

Authority: Toronto and East York Community Council Item 32.5,
as adopted by City of Toronto Council on June 10, 11, 12 and 13, 2014

CITY OF TORONTO

BY-LAW No. 554-2014

To amend former City of Toronto Zoning By-law No. 438-86, as amended, with respect to the lands municipally known as 1183 Dufferin 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. This By-law applies to the lands delineated by a heavy line and identified as 1183 Dufferin Street shown on Map 1 attached to and forming part of this By-law.
2. None of the provisions of Section 4(2), 4(4), 6(1)(A), 6(3) Part I, 6(3) Part II, 6(3) Part III 1(A), 6(3) *Part III 3(A)* of Zoning By-law No. 438-86, of the former City of Toronto, as amended, 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 of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", shall apply to prevent the erection or use of a *residential building* on the *lot* provided that:
 - (a) the *lot* on which the *residential building* is located comprises at least the lands outlined by the heavy lines on Map 1 attached to and forming part of this By-law;
 - (b) the *residential building* in the form of a converted church shall be permitted on the *lot*;
 - (c) the total *residential gross floor area* on the *lot* does not exceed 1,360 square metres;
 - (d) the *residential 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 the numbers following the symbol "H" as shown on Map 2, attached and forming part of this By-law, with the following exceptions:
 - (i) parapets, eaves, cornices, mullions, light fixtures and ornamental elements provided that they project no more than 0.45 metres beyond the heavy lines on Map 2;
 - (ii) Juliette balconies provided that they project no more than 0.15 metres from the north and south side of the existing church building; and

- (iii) balconies provided that they project no more than 1.5 metres from the east side of the new addition to which they are attached, including railings.
 - (e) the setback from the *rear lot line* shall be no less than 2.95 metres;
 - (f) the setback of the building, including the below-grade *parking garage* and the communal walkway above providing access to each residential unit, shall be no less than 1.20 metres from the north *side lot line*;
 - (g) the setback of the building shall be no less than 1.63 metres from the south *side lot line*, except for the communal walkway providing access to each individual unit which shall be 0.0 metres from the south *side lot line*;
 - (h) the *depth* of the *residential building* shall be no more than 33.4 metres;
 - (i) the *landscaped open space* between the front lot line and the main front wall of the *residential building* shall be no less than 131.0 square metres of which a minimum of 10% will be soft landscaping;
 - (j) the total *landscaped open space* on the lot shall be no less than 364.85 square metres of which a minimum of 20% will be soft landscaping;
 - (k) a maximum of 14 *dwelling units* shall be permitted on the lot; and
 - (l) a minimum of 11 *parking spaces* shall be provided on the lot.
3. Despite any future severance, partition or division of the *lot*, the provisions of this By-law shall apply to the whole of the *lot* as if no severance, partition or division occurred.
4. 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 the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) 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
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on June 13, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



