

Authority: Toronto and East York Community Council Item 24.5,  
as adopted by the City of Toronto Council on June 11, 12 and 13, 2013

## CITY OF TORONTO

### BY-LAW No. 747-2013

#### **To amend the General Zoning By-law No. 438-86, as amended, of the former City of Toronto with respect to the lands municipally known as 1544 Dundas Street West.**

Whereas the Council of the City of Toronto has been requested to amend Zoning By-law No. 438-86 pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, with respect to lands known municipally in the year 2013 as 1544 Dundas Street West; and

Whereas the Council of the City of Toronto has provided adequate information to the public and has conducted at least one public meeting under Section 34 of the *Planning Act* regarding the proposed Zoning By-law amendment;

The Council of the City of Toronto enacts:

By-law No. 438-86, the General Zoning By-law of the former City of Toronto, as amended, is further amended as follows:

1. None of the provisions of Sections 4(2), 4(3), 4(4), 4(12), all of Section 6, 8(3) Part I (1 to 3a), 8(3) Part II (1) and (4), and 8(3) Part XI (1) of By-law No. 438-86 of the former City of Toronto, being "A By-law to regulate the use of land and erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and 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 a *mixed-use building* on the *lot*, provided that:
  - (1) the *lot* is comprised of at least those lands shown outlined by heavy lines on Map 1 attached to and forming part of this By-law;
  - (2) the total combined *residential gross floor area* and *non-residential gross floor area* on the *lot* does not exceed 6,900 square metres, provided:
    - i. the *residential gross floor area* shall not exceed 6,450 square metres; and
    - ii. the *non-residential gross floor area* shall not exceed 450 square metres;
  - (3) not more than 95 *dwelling units* shall be provided on the *lot*;
  - (4) a minimum of 24% of the *dwelling units* on the *lot* shall have at least 2 bedrooms;
  - (5) the *mixed-use building*, including all mechanical equipment, stair enclosures and elevator overruns, is located wholly within the areas delineated by heavy lines and the *height* limits specified by numbers following the symbol "H" as shown on Map 2, attached and forming part of this By-law, with the following exceptions:

- i. the maximum height for balcony guards, elements of a green roof and insulation and roof surface materials, planters, railings, parapets, window washing equipment, ornamental architectural features, chimney stacks and structures used for safety or wind protection shall be 1.5 metres plus the applicable height limit shown on Map 2;
  - (6) notwithstanding Map 2 attached to this by-law, the following horizontal projections are permitted beyond the heavy lines on Map 2:
    - i. roof and/or terrace overhangs to a maximum of 0.65 metres;
    - ii. light fixtures to a maximum of 0.30 metres;
    - iii. building signage to a maximum of 0.30 metres; and
    - iv. building cornices to a maximum of 0.30 metres;
  - (7) parking shall be provided on the *lot* in accordance with the following minimum ratios:

|      |                  |                      |
|------|------------------|----------------------|
| i.   | Bachelor Units   | 0.5 spaces per unit  |
| ii.  | 1 Bedroom Units  | 0.5 spaces per unit  |
| iii. | 2+ Bedroom Units | 0.75 spaces per unit |
| iv.  | Visitors         | 0.06 spaces per unit |
  - (8) a minimum of 1.3 square metres of indoor *residential amenity space* shall be provided for each *dwelling unit*, contained in no more than 2 rooms, one of which shall contain a kitchenette and a washroom;
  - (9) a minimum of 1.4 square metres of outdoor *residential amenity space* shall be provided for each dwelling unit, and it shall be located adjacent to a portion of the indoor *residential amenity space*; and
  - (10) all indoor and outdoor *residential amenity space* will be located above *grade*.
2. For the purposes of this By-law, each word or expression that is italicized in the By-law shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended, with the exception of the following terms:
  - (1) "*lot*" means at least the lands delineated by heavy lines shown on Map 1;
  - (2) "*grade*" shall mean 107.2 metres Canadian Geodetic Datum;
  - (3) "*height*" shall mean the vertical distance between *grade* and the highest point of the building or structure on the *lot*.
3. Except as otherwise provided herein, the provisions of By-law No. 438-86, as amended, shall continue to apply to the *lot*.

4. No person shall use any land or erect or use any building or structure on the *lot* unless the following municipal services are provided to the *lot* line and the following provisions are complied with:
- (1) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
  - (2) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on June 13, 2013.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



