

Authority: Humber York Community Council Report No. 5, Clause No. 4,
as adopted by City of Toronto Council on April 16, 17 and 18, 2002
Enacted by Council: April 18, 2002

CITY OF TORONTO

BY-LAW No. 257-2002

To amend the Zoning By-law No. 438-86 of the former City of Toronto in respect of the lands known as 181 Dowling Avenue.

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 181 Dowling Avenue 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 regarding the proposed Zoning By-law; and

WHEREAS the Council of the City of Toronto, at its meeting held on April 16, 17 and 18, 2002, 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 dwelling and rooming house* on those lands outlined by heavy lines on Map 1:

PARKING

- (a) Section 4(4) (b)

MINIMUM UNIT SIZE AND NUMBER OF ROOMS/UNITS

- (b) Section 6(2) 5(a) (vi)

(c) Section 12(2) 70(i)
DENSITY

(d) Section 6(3) Part I 1

BUILDING ENVELOPE

(e) Section 6(3) Part II 3(ii) Chart F

(f) Section 6(3) Part II 5

LANDSCAPED OPEN SPACE

(g) Section 6(3) Part III 1(a)

SUBSTITUTE PROVISIONS

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

PARKING

- (a) no less than two *parking spaces* are provided and maintained on the *lot*;

NUMBER OF UNITS

- (b) no more than three *dwelling rooms* and seven *dwelling units*, five of which may be *bachelor dwelling units* and two of which may be *dwelling units* containing two or more *habitable rooms*, are provided within the *converted dwelling and rooming house*;

MINIMUM UNIT SIZE

- (c) the average of the floor areas of the *dwelling units* is not less than 23.96 square metres;
- (d) the floor area of any individual *dwelling unit* is not less than 16.9 square metres;
- (e) the average of the floor areas of the *dwelling rooms* is not less than 17.5 square metres;
- (f) the floor area of any individual *dwelling room* is not less than 11.42 square metres;

DENSITY

- (g) the *residential gross floor area* of the *converted dwelling and rooming house* does not exceed 331.6 square metres;

BUILDING ENVELOPE

- (h) no portion of the *converted dwelling and rooming house* is located otherwise than wholly within the *building envelope*, 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;
- (i) the building *depth* does not exceed 20.8 metres; and

LANDSCAPED OPEN SPACE

- (j) no less than 65.0 square metres of *landscaped open space* shall be provided on the *lot*.

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.

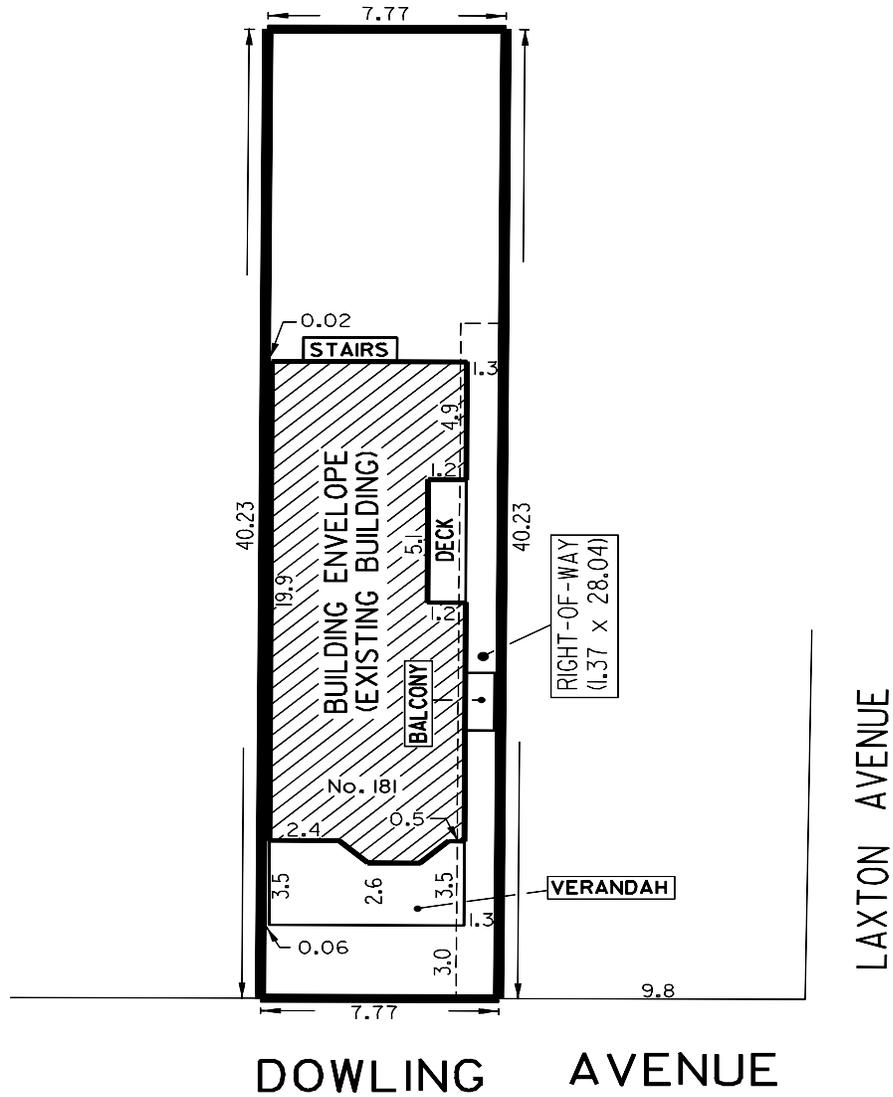
ENACTED AND PASSED this 18th day of April, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

MAP I



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO FEBRUARY, 2002
 BL02/181DOW1B.DGN
 FILE: 2402.84
 MAP No. 48G-22 DRAWN: WL