

Authority: Toronto and East York Community Council Report No. 6, Clause No. 1,
adopted as amended, by City of Toronto Council on July 19, 20, 21 and 26, 2005
Enacted by Council: July 21, 2005

CITY OF TORONTO

BY-LAW No. 714-2005

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands municipally known as 66 – 72 Redpath 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 Sections 6(3) PART I 1, 6(3) PART II 2(iii), 6(3) PART II 3(A)(I), 6(3) PART II 4, 6(3) PART III 1(a), 6(3) PART III 4 and 6(3) PART VII 1 (ii) 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 the City of Toronto” shall apply to prevent the erection and use of *four row houses* provided:
 - (1) the *lot* on which the proposed buildings are to be located is comprised of the lands outlined by heavy lines on Plan 1, attached to and forming part of this By-law;
 - (2) no portion of the buildings above the finished ground level is located otherwise than wholly within the areas delineated by heavy lines as shown on Plan 2, excluding those elements of the buildings that are listed as exceptions in By-law No. 438-86;
 - (3) the *height* of the buildings shall not exceed the *heights* in metres above *grade*, following the symbol “H” shown on Plan 2;
 - (4) the *residential gross floor area* of all the buildings to be erected and maintained on the *lot* shall not exceed 640 square metres;
 - (5) a maximum of 4 dwelling units shall be permitted on the lot;
 - (6) a minimum of 65 square metres of landscaped open space shall be provided on the lot; and
 - (7) the minimum width of walkways located between the front lot line and any wall of the building facing the front lot line to a distance of 1.06 metres shall be 1.83 metres.

2. Despite any existing or future severance, partition, or division of the lot, the provisions of this By-law and By-law No. 438-86, as amended, shall apply to the whole of the lot as if no severance, partition or division has occurred.

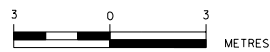
ENACTED AND PASSED this 21st day of July, A.D. 2005.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

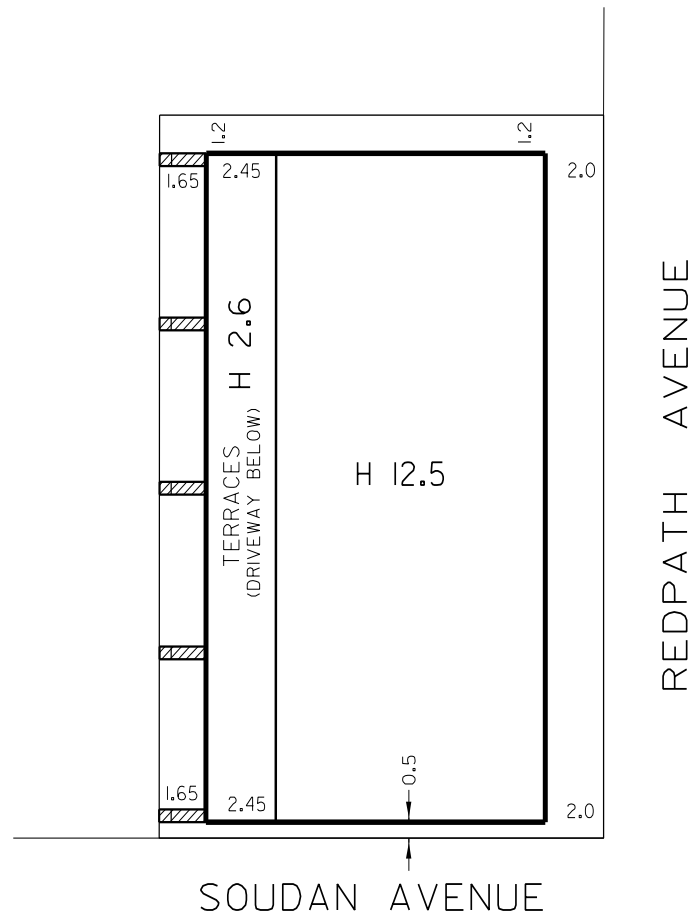
(Corporate Seal)

PLAN I



SURVEY AND MAPPING SERVICES
TORONTO JULY 2005
BL05/66REDP1.DGN
FILE: 2402.53
MAP No. 51K-321 DRAWN: VG

PLAN 2



H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE

 STEEL COLUMNS AND BEAMS (H 2.6)
(OPEN BELOW)



SURVEY AND MAPPING SERVICES
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BL05/66REDP2.DGN
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