

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

**CITY OF TORONTO**

**BY-LAW No. --20~**

**To amend the former City of Toronto Zoning By-law No. 438-86, as amended, with respect to lands known municipally in the year 2020 as 646-648 Dufferin Street and 1-3 Boland Lane.**

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. Except as otherwise provided herein, the provisions of former City of Toronto By-law No. 438-86, as amended, shall continue to apply to the *lot*.
2. None of the provisions of Section 2 with respect to the definitions of *grade*, *height* and *lot* and or sections 4(2)(a), 4(3), 4(4), 4(13), 4(17), 6(3) Part I 1, 6(3) Part II 2, 3, 4, 5, and 8, 6(3) Part III 1, 6(3) Part IV, 8(3) Part I 1 and 3, 8(3) Part II 1(b)(i) and (ii), and 8(3) Part II 4 ( c) 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 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 an *apartment building* the *lot*, provided that:
  - (a) the *lot* comprises the lands delineated by heavy black lines on Map 1, attached hereto and forming part of this by-law;
  - (b) the total *residential gross floor area* shall not exceed 9,450 square metres;
  - (c) no portion of the *apartment building* or structures erected or used above *grade* is located otherwise wholly within the areas delineated by heavy lines on the attached Map 2 with the exception of the following:
    - (i) eaves, building cornices, light fixtures, ornamental and architectural elements, parapets, railing and fences, planters, trellises, window sills, underground garage ramps, landscape and public art features; and
    - (ii) balconies to a maximum of 1.8 metres;
  - (d) no part of the *apartment building* shall exceed the height limits in metres specified by the numbers following the symbol "H" as shown on Map 2 attached hereto with the exception of any of the items listed below:

- (i) parapets, guard rails, railings and dividers, trellises, eaves, screens, stairs, roof drainage, roof assembly, window washing equipment, lightning rods, architectural features, landscaping and elements of a green roof up to a maximum of 2.1 metres and mechanical penthouse, elevator overruns, mechanical equipment and any associated enclosed structures up to a maximum of 5.0 metres;
- (e) *dwelling units* shall be provided in accordance with the following:
  - (i) 25 percent of the total number of *dwelling units* shall contain 2 bedrooms; and
  - (ii) 10 percent of the total number of *dwelling units* shall contain at least 3 bedrooms;
- (f) *residential amenity space* shall be provided at a minimum rate of 4.0 square metres per *dwelling unit*, in accordance with the following:
  - (i) a indoor *residential amenity space* shall be provided at a minimum rate of 1.9 square metres per *dwelling unit*;
- (g) *parking spaces* shall be provided on the and maintained on the *lot* in accordance with the following:
  - (i) 36 *parking spaces* shall be provided for residents; and
  - (ii) 4 *parking spaces* shall be provided for residential visitors;
- (h) A maximum of 5 *parking spaces* may be obstructed by a fixed object such as a wall, column, bollard, fence or pipe located within 0.3 metres of one side of the *parking space*;
- (i) *bicycle parking spaces* shall be provided and maintained on the *lot*, and may be in the form of a *stacked bicycle parking space*, in accordance with the following:
  - (i) 0.9 *bicycle parking spaces* for residents of the *apartment building*; and
  - (ii) 0.1 *bicycle parking spaces* for visitors of the *apartment building*.
- (j) *stacked bicycle parking spaces* shall have a minimum width of 0.45 metres, a minimum length of 1.8 metres and a minimum vertical clearance of 1.1 metres;
- (k) for the purposes of this By-law, all italicized words and expressions have the same meanings as defined in By-law No. 438-86, as amended, with the exception of the following:
  - (i) “*grade*” means an elevation of 105.0 metres Canadian Geodetic Datum on Parcel A and 105.4 metres Canadian Geodetic Datum on Parcel B, as shown on Map 2 attached to and forming part of this By-law;
  - (ii) “*height*” means the height of land outlined by heavy lines on Map 1 attached to and forming part of this By-law; and
  - (iii) “*lot*” means those lands outlined by heavy lines on Map 1 attached hereto

and forming part of this By-law;

- (k) one shared *loading space* – *type G* shall be provided and located in a new *building* on the *lot* for the use of loading activities for the lands municipally known in 2021 as 1494-1502 Dundas Street West;
- (l) Pursuant to Section (k) above, the owner shall enter into an off-site services agreement securing the provision of one shared *loading space* – Type G for the lands and register on title an easement to provide access to and use of the one shared *loading space* – Type G in favour of the *lot*, to the satisfaction of the General Manager, Transportation Services.

