

Authority: Humber York Community Council Report No. 3, Clause No. 7,  
as adopted by City of Toronto Council on April 14, 15 and 16, 2003  
Enacted by Council: June 26, 2003

## CITY OF TORONTO

### BY-LAW No. 536-2003

#### **To amend the General Zoning By-law No. 438-86 for the former City of Toronto with respect to lands known municipally in the year 2003 as 1375 Dupont Street.**

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

1. None of the provisions of Section 2(1) with respect to the definition of “parking space”, Section 4(4)(b), Section 4(2)a, Section 4(4), Section 4(12), Section 4(13) and Section 9(1)(f) of Zoning By-law No. 438-86, as amended, shall apply to prevent on the lot the erection and use of a *mixed-use building* containing a combined total of 80 *dwelling units* and *live/work units*, retail and service spaces and underground parking provided that:
  - (1) the *lot* consists of at least those lands delineated by dashed lines on Plan 1;
  - (2) no portion of the building erected and used above *grade* is located otherwise than wholly within the building envelope identified on Plan 2;
  - (3) the aggregate of the *residential gross floor area* and the *non-residential gross floor area* erected or used on the lot does not exceed 5,800 square metres, of which:
    - (a) the *residential gross floor area* does not exceed 5,750 square metres; and
    - (b) the *non-residential gross floor area* does not exceed 270 square metres.
  - (4) the *height* of the building does not exceed 25.25 metres, exclusive of elements referred to in Section 4(2)(a)(i) and (ii) of By-law No. 438-86, provided such elements comply with the restrictions set out in such Section and do not exceed a height of 2 metres measured from the height of the partial eight floor roof parapet;
  - (5) not less than 59 *parking spaces* are provided and maintain on the *lot*, of which none are located in the hatched portion on Plan 2 and the remaining *parking spaces* provided in an underground parking garage;
    - (a) a maximum of 10 of the required *parking spaces* are designated as *small car space*; and

(b) the following parking ratios are complied with:

- |       |                  |                        |
|-------|------------------|------------------------|
| (i)   | Bachelor Units   | - 0.30 spaces per unit |
| (ii)  | 1-Bedroom Units  | - 0.70 spaces per unit |
| (iii) | 2-Bedroom Units  | - 1.00 space per unit  |
| (iv)  | Live/Work Units  | - 1.00 space per unit  |
| (v)   | Visitors Parking | - 0.06 spaces per unit |

- (6) the combined number of *dwelling units* and *live-work units* contained in the building does not exceed 80 units;
- (7) a maximum of 270 square metres of non-residential gross floor area, exclusive of the at-grade parking spaces, is provided at-grade level, with principal entrances directly accessible via Dupont Street and/or Lansdowne Avenue, and no individual non-residential unit may exceed a gross floor area of 200 square metres;
- (8) the following non-residential uses are not permitted on the lot: club, commercial baths, concert hall, day nursery, place of amusement, place of assembly, restaurant, commercial bakery, massage establishment, dry-cleaning shop, union hall and arena, stadium and race track;
- (9) not less than 143 square metres of indoor *residential amenity space* is provided and the indoor *residential amenity space* will not be contained within contiguous rooms;
- (10) not less than 12 *bicycle parking spaces-visitor* are provided and maintain on the *lot* and the required *bicycle parking spaces-occupant* will be located within the dwelling units;
- (11) a minimum driveway width of 5.4 metres for the driveways accessing the building's *parking garage*.
2. For the purposes of this by-law, the following expressions shall have the following meaning:
- (a) "*small car space*" means a parking space with a width of 2.3 metres and a length of 5.5 metres; and
- (b) each other word or expression that is italicized in this By-law shall have the same meaning as that word or expression as defined in the said By-law No. 438-86, as amended.

