

Attachment 9 regarding TE33.4

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To amend the General Zoning By-law No. 438-86 of the former City of Toronto, as amended, with respect to the lands municipally known as 1025 Dupont Street.

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 2018 as 1025 Dupont Street; and

WHEREAS 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; and

WHEREAS the Council of the City of Toronto, at its meeting on XX and XX, 2018, determined to amend Zoning By-law No. 438-86;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. District Map No. 49J - 311 contained in Appendix "A" of By-law 438-86, 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", as amended, is further amended by redesignating from "I1D2" to "R2 – site specific" the lands identified as "R2 – site specific" on Appendix "A" as outlined on Map 1 attached to and forming part of this By-law.
2. None of the provisions of Section 2(1) Definitions with respect to "*grade*", "*height*", "*lot*", and "*row house*" and Sections 6(3) Part I 1, 6(3) Part II 1-7 inclusive, 6(3) Part III 1(A), 6(3) Part VII 1.(ii) of general Zoning By-law No. 438-86 of the former City of Toronto, being, "A By-law to regular 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", as amended, shall apply to prevent the erection and use of the lands known municipally in the year 2018 as 1025 Dupont Street for 7 *row houses* on the *lot*, provided that:
 - (a) the *lot* consists of those lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
 - (b) no portion of any *row house* erected on the *lot* is located otherwise than wholly within the areas delineated by heavy lines and building envelopes shown on Map 2, attached to and forming part of this By-law;
 - (c) a maximum of 7 *row houses* are permitted on the *lot*;

- (d) the combined *residential gross floor area* of the *row houses* shall not exceed 1,000.29 square metres;
 - (e) the *height* of any *row house*, or portion thereof, erected on the *lot* shall not exceed those *height* limits, in metres following the H symbol, or the number of 'storeys' indicated following the ST symbol as shown on Map 2, attached to and forming part of this By-law;
 - (f) the minimum width of each 'row house' shall be 4.5 metres measured from the outside of an exterior wall to the centre line of a party wall, or measured between the centre lines of adjacent party walls as the case may be;
 - (g) the minimum setbacks of the row houses erected on the *lot* from all *lot* lines shall be as shown on Map 2 attached to and forming part of this By-law;
 - (h) despite (g), balconies shall be permitted to project a maximum of 3.5 metres from the east building face at a maximum height of 3.5 metres;
 - (i) *parking spaces* shall be provided at a rate of 1 *parking space* for each *dwelling unit* and located within a *private garage* provided therein;
 - (j) a minimum of 7 *bicycles parking spaces* are required; and
 - (k) the *landscaped open space* on the *lot* must be no less than 38 m² or 8% of the area of the *lot*.
3. None of the provisions of By-law No. 438-86 or this By-law shall apply to prevent a temporary *sales office* on the *lot*.
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.
5. For the purposes of this By-law, the terms set forth in italics shall have the same meaning as such terms have for the purposes of by-law No. 438-86, as amended, except that the following definitions apply:
- (a) "*height*" means the vertical distance between *grade* and the highest point of the roof, building or structure, as shown on Map 2;
 - (b) "*grade*" means 122.20 metres Canadian Geodetic Datum;
 - (c) "*lot*" means those lands outlined on Map 1 attached hereto; and

