

Authority: Humber York Community Council Report No. 7, Clause No. 29,
as adopted by City of Toronto Council on September 22, 23, 24 and 25, 2003
Enacted by Council: September 24, 2003

CITY OF TORONTO

BY-LAW No. 963-2003

To amend former City of York By-law No. 1-83, respecting lands known as 3633 and 3635 Dundas Street West.

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. That Section 16 of Zoning By-law No. 1-83, as amended, of the former City of York, be further amended by adding thereto the following as a new Subsection (405):

“(405) LANDS - 3633 and 3635 Dundas Street West.

Notwithstanding any provisions of this By-law, the lands municipally known as 3633 and 3635 Dundas Street West, as shown on Schedule ‘A’ to this Subsection, may be used for apartments provided that the following conditions are complied with:

- (a) The dwelling units shall occupy the upper floor within the existing building as shown on Schedule ‘A’ to this By-law and be limited to a maximum of 6 units.
- (b) Bicycle parking spaces shall be provided and maintained in accordance with the following:
 - (1) 1 bicycle parking space for every 1,250 square metres of gross leasable commercial floor area and with each building being provided with the required bicycle parking within 30 metres of a primary front entrance to the building;
 - (2) 0.75 bicycle parking space for each dwelling unit provided in the following portion: 80 percent as bicycle parking space for occupants and 20 percent as bicycle parking space for visitors;
 - (3) not more than 50 percent of the bicycle parking spaces for residential uses shall be provided in a manner that requires a person to park the bicycle in a vertical position;
 - (4) bicycle parking spaces for residential uses shall not be provided in a dwelling unit or a balcony thereof;

- (5) a bicycle parking space is an area that is equipped with a bicycle rack for the purpose of parking and securing bicycles, and:
 - (a) where bicycles are parked on a horizontal surface, such space has horizontal dimensions of at least 0.6 metres wide by 1.8 metres long and a vertical dimension of at least 1.9 metres high; and
 - (b) where bicycles are parked in a vertical position, such space has horizontal dimensions of at least 0.6 metres wide by 1.2 metres long and a vertical dimension of at least 1.9 metres high; and
 - (c) all bicycle parking spaces shall be provided and maintained a highly visible weather protected area; and,
 - (6) a total minimum of 8 parking spaces shall be provided and maintained as follows:
 - (a) four parking spaces located on-site for residential uses including one visitor parking space;
 - (b) two parking spaces located on-site for non-residential uses; and
 - (c) parking spaces located on the Humbercrest Boulevard right of way for non-residential uses.
 - (c) All other provisions of this By-law shall continue to apply except in the case where provisions of this Subsection are in conflict in which case the provisions of this Subsection shall prevail.”
2. Subject to the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, this By-law shall come into force and effect on the date of the passing.

ENACTED AND PASSED this 24th day of September, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

**SCHEDULE 'A' TO BY-LAW NO. 963-2003 AND TO SECTION 16(405) OF
ZONING BY-LAW NO. 1-83**



Schedule 'A' to By-Law Number _____
and to Section 16(405) of Zoning By-Law 1-83