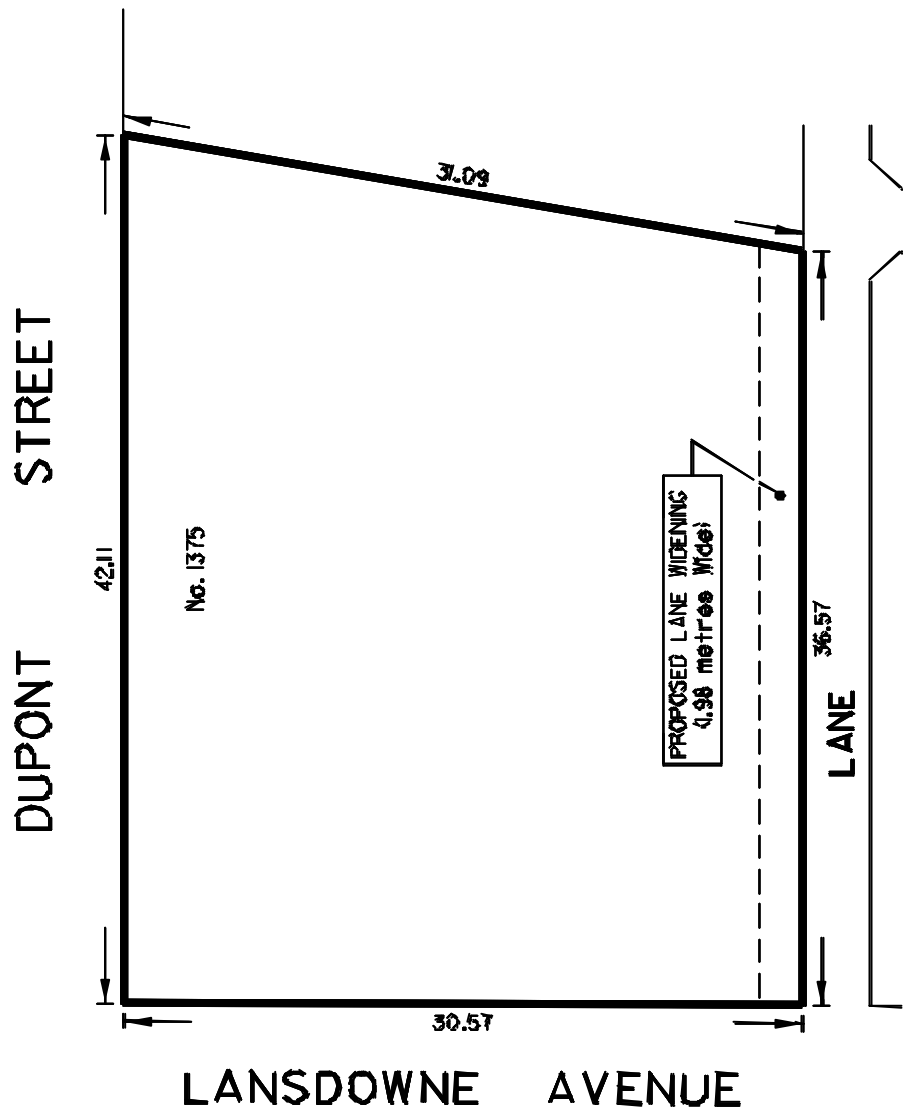
ENACTED AND PASSED this 26th day of June, A.D. 2003.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

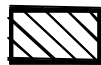
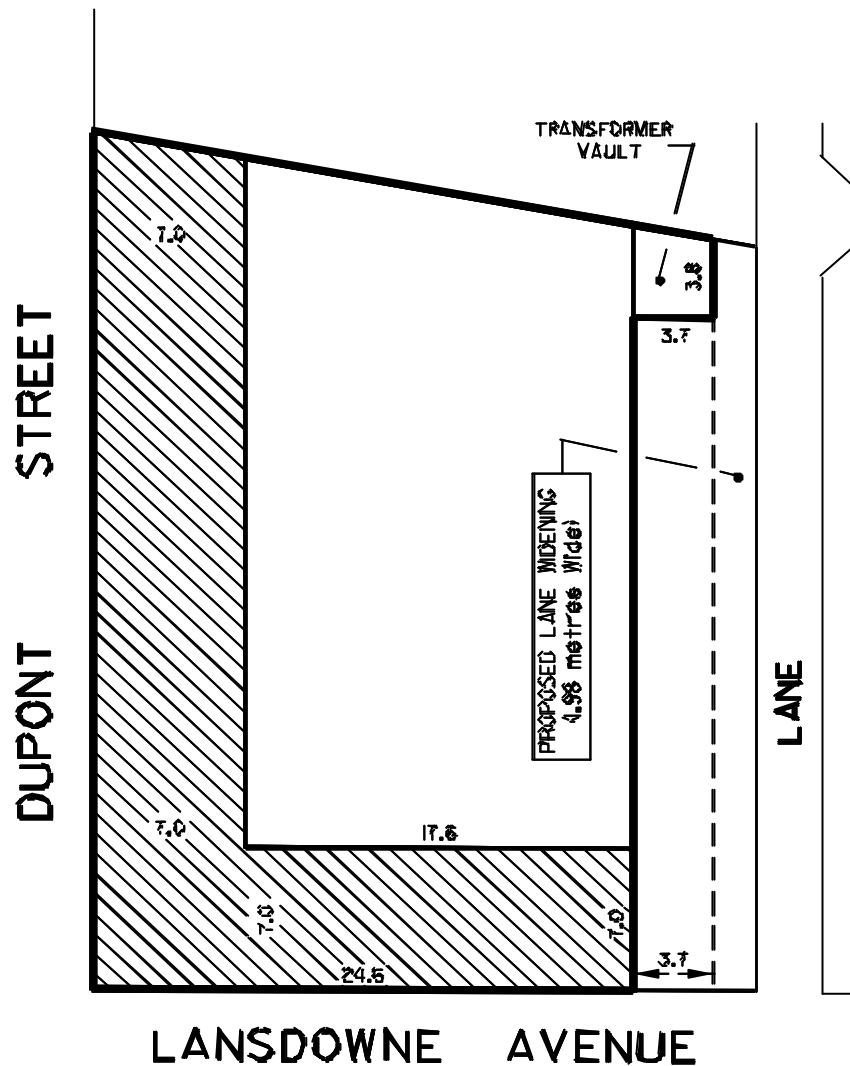
(Corporate Seal)

## PLAN 1



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO MAY, 2003  
BL03/1375DUP1.DGN  
FILE: D1-Z33  
MAP No. 46J-313 DRAWN: D.P

## PLAN 2



HATCHED AREA REFERRED TO IN SECTION 1(5)



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO MAY, 2003  
BLO3/13750UP2.DGN  
FILE: B1-Z33  
MAP No. 48J-313 DRAWN: D.R