3. Despite any future severance, partition or division of the lands as shown on Map 1, the provisions of this exception shall apply as if no severance, partition or division has occurred.

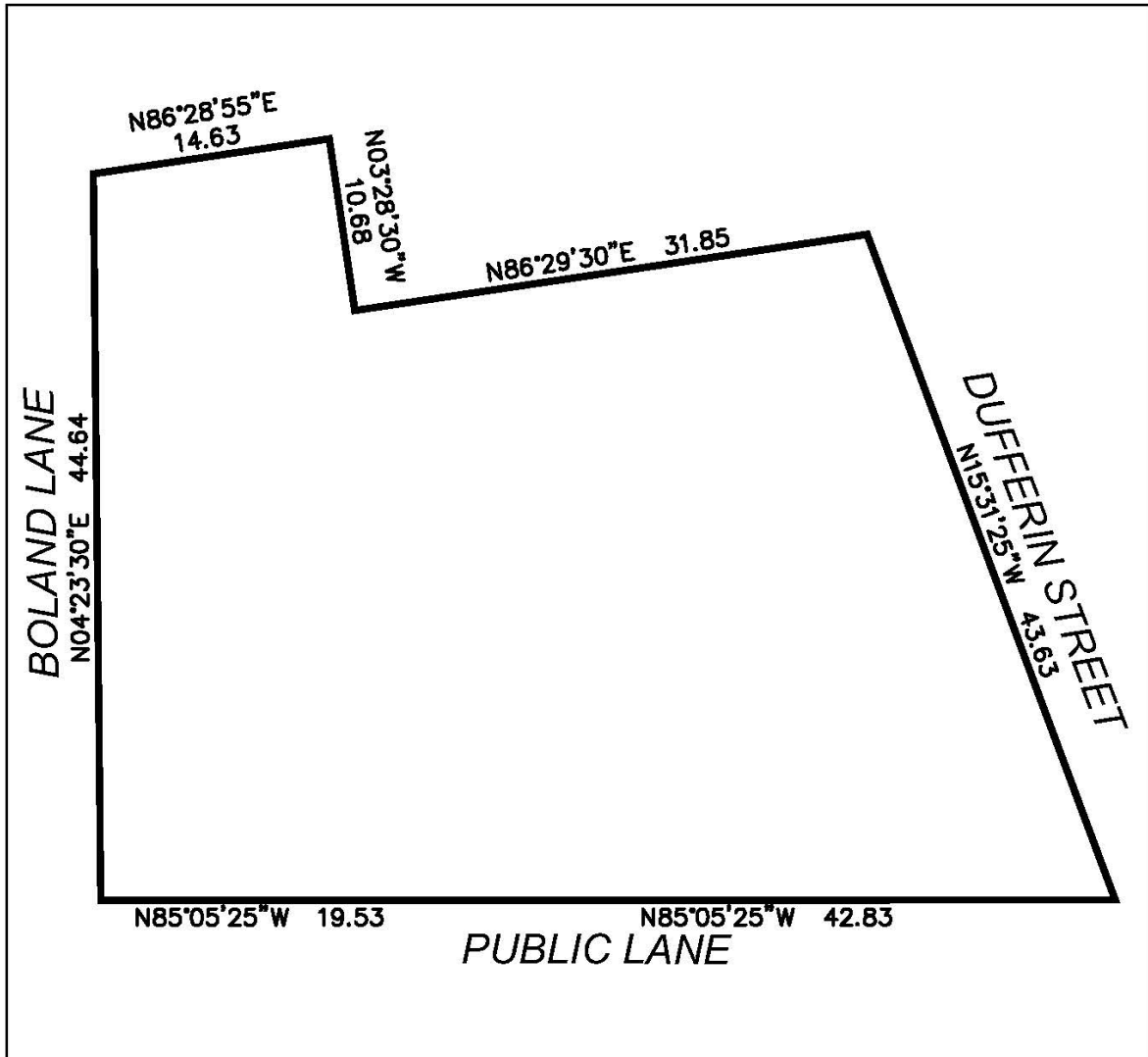
ENACTED AND PASSED this day of ~, A.D. 20~

JOHN TORY,  
Mayor

JOHN ELVIDGE,  
City Clerk

(Corporate Seal)





646 & 648 Dufferin Street and 1 & 3 Boland Lane, Toronto

Map 1

File #19 101834 STE 09 OZ



Not to Scale

