

Authority: Humber York Community Council Report No. 11, Clause No. 10,  
as adopted by City of Toronto Council on October 1, 2 and 3, 2002  
Enacted by Council: June 16, 2005

## CITY OF TORONTO

### BY-LAW No. 482-2005

#### **To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands known municipally as 1051 Dupont Street.**

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

1. District Map No. 49J-311 contained in Appendix “A” of By-law No. 438-86 of the former City of Toronto, as amended, 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 of lands and the erection and use of certain buildings and structures in various areas in the “City of Toronto”, is further amended by re-designating the lands outlined in heavy lines on Map 1, attached to and forming part of this By-law, from I1 D2 to R2 Z1.0 as shown on Map 1.
2. None of the provisions of Section 2(1) with respect to the definition of “*parking space*” and Sections 6(3) PART I 1, 6(3) PART II 2, 6(3) PART II 3, 6(3) PART II 4, 6(3) PART II 5, 6(3) PART III 1(a), 6(3) PART III 3(a) and 6(3) PART VII 1 of By-law No. 438-86, as amended, shall apply to prevent the erection and use on the lands outlined in heavy lines on Map 1 of four *semi-detached houses* provided:
  - (a) the *residential gross floor area* of each *semi-detached house* does not exceed 170 square metres;
  - (b) no portion of any *semi-detached house* above *grade* is erected or used closer to the *front lot line* than 3.0 metres with the exception of the projections identified in Section 6(3) Part II 8 of By-law No. 438-86, as amended provided that the restrictions in that Section are complied with;
  - (c) no portion of any *semi-detached house* above *grade* is erected or used closer to the *rear lot line* than 5.5 metres with the exception of the projections identified in Section 6(3) Part II 8 of By-law No. 438-86, as amended, provided that the restrictions in that Section are complied with;
  - (d) no portion of any *semi-detached house* above *grade* is erected or used closer to the *side lot line* than 0.6 metres, with the exception of the projections identified in Section 6(3) Part II 8 of By-law No. 438-86, as amended, provided that the restrictions in that Section are complied with;
  - (e) no portion of any *semi-detached house* above *grade* on a *corner lot* is erected or used closer than 0.6 metres to the *flank* of the *lot*, with the exception of the projections identified in Section 6(3) Part II 8 of By-law No. 438-86, as amended, provided that the restrictions in that Section are complied with;

- (f) the *depth* of each *semi-detached house* is not more than 20 metres;
  - (g) not less than one *parking space* is provided and maintained for each *semi-detached dwelling*, located at the rear of that *semi-detached dwelling*;
  - (h) a minimum of 23 percent of the area of the *lot* on which each *semi-detached house* is located is provided and maintained as *landscaped open space*;
  - (i) a minimum of 7 square metres of *landscaped open space* shall be provided as front yard *landscaped open space*; and
  - (j) the *lot* on which each *semi-detached house* is located has a *lot frontage* of not less than 5.0 metres.
3. For the purposes of this by-law, the following expression shall have the following meaning:
- (a) *parking space* means an unobstructed area, at least 5.6 metres in length and 2.6 metres in width, is readily accessible at all times for the parking and removal of a motor vehicle without the necessity of moving another motor vehicle; and
  - (b) each other word or expression which is italicized shall have the same meaning as that word or expression has for the purposes of By-law No. 438-86, as amended.

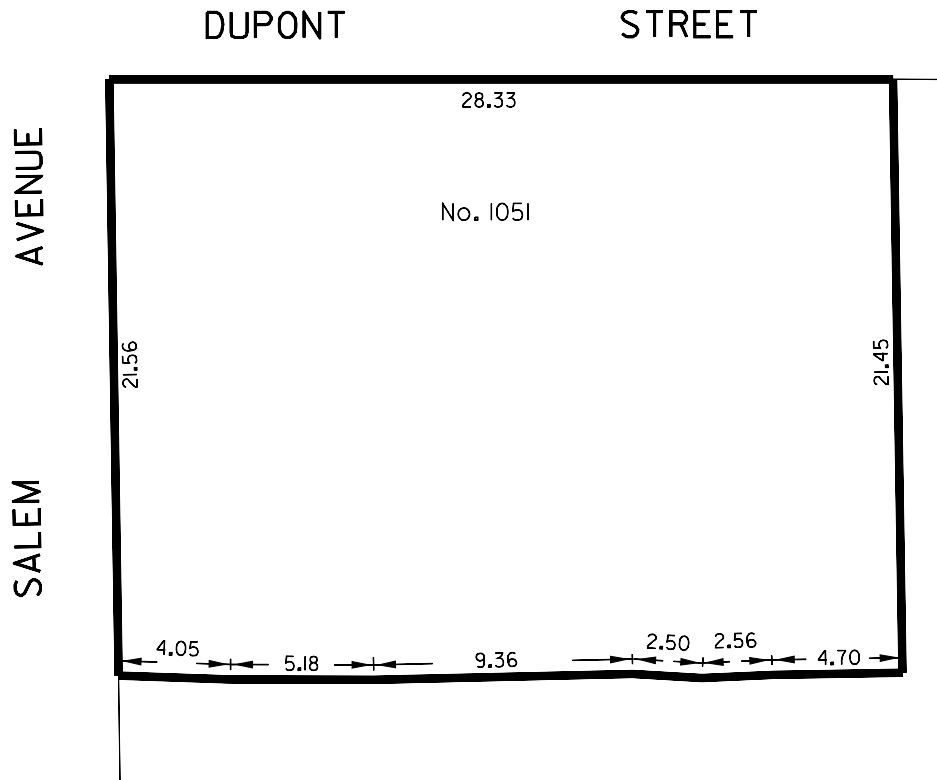
ENACTED AND PASSED this 16th day of June, A.D. 2005.

DAVID R. MILLER,  
Mayor

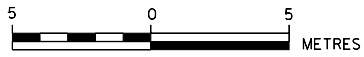
ULLI S. WATKISS  
City Clerk

(Corporate Seal)

MAP 1



REDESIGNATED TO "R2 Z1.0"



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO JULY, 2002  
BL02/1051DUP1.DGN  
FILE: D1-Z23, 2402.53-3  
MAP No. 49J-311 DRAWN: WL