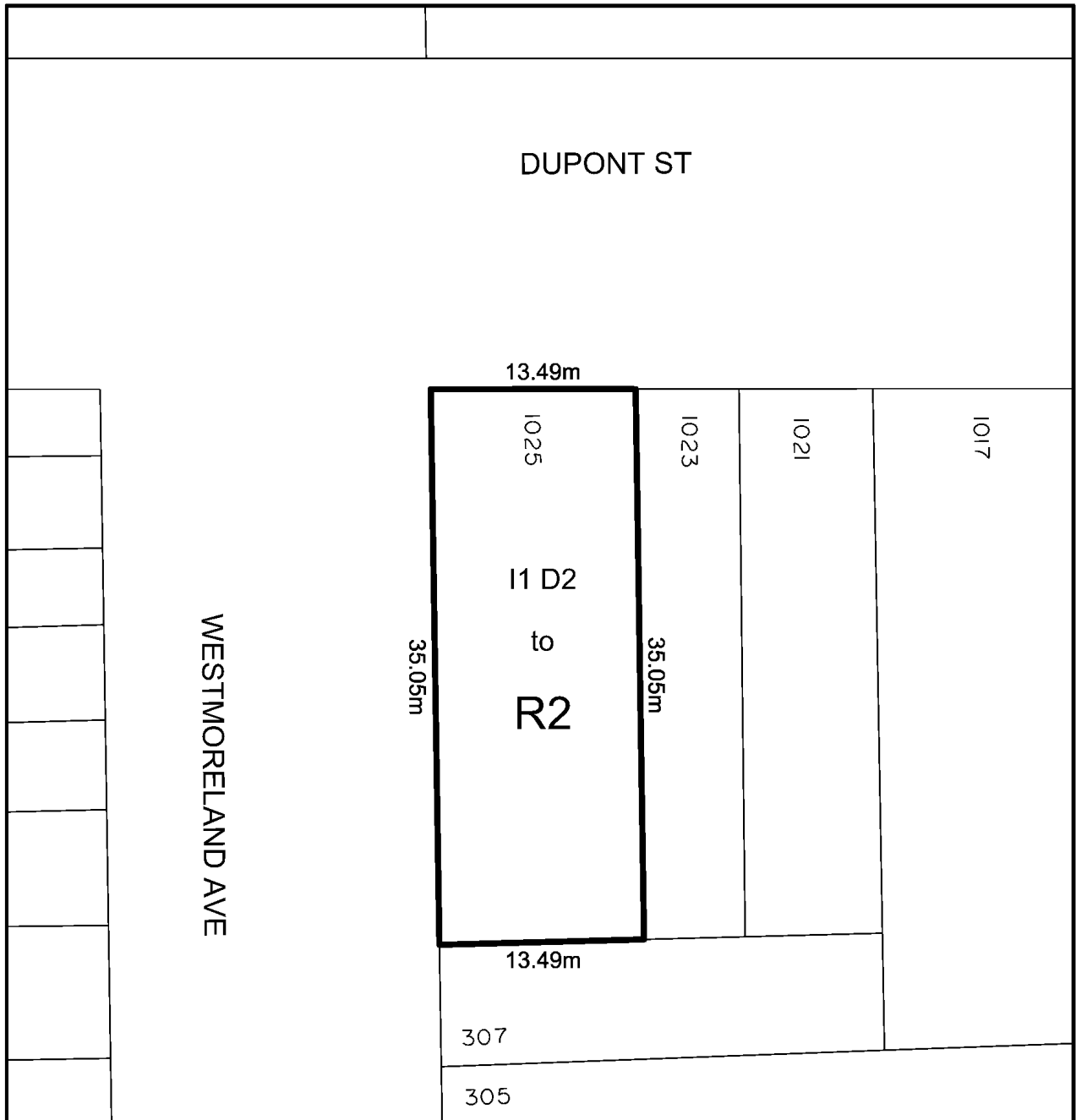
- (d) "*row house*" means one of a series of more than two attached buildings:
- (i) each building comprising one *dwelling unit*; and
 - (ii) each building divided vertically from another by a party wall.
6. Notwithstanding any existing or future severance, partition or division of the lot, the provisions of this by-law shall apply to the whole lot as if no severance, partition or division occurred.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

