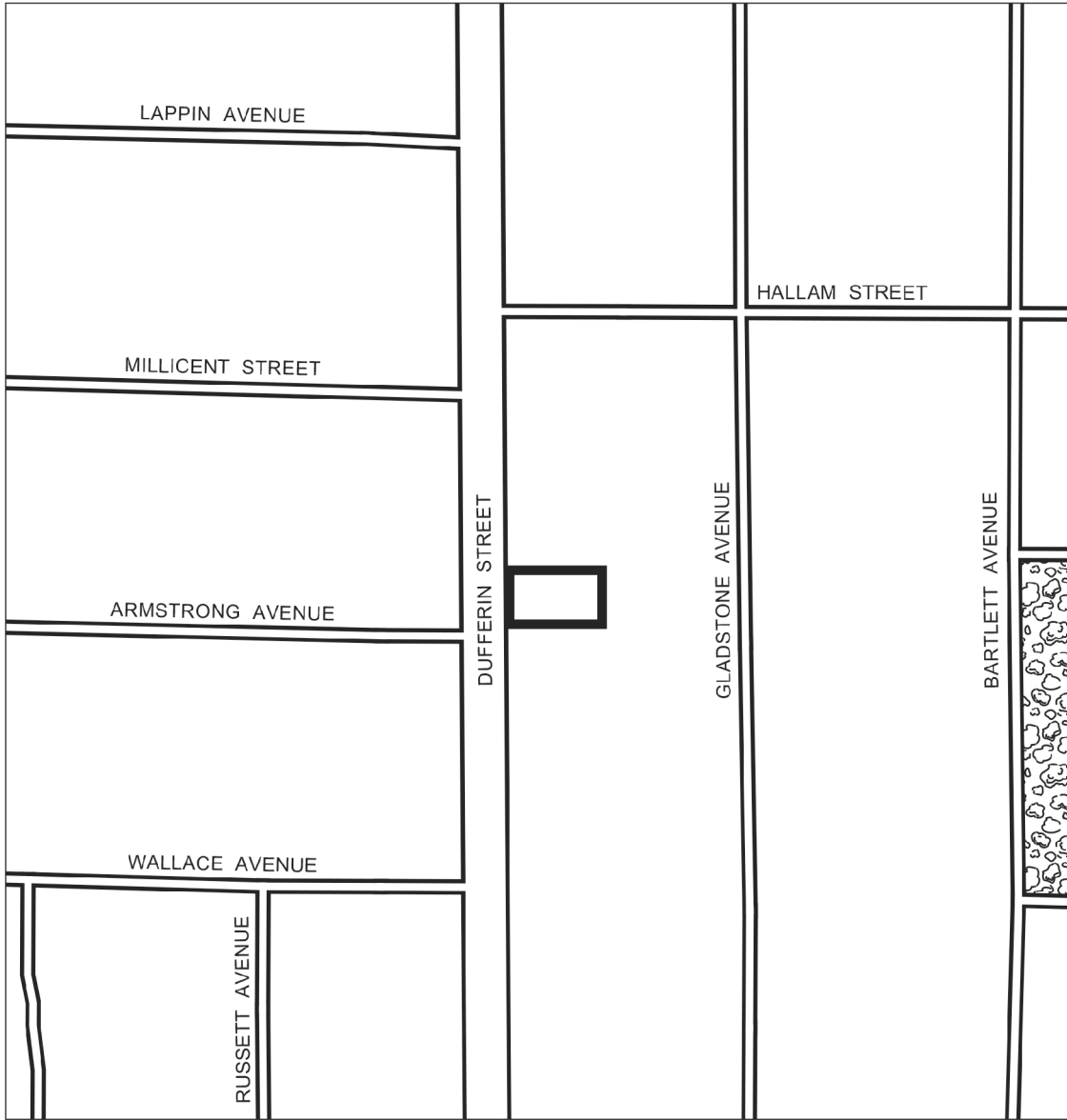
File # 12_212172 STE 18 OZ

R2 Residential District



Not to Scale
Zoning By-law 438-86 (as amended)
Extracted 02/26/2014

Attachment 7: Official Plan



TORONTO City Planning
Official Plan

1183 Dufferin Street

File # 12 212172 STE 18 0Z

-  Site Location
-  Neighbourhoods
-  Parks & Open Space Areas
-  Parks


 Not to Scale
 02/26/2014

Attachment 8: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	12 212172 STE 18 OZ
Details	OPA & Rezoning, Standard	Application Date:	July 16, 2012
Municipal Address:	1183 DUFFERIN ST		
Location Description:	**GRID S1803		
Project Description:	Official Plan amendment and Zoning By-law amendment application to convert the existing place of worship into 14 residential units. A total of 11 parking spaces will be provided in a one level below-grade garage. Proposal includes interior alterations with a rear addition.		

