

Authority: Toronto and East York Community Council Report 7, Clause 6,  
as adopted by City of Toronto Council on September 28, 29 and 30, 2005  
Enacted by Council: March 30, 2006

## CITY OF TORONTO

### BY-LAW No. 222-2006

#### **To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands municipally known as 30 Morrow Avenue.**

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 Section 2 with respect to the definitions of *apartment building*, *triplex*, *live-work unit*, *lot*, and Section 4(2) and Section 4(4)(b), (c) of By-law No. 438-86, 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 and use of one *apartment building*, one *triplex* containing *live-work units* and one *parking garage* on the *lot*, provided:
  - (a) the *lot* comprises those lands outlined by heavy lines on Plan 1 attached to and forming part of the By-law;
  - (b) no portion of the building above *grade* on the *lot* is located otherwise than wholly within the areas delineated by heavy lines and within the height limits specified by the numbers following the symbol “H” as shown on Plan 2 attached to and forming part of this By-law, save and except for the following elements:
    - (i) building or structural elements listed in Sections 4(2)(a)(i), (ii) and (iii) of By-law No. 438-86, as amended, with the restrictions within Section 4(2)(a)(i), (ii) and (iii) continuing to apply;
    - (ii) cornices, canopies, ornamental elements, vents, and parapets, which are permitted to extend beyond the building envelope vertically to a maximum of 1.2 metres;
    - (iii) balconies which are permitted to project beyond the building envelope horizontally to a maximum of 1.8 metres; and
    - (iv) retaining walls, stairs, fences, *patios*, decks not higher than 1.2 metres, guard rails, landscape features, and chimneys;

- (c) despite Section 9(3) PART I of By-law No. 438-86, as amended, *residential gross floor area* is permitted on the *lot*, provided the total *residential gross floor area* contained within all buildings on the *lot* shall not exceed 1,828 square metres;
- (d) a minimum driveway width of 5 metres must be maintained for 2-way operations;
- (e) the *triplex* and the *apartment building* are permitted to exceed the heights specified on Plan 2, but shall not exceed a maximum *height* of 12.5 metres;
- (f) one *apartment building* containing 6 *live-work units* and one *triplex* containing 3 *live-work units* shall be permitted;
- (g) a minimum of 14 *parking spaces* and a maximum of 22 *parking spaces* shall be provided on-site of which 2 *parking spaces* shall be allocated for visitor parking within the *lot* and at least 12 *parking spaces* shall be allocated for resident parking within the *lot*; and
- (h) the *triplex* and the *apartment building* are set back at least 20 metres from the railway right-of-way, excluding the accessory *parking garage*.

2. For the purpose of this By-law,

- (a) “*apartment building*” means a building that contains six *live-work units*;
- (b) “*live-work unit*” means a *dwelling unit* that is also used for work purposes provided the resident or residents of such accommodation work in the *dwelling unit* and the *dwelling unit* may also be used for work purposes by any number of other persons permitting, advertising, architecture, *artist or photographer’s studio*, *designer’s studio*, graphic design, interior design, engineering or law offices; and
- (c) “*triplex*” means a building that contains three *live-work units*’.

3. each italicized word or expression shall have the meaning as each word or expression as defined in By-law No. 438-86. In the event of a conflict between the provisions of By-law No. 438-86 and this By-law, this By-law shall apply.

