

Authority: Toronto and East York Community Council Item 7.3,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007
Enacted by Council: July 19, 2007

CITY OF TORONTO

BY-LAW No. 776-2007

To amend the General Zoning By-law No. 438-86 of the former City of Toronto, with respect to lands municipally known as 851 and 853 Richmond Street West.

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

1. By-law No. 438-86 of the former City of Toronto, being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to building and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, is further amended by amending District Map 49G-323 contained in Appendix A, as shown on Map 1 attached to this By-law for the lands subject to this By-law, to rezone the subject lands from I1 D3 to R3 Z1.0.
2. None of the provisions of Section 2(1) “*grade*”, 2(1) “*lot*”, 4(17) (a)(d)(e), 6(3) Part I 1, 6(3) Part II 2, 3.A(I)(II), 3.C (II), 4, 5, 6 and 8, 6(3) Part III 1(a), 6(3) Part IV 4(b), 6(3) Part VII 1(ii), and 6(3) Part IX 1 of Zoning By-law No. 438-86 of the former City of Toronto, as amended, shall apply to prevent the erection and use of 9 *row houses* on the *lot* provided that:
 - (a) the *lot* comprises those lands delineated by heavy lines on Map 1 attached hereto. Notwithstanding the definition of “*lot*” contained in Section 2 of By-law No. 438-86 of the former City of Toronto, as amended, the lands delineated by heavy lines on Map 1 attached hereto, shall be deemed to be one *lot*, regardless of whether two or more buildings which are not connected below *grade* are erected thereon, and regardless of any conveyances made or easements granted after the date of enactment of the By-law;
 - (b) the *residential gross floor area* on the *lot* shall not exceed 1,845 m²;
 - (c) each *row house* contains not more than one *dwelling unit* and no *dwelling unit* shall exceed a *residential gross floor area* of 185 m²;
 - (d) no portion of the building above *grade* is located otherwise than wholly within the area delineated by the heavy lines shown on Map 2 except eaves and parapets to a maximum projection of 1.0 metre;
 - (e) notwithstanding (d), the *height* of the building or structure shall not exceed those heights, in metres above *grade*, following the symbol “H” shown on Map 2 except:
 - (i) a stair tower, elevator shaft, chimney stack or other heating or cooling or ventilating equipment or window washing equipment on the roof of the building or a fence, wall or structure enclosing such elements, provided

the maximum *height* of the top of such elements including the area contained within an enclosure is no higher than the sum of 1.5 metres and the *height* otherwise permitted herein;

- (ii) a structure, on the roof of the building, used for outside or open air recreation , safety or wind protection purposes, provided the maximum height of the top of the structure is no higher than the sum of 0.5 metres and the *height* otherwise permitted herein;
 - (iii) privacy screens or dividers between terraces, provided the maximum height of such dividers is no higher than 2.0 metres;
 - (iv) planter walls, provided the maximum height of such planter walls is no higher than 1.2 metres;
 - (v) a fence wall located generally along the south lot line having a maximum *height* of 5.5 metres; and
 - (f) notwithstanding the definition of *parking space* in Section 2(1) of By-law No. 438-86 of the former City of Toronto, as amended, all required *parking spaces* shall have a minimum unobstructed dimension of 5.7 metres in length and 2.6 metres in width.
3. None of the provisions of By-law No. 438-86 of the former City of Toronto, as amended, shall apply to prevent a *sales office* on the *lot*.
4. For the purposes of this By-law:
- (1) “*grade*” means 89.24 metres Canadian Geodetic Datum;
 - (2) “*sales office*” means a temporary building, structure, facility or trailer on the *lot* used for the purpose of the sale of *dwelling units* to be constructed on the *lot* until the earlier of the following two events:
 - (i) such time as all said *dwelling units* are sold; or
 - (ii) sixty days after completion of construction of the last *dwelling unit*; and
 - (3) each other word or expression which is italicized in this By-law has the same meaning as that word or expression contained in By-law No. 438-86 of the former City of Toronto, as amended.

ENACTED AND PASSED this 19th day of July, A.D. 2007.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)



