

Authority: Toronto and East York Community Council Item 23.4,  
as adopted by City of Toronto Council on May 7, 8, 9 and 10, 2013

## **CITY OF TORONTO**

### **BY-LAW No. 630-2013**

**To amend the former City of Toronto Zoning By-law No. 438-86, as amended, with respect to the lands municipally known as 102, 104 and 106 Curzon Street.**

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 enacts:

1. None of the provisions of Sections 4(11) (a & b), 4(17)(b), 6(3) Part I, 6(3) Part III, 6(3) Part IV 3 & 4, and 6(3) Part IX 1(a) & (b) of Zoning By-law No. 438-86, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of, parking, 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 of the City of Toronto", as amended, shall apply to prevent the erection and use of 4 *row houses* and *accessory structures* provided:
  - (a) the *lot* consists of those lands delineated by the heavy lines on Map 1 attached to and forming part of this By-law;
  - (b) no portion of any above grade building or structure to be erected or used shall extend beyond the building envelope delineated by the heavy lines on Map 2 attached to and forming part of this by-law; except any other type of structure identified as a permitted projection in Section 6(3) Part II 8. of By-law No. 438-86, provided that the restrictions and qualifications in that Section are complied with;
  - (c) notwithstanding the above, decks at the rear of each unit on the second floor will be permitted to a maximum area of 12.30 square metres and to project a maximum of 2.39 metres;
  - (d) notwithstanding the above, balconies at the rear of each unit on the third floor will be permitted to a maximum area of 6.15 square metres and to project a maximum of 1.22 metres;
  - (e) notwithstanding the above, a landing and stairs from the 1<sup>st</sup> floor to grade attached to the south wall may project a maximum of 1.5 metres;
  - (f) the maximum permitted *residential gross floor area* shall not exceed 760 square metres (including basements);
  - (g) a minimum of 104 square metres landscaping shall be provided on the entire site;

- (h) the maximum number of *row houses* on the *lot* is 4 and the minimum width of a *row house* is 4.5 metres;
  - (i) at least 4 motor vehicle parking spaces shall be provided and maintained on the *lot* and located within a *private garage*; and
  - (j) the size of the parking space within a *private garage* in a *row house* shall be a minimum width of 2.9 metres and a minimum length of 5.7 metres.
2. Despite any existing or future severance, partition or division of the *lot*, the provisions of this by-law shall apply to the whole lands indentified on Map 1, as if no severance, partition or division occurred.
3. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless underground municipal services, being storm and sanitary sewers and the watermain, have been installed (but not necessarily connected) in accordance with plans approved by the Executive Director, Technical Services.
4. For the purposes of this by-law, all words, terms and phrases appearing in italics shall have the same meaning as they have for the purpose of the aforesaid By-law No. 438-86, as amended, except as herein provided:
- (a) "*grade*" shall mean an elevation of 84.94 metres above sea level based on Geodetic Survey of Canada 1929 mean sea level vertical datum (1978 Southern Ontario Adjustment).

Enacted and passed on May 10, 2013.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