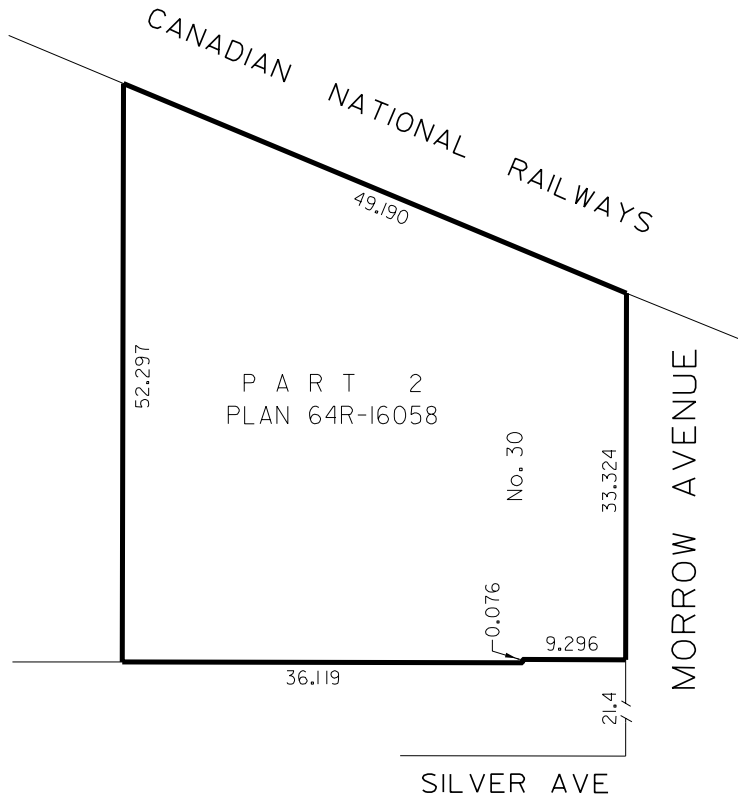
ENACTED AND PASSED this 30th day of March, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

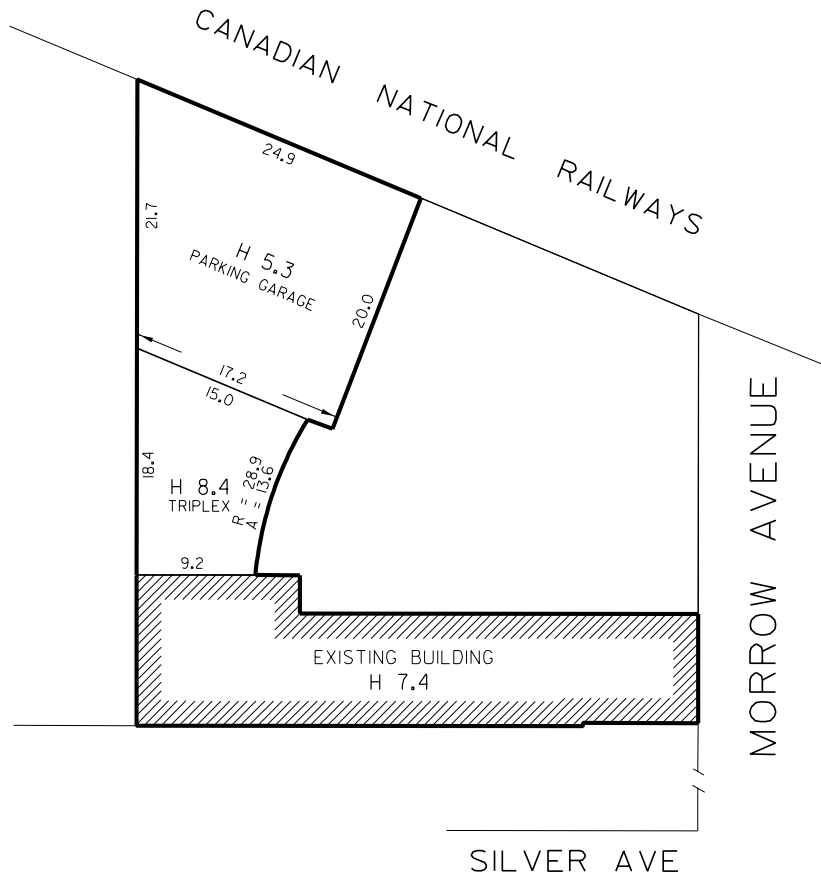
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PLAN I

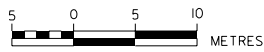


SURVEY AND MAPPING SERVICES  
TORONTO MARCH 2006  
BL06/30MOR1.DGN  
FILE: M182-Z1  
MAP No. 48H-322 DRAWN: VG

PLAN 2



H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



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