CITY OF TORONTO

Bill No. ~

BY-LAW No. --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 HEREBY ENACTS as follows:

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 m² 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 m² and to project a maximum of 1.22 metres;

(e) Notwithstanding the above, a landing and stairs from the 1st 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 m$^2$ (includes basement);

(g) A minimum of 104 m$^2$ 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 have a minimum 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 this ~ day of ~, A.D. 20~.

ROB FORD, 
Mayor

ULLI S. WATKISS, 
City Clerk

(Corporate Seal)
City of Toronto By-law No. xxx-20~

NOTE: Survey information from a Plan of Survey by William J. Paxton Limited, Project No. 1109rp dated June 28, 2011. All dimensions in metres.
NOTE: H denotes height above established grade. All dimensions in metres.