CITY OF TORONTO

BY-LAW No. 554-2001

To amend the Zoning By-law No. 438-86 of the former City of Toronto in respect of the
lands known as 1302 King Street West.

WHEREAS City Council at its meeting of February 1, 2 and 3, 2000 established the Parkdale
Pilot Project for the purpose, among others, of regularizing the numerous bachelorette and
rooming house buildings in the Parkdale area; and

WHEREAS the owner of the lands known municipally as 1302 King Street West has applied for
consideration in accordance with the Project process; and

WHEREAS the application meets the criteria and thus it is appropriate to amend the General
Zoning By-law to permit the proposed use; and

WHEREAS the Council of the City of Toronto has had referred to it a proposed Zoning By-law
respecting the site; and

WHEREAS the Council of the City of Toronto conducted a public meeting under Section 34 of
the Planning Act, R.S.O. 1990, c.P. 13, as amended, regarding the proposed Zoning By-law; and

WHEREAS the Council of the City of Toronto, at its meeting held on June 26, 27 and 28, 2001,
determined to amend the Zoning By-law for the former City of Toronto;

The Council of the City of Toronto HEREBY ENACTS as follows:

EXEMPT PROVISIONS

(1) Subject to the requirements of this by-law, none of the following provisions 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 for 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 or
use of a converted house on those lands outlined by heavy lines and identified as A on
Map 1 and on the below grade portion of those lands outlined by heavy lines and
identified as B on Map 1:

PARKING

(a) Section 4 (4) (b)
MINIMUM UNIT SIZE

(b) Section 12 (2) 70 (ii)

(c) Section 6 (2) 1 (iv)

SUBSTITUTE PROVISIONS

(2) No person shall erect or use a converted house on those lands outlined by heavy lines on Map 1 unless:

BUILDING ENVELOPE

(a) no portion of the converted house is located otherwise than wholly within the building envelope and no portion of the converted house is located above grade on the portion of those lands outlined by heavy lines and identified as B on Map 1, exclusive of those building elements set out in Section 6(3) Part II 8 Chart provisions A, B, C, E, L and N, and in Section 6(2) 5(a) (iv) F, of By-law No. 438-86 of the former City of Toronto, as amended;

PARKING

(b) not less than seven parking spaces are provided and maintained on the lot;

NUMBER OF UNITS

(c) no more than thirty-two dwelling units, thirty-two of which may be bachelor dwelling units are provided within the converted house;

MINIMUM UNIT SIZE

(d) the average of the floor areas of the dwelling units is not less than 18.92 square metres; and

(e) the floor area of any individual dwelling unit is not less than 16.67 square metres.

DEFINITIONS

(3) For the purpose of this by-law:

(i) building envelope means the area shaded by diagonal lines on Map 1.
GENERAL

(4) With the exception of any defined terms to the extent modified by this by-law, all other provisions of By-law No. 438-86 of the former City of Toronto, as amended, continue to apply.

ENACTED AND PASSED this 28th day of June, A.D. 2001.

CASE OOTES, JEFFREY A. ABRAMS,
Deputy Mayor Acting City Clerk

(Corporate Seal)