

Authority: Toronto and East York Community Council Report No. 4, Clause No. 5,
as adopted by City of Toronto Council on May 17, 18 and 19, 2005
Enacted By Council: June 16, 2005

CITY OF TORONTO

BY-LAW No. 545-2005

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands known municipally as 6 and 16 Plymouth Avenue.

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

1. None of the provisions of the definition of *height*, *grade*, *lot* and *row house* in Section 2 and none of the provisions of Section 4(2)(a), 4(11)(a), (b) and (c), Section 6(3) Part I 1, Section 6(3) Part II 2, 3, 4 and 5, Section 6(3) Part III 1(a) and Section 6(3) Part VII 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 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 13 *row houses* consisting of 13 *dwelling units*, provided that:
 - (a) the *lot* comprises those lands delineated by heavy lines on Map 1 attached hereto;
 - (b) no part of the *row houses* above *grade* extends beyond the area outlined by heavy lines shown on Map 2 attached hereto;
 - (c) the *height* of any building or structure erected on the *lot* shall not exceed the *height* limit, in metres, as designated by the letter “H” as shown on Map 2 attached hereto;
 - (d) none of the uses listed in Section 6(1)(f) of By-law No. 438-86, as amended, shall be permitted on the *lot* except for 13 *row houses*;
 - (e) the total *residential gross floor area* on the *lot* shall not exceed 2,330 square metres;
 - (f) a minimum of 342 square metres of *landscaped open space* shall be provided on the *lot*;
 - (g) bay windows attached to any wall of a *row house* shall be permitted to project into required setback areas, to a maximum permitted projection of 0.75 metres and a maximum width of 3.86 metres where such window is attached to a wall;
 - (h) a driveway with a minimum width of 6.1 metres be provided and maintained along the entire length of the west portion of the *lot*;
 - (i) no north-facing windows shall be provided on the second *row house* from the north end of the *lot*; and
 - (j) the *row house* at the northern end of the *lot* shall be limited to two *storeys* in *height*.

2. For the purposes of this By-law, the following expressions shall have the following meaning:
- (a) “*grade*” means the average elevation of the sidewalk or, where there is no sidewalk, of the roadway immediately in front of the *lot*;
 - (b) “*height*” means the vertical distance between *grade* and
 - (i) in the case of a pitched roof building whose slope is a maximum of 60 degrees from the horizontal plane, the mean level between the top of the eaves and the ridge;
 - (ii) in the case of another kind of roof, the highest point of the roof; and
 - (iii) where there is no roof, the highest point of the structure;
 - (c) “*lot*” means those lands delineated by heavy lines on Map 1 attached hereto;
 - (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; and
 - (e) each other word or expression, which is italicized in this by-law, shall have the same meaning as each such word or expression as defined in the said By-law No. 438-86, as amended.
3. Despite any existing or future severance, partition, or division of the *lot*, the provisions of this By-law and the said By-law No. 438-86, as amended, shall apply to the whole of the *lot* as if no severance, partition or division occurred.

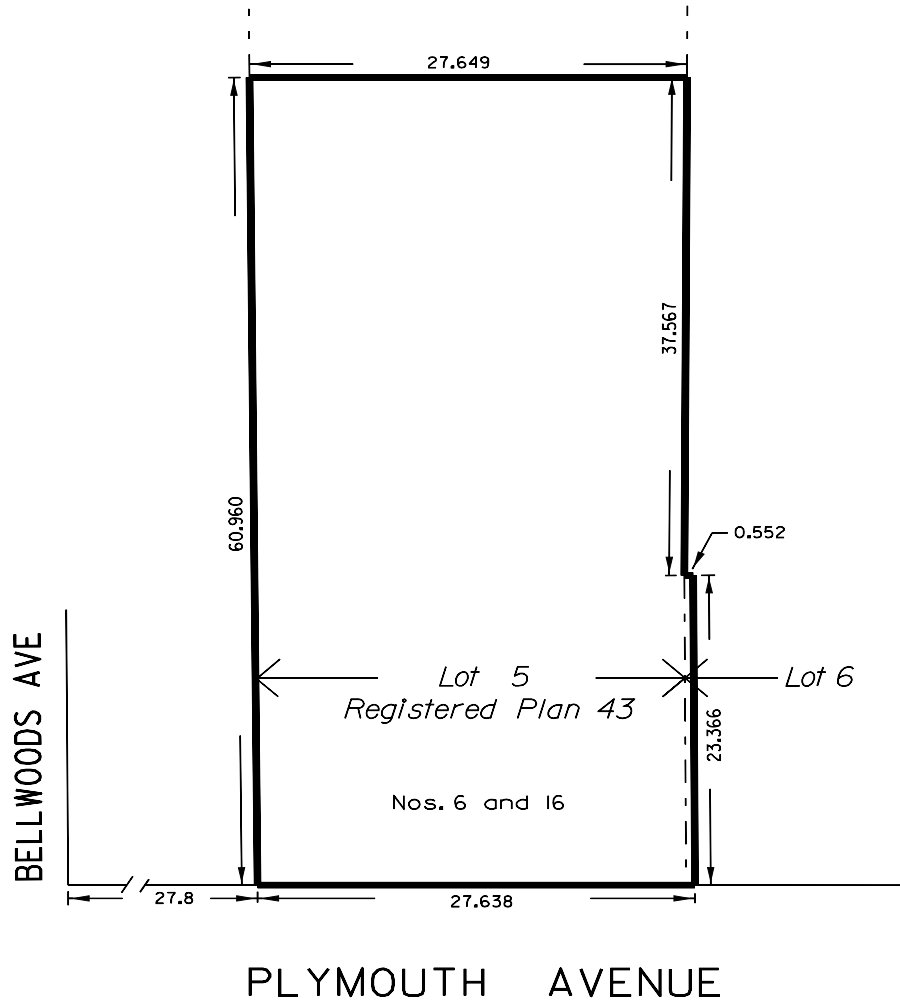
ENACTED AND PASSED this 16th day of June, A.D. 2005.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