Applicant:	Agent:	Architect:	Owner:
Torplan Consultants Inc	Tony D'Andrea	Battaglia Arch. Inc.	Concept Lofts Ltd

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R(d0.6x740)	Historical Status:	Listed
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	879.55	Height: Storeys:	4
Frontage (m):	39.56	Metres:	16.32
Depth (m):	22.24		
Total Ground Floor Area (sq. m):	455.71		Total
Total Residential GFA (sq. m):	1358.22	Parking Spaces:	11
Total Non-Residential GFA (sq. m):	0	Loading Docks:	0
Total GFA (sq. m):	1358.22		
Lot Coverage Ratio (%):	51.8		
Floor Space Index:	1.5		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	1358.22	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	4	Office GFA (sq. m):	0	0
2 Bedroom:	8	Industrial GFA (sq. m):	0	0
3 + Bedroom:	2	Institutional/Other GFA (sq. m):	0	0
Total Units:	14			

CONTACT: PLANNER NAME: Barry Brooks, Senior Planner
TELEPHONE: 416-392-7216

Attachment 9: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No.103, 2014

To adopt an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2014 as 1183 Dufferin Street

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

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. The attached Amendment No. 103 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

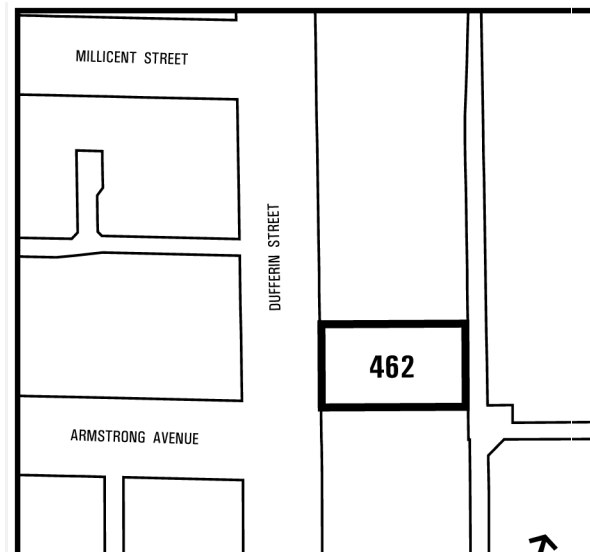
AMENDMENT NO. 103 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2014 as 1183 Dufferin Street

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 462 for lands known municipally in 2014 as 1183 Dufferin Street, as follows:

462. 1183 Dufferin Street

A building that contains a maximum of 14 residential units and one level of below-grade parking is permitted, provided the building includes the church building that existed on site in 2014.



2. Chapter 7, Map 29, Site and Area Specific Policies, is revised to add the lands known municipally in 2014 as 1183 Dufferin Street shown on the map above as Site and Area Specific Policy No. 462.

Attachment 10: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend ~ Zoning By-law No. 438-86, as amended,
with respect to the lands municipally known as,
1183 Dufferin 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. Despite any future severance, partition or division of the *lot*, the provisions of this by-law shall apply to the whole of lots as if no severance, partition or division occurred. This By-law applies to the lands delineated by a heavy line and identified as 1183 Dufferin Street shown on Map 1 attached to and forming part of this By-law;
2. None of the provisions of Section 4(2), 4(4), 6(1)(A), 6(3) Part II, 6(3) Part II 3.G, 6(3) Part II 4, 6(3) Part II 5(I), 6(3) Part III 1(A), 6(3) *Part III* 3(A) of Zoning By-law 438-86, of the former City of Toronto, 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 of a *residential building* on the *lot* provided that:
 - a) the *lot* on which the *residential building* is located comprises at least the lands outlined by the heavy lines on Map 1 attached to and forming part of this By-law;
 - b) the *residential building* in the form of a converted church shall be permitted on the *lot*;
 - c) the total *residential gross floor area* on the *lot* does not exceed 1,360 square metres;

- d) the *residential building*, including all mechanical equipment, stair enclosures and elevator overruns, is located wholly within the areas delineated by heavy lines and the *height* limits specified by the numbers following the symbol "H" as shown on Map 2, attached and forming part of this By-law, with the following exceptions:
 - (i) parapets, eaves, cornices, mullions, light fixtures and ornamental elements provided that they project no more than 0.45 metres beyond the heavy lines on Map 2;
 - (ii) juliette balconies provided that they project no more than 0.15 metres from the north and south side of the existing church building; and
 - (iii) balconies provided that they project no more than 1.5 metres from the east side of the new addition to which they are attached, including railings.
 - e) the setback from the *rear lot line* shall be no less than 2.95 metres;
 - f) the setback of the building, including the below-grade *parking garage* and the communal walkway above providing access to each residential unit, shall be no less than 1.20 metres from the north *side lot line*;
 - g) the setback of the building shall be no less than 1.63 metres from the south *side lot line*, except for the communal walkway providing access to each individual unit which shall be 0.0 metres from the south *side lot line*;
 - h) the *depth* of the *residential building* shall be no more than 33.4 metres;
 - i) the *landscaped open space* between the front lot line and the main front wall of the *residential building* shall be no less than 131.0 square metres of which a minimum of 10% will be soft landscaping;
 - k) the total *landscaped open space* on the lot shall be no less than 364.85 square metres of which a minimum of 20% will be soft landscaping;
 - l) a maximum of 14 *dwelling units* shall be permitted on the lot; and
 - m) a minimum of 11 *parking spaces* shall be provided on the lot.
3. Despite any future severance, partition or division of the lot, the provisions of this by-law shall apply to the whole of the lot as if no severance, partition or division occurred.
 4. Within the lands shown on Schedule "~" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following

municipal services are provided to the lot line and the following provisions are complied with:

- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

