

Authority: Humber York Community Council Report No. 6, Clause No. 1,  
as adopted by City of Toronto Council on July 22, 23 and 24, 2003  
Enacted by Council: October 28, 2005

## **CITY OF TORONTO**

### **BY-LAW No. 871-2005**

#### **To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands municipally known as 61 Harvard 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 61 Harvard 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, as amended, regarding the proposed Zoning By-law; and

WHEREAS the Council of the City of Toronto, at its meeting held on July 22, 23 and 24, 2003, 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)

#### **DENSITY**

- (b) Section 6 (3) Part I 1

**SIDE YARD SETBACK**

- (c) Section 6 (3) Part II 3 (ii) Chart F

**BUILDING DEPTH**

- (d) Section 6 (3) Part II 5 (i)

**MINIMUM UNIT SIZE**

- (e) Section 6 (2) 5 (a) (i) and (ii)

**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:

**NUMBER OF UNITS**

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

**MINIMUM UNIT SIZE**

- (b) the average of the floor areas of the *dwelling units* is not less than 37m<sup>2</sup>;
- (c) the floor area of any individual *dwelling unit* is not less than 28m<sup>2</sup>;
- (d) the floor area of any individual *dwelling room* is not less than 10.4m<sup>2</sup> and may not contain either culinary or sanitary facilities;
- (e) each *dwelling room* may be occupied by one person;

**DENSITY**

- (f) the *residential gross floor area* of the *converted dwelling and rooming house* does not exceed 337.1m<sup>2</sup>;

**BUILDING DEPTH**

- (g) the building *depth* is not more than 17.75 m;

**SIDE YARD SETBACKS**

- (h) the side yard setback on the east side of the building is not less than 0.66m and on the west side of the building is not less than 0.24m; and

**BUILDING ENVELOPE**

- (i) no portion of the *converted dwelling and rooming house* is located otherwise than wholly within the *building envelope*, exclusive of those elements set out in Section 6 (3) Part II 8 Chart provisions A, B, C, D, E, L and N, and those building elements set out in Section 6 (2) 1 (iii) 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 28th day of October, A.D. 2005.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

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