

Authority: Humber York Community Council Report No. 5, Clause No. 3,  
as adopted by City of Toronto Council on April 16, 17 and 18, 2002  
Enacted by Council: October 3, 2002

## **CITY OF TORONTO**

### **BY-LAW No. 716-2002**

#### **To amend the General Zoning By-law No. 438-86 of the former City of Toronto in respect of the lands known as 1363 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 1363 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 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 *rooming house* on those lands outlined by heavy lines on Map 1:

#### **PARKING**

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

#### **NUMBER OF ROOMS**

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

(c) Section 12(2) 70(iii)  
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 4

### **SUBSTITUTE PROVISIONS**

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

NUMBER OF ROOMS/UNITS

- (a) no more than one *dwelling unit*, which may be a *dwelling unit* containing two or more *habitable rooms*, and nine *dwelling rooms* are provided within the *rooming house*;

DENSITY

- (b) the *residential gross floor area* of the *rooming house* does not exceed 328.8 square metres;

BUILDING ENVELOPE

- (c) the rear yard setback is not less than 4.0 metres;
- (d) the side yard setback on the west side of the building is not less than 0.46 metres; and
- (e) no portion of the *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.

### **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 3rd day of October, A.D. 2002.

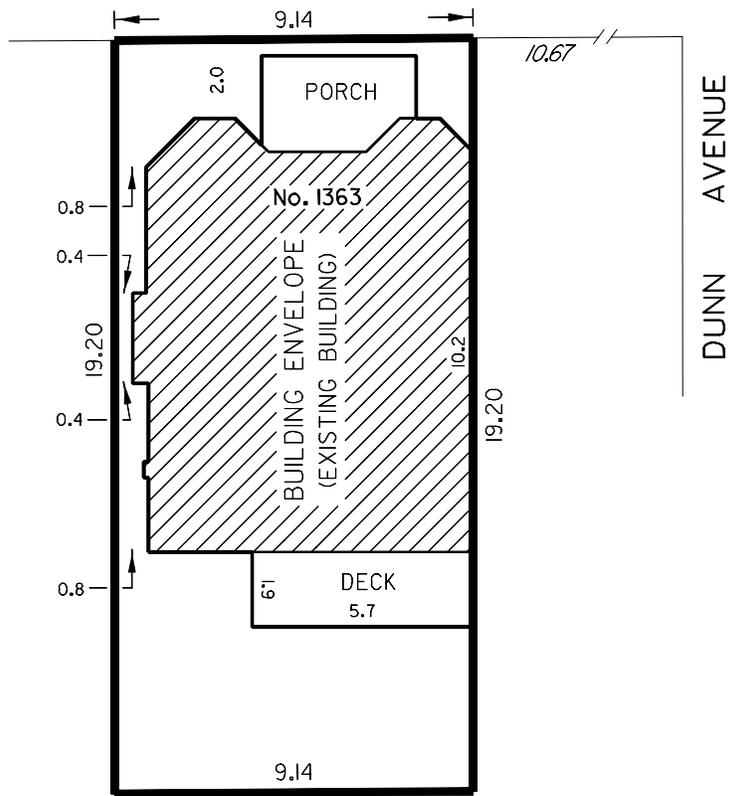
CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

# MAP 1

## KING STREET WEST



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO SEPTEMBER, 2002  
BL02/ 1363K IN1.DGN  
FILE: 2402.84  
MAP No. 48G-323 DRAWN: D.R.