

CITY OF TORONTO

BY-LAW No. 495-2014(OMB)

To amend former City of Toronto Zoning By-law No. 438-86, as amended, with respect to the lands municipally known as 953 Dufferin Street.

Whereas the Ontario Municipal Board pursuant to its Order issued on September 11, 2012, deems it advisable to amend the former City of Toronto Zoning By-law No. 438-86, as amended, with respect to lands known municipally as 953 Dufferin Street;

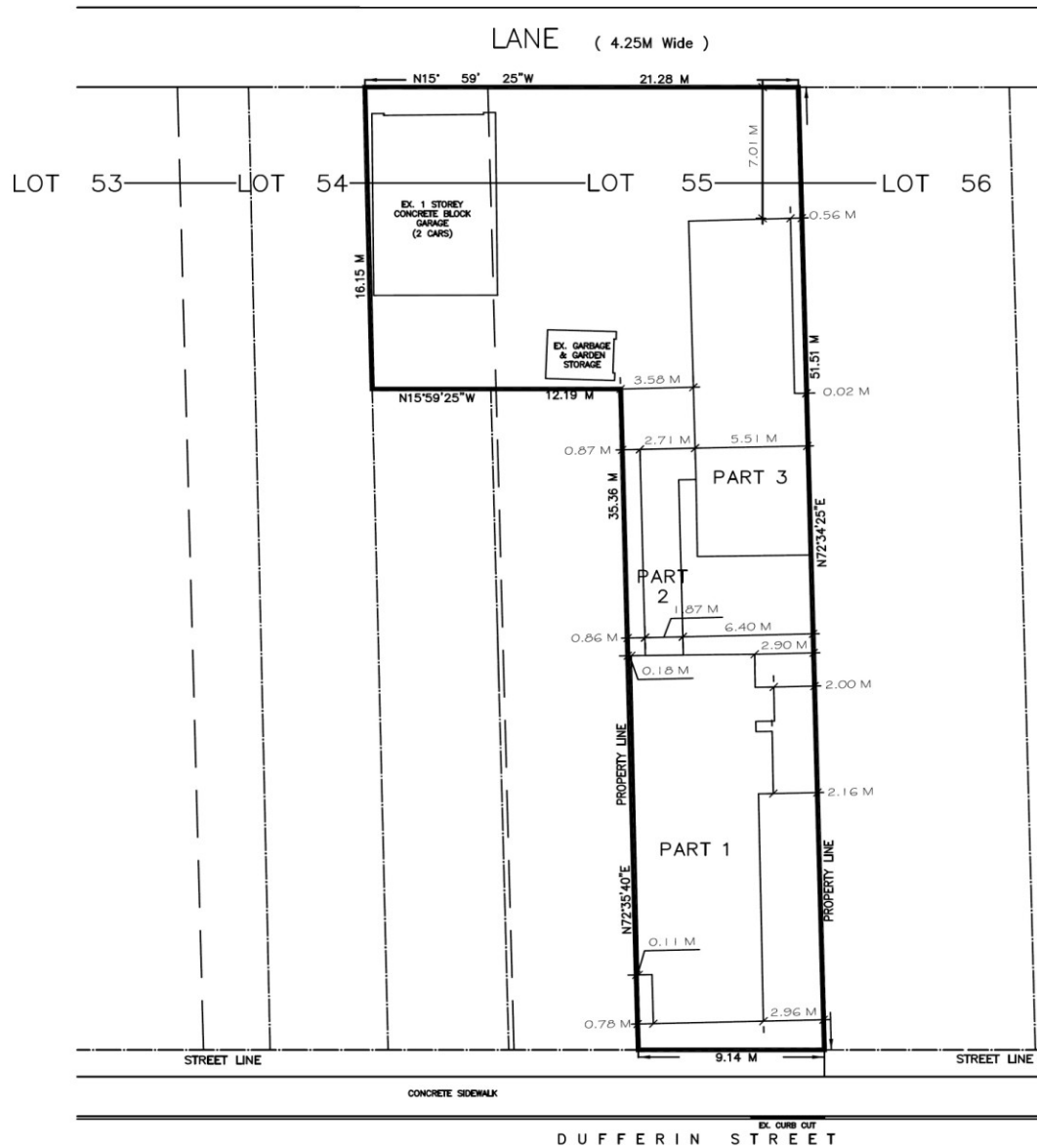
Therefore pursuant to the Order of the Ontario Municipal Board issued on September 11, 2012, in Board Case No. PL101010, By-law No. 438-86, as amended, of the former City of Toronto, is amended as follows:

1. Except as otherwise provided herein, the provisions of By-law No. 438-86, shall continue to apply to the *lot*.
2. None of the provisions of Sections 4(11)(b), 6(2)1, 6(3)Part II 3B(II), 6(3)Part II 4, 6(3)Part II 5(I), 6(3)Part IV 2 of 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 land 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 or use of the lands for residential dwelling on the lands municipally known as 953 Dufferin Street (hereinafter referred to as the *lot*), provided that:
 - (a) the *lot* comprises the lands delineated by heavy lines on Schedule 1 attached to and forming part of this By-law;
 - (b) the lot may be used for a *converted house* with two parts (Part 1 and Part 3 identified on Schedule 1) that shall be structurally connected by a trellis or other similar structure in the area identified as Part 2 on Schedule 1;
 - (c) the converted house shall have a depth of 38.07 metres measured to the rear wall of Part 3;
 - (d) the average of the floor area of the *dwelling units* in Part 1 of the *converted house* shall be not less than 50 square metres;
 - (e) Part 3 shall be limited to one *dwelling unit*;
 - (f) the minimum rear yard setback shall be 7.01 metres to the covered platform verandah;
 - (g) the minimum north side yard setback shall be 0.11 metres for Part 1;
 - (h) the minimum south side yard setback shall be 2.00 metres for Part 1;

- (i) the minimum north side yard setback shall be 3.58 metres for Part 3;
- (j) the minimum south side yard setback shall be 0.02 metres for Part 3;
- (k) the minimum north side yard setback shall be 0.86 metres for Part 2; and
- (l) the minimum south side yard setback shall be 5.5 metres for Part 2.

PURSUANT TO ORDER/DECISION OF THE ONTARIO MUNICIPAL BOARD ISSUED ON SEPTEMBER 11, 2012 UNDER BOARD CASE NO. PL101010.

SCHEDULE '1'



THIS IS A SCHEDULE "1" TO BY-LAW _____

PASSED THIS _____ DAY OF _____ 2012