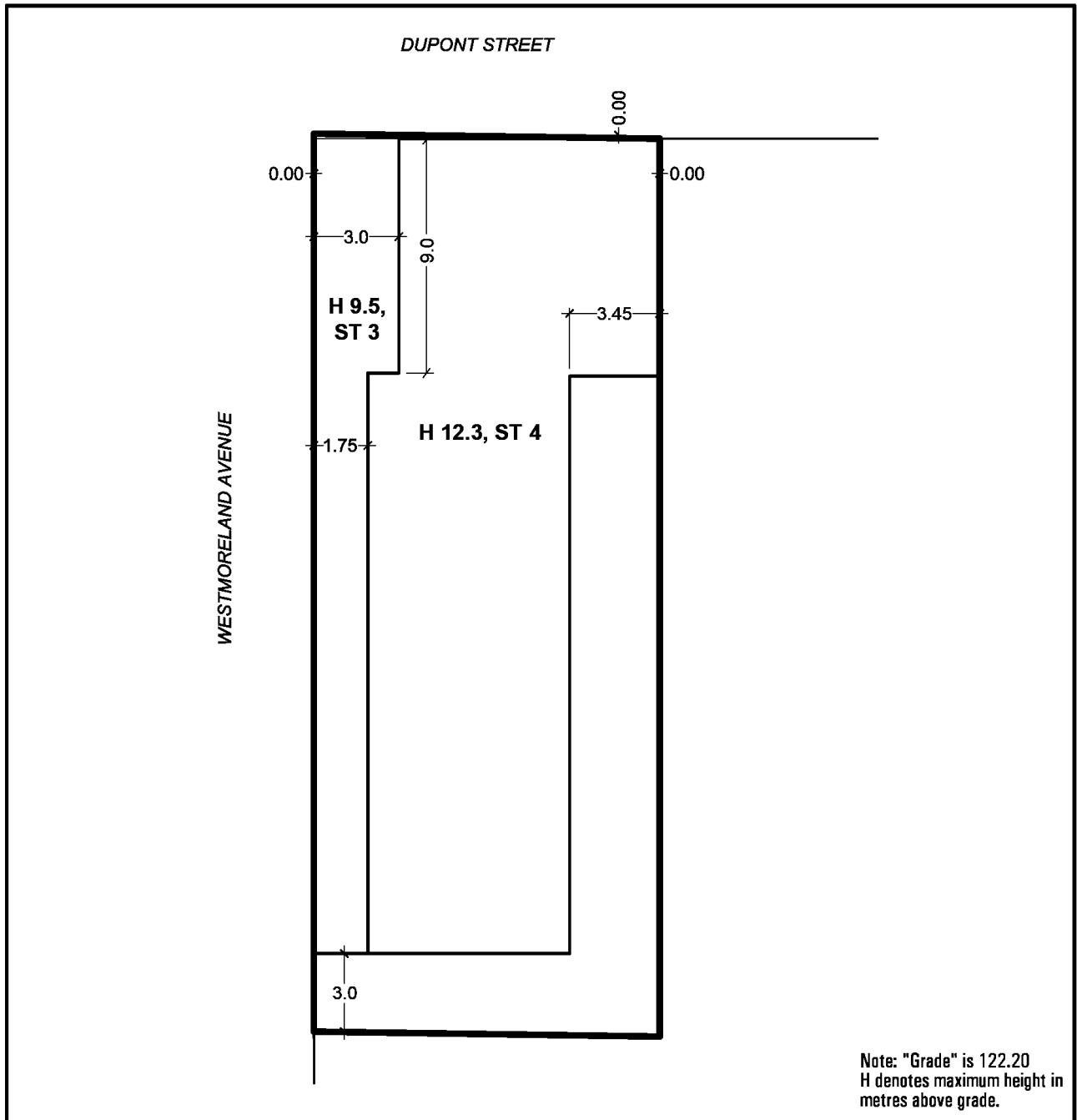


Map 1

1025 Dupont Street

File # 16 237355 STE 18 0Z





Map 2

1025 Dupont Street

File # 16 237355 STE 18 0Z



City of Toronto By-Law 438-86
Not to Scale
06/04/2018