MAP I

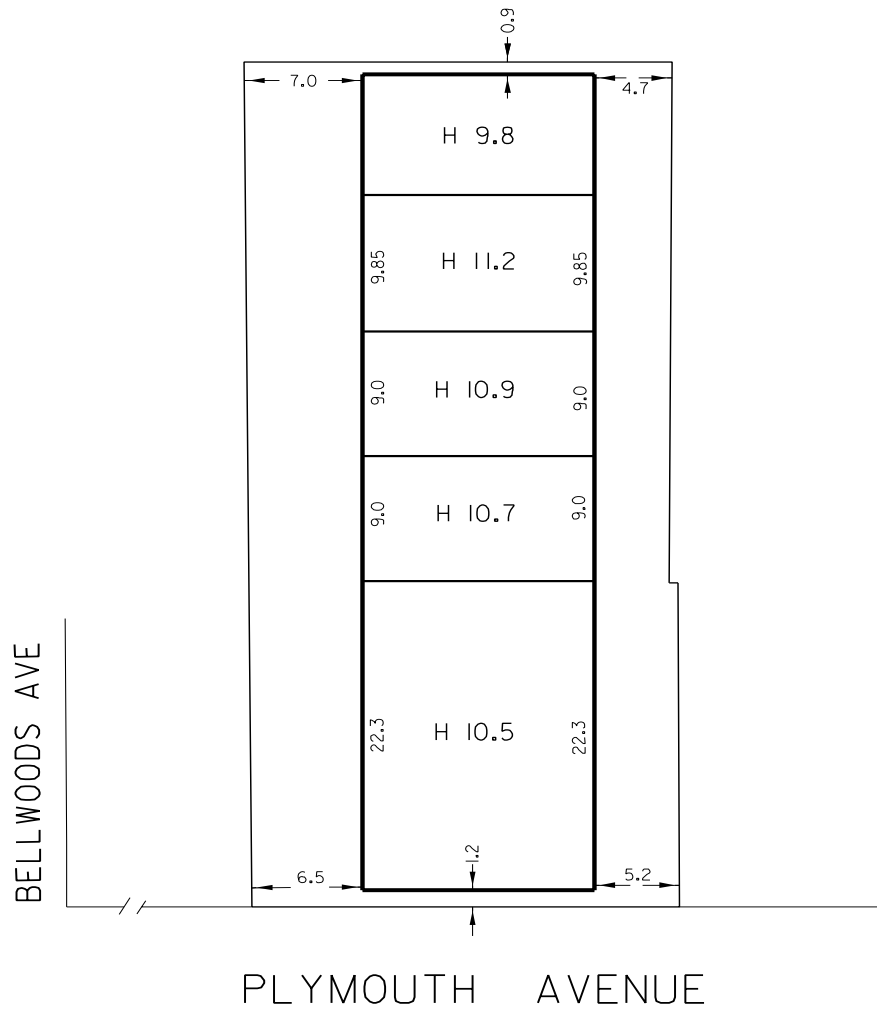


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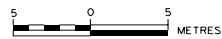


WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO MARCH, 2005
BLO5/6PLYM1.DGN
FILE: P55-Z1
MAP No. 49H-313 DRAWN: VG

MAP 2



H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



SURVEY AND MAPPING SERVICES
TORONTO JUNE 14, 2005
BL05/6PLYM2.DGN
FILE: P55-Z1
MAP No. 49H-313 DRAWN: VG