

Authority: Toronto Community Council Report No. 2, Clause No. 40,
as adopted by City of Toronto Council on February 1, 2 and 3, 2000
Enacted by Council: February 3, 2000

CITY OF TORONTO

BY-LAW No. 85-2000

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands known as No. 81 Turnberry Avenue.

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

1. District Map No. 48K-311 contained in Appendix “A” 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”, is further amended by redesignating to R2 Z1.0 and by redesignating to G the lands outlined by heavy lines on Map 1 attached to and forming part of this by-law and as respectively shown thereon as R2 Z1.0 and G.

2. Height and Minimum Lot Frontage Map No. 48K-311 contained in Appendix “B” of the said By-law No. 438-86, as amended, is further amended by redesignating to H 10.0 the lands outlined by heavy lines on Map 2 attached to and forming part of this by-law and as shown thereon as H 10.0.

3. None of the provisions of Sections 4 (11) (a), 6(3) Part I, 6(3) Part II 2, 6(3) Part II 3 (i), 6(3) Part II 3 A (II), 6 (3) Part II 3 B (I) and (II), 6(3) Part II 3 C (I) and (II), 6(3) Part II 7 (ii) A, 6(3) Part III 1 (a), 6(3) Part VII 1 (ii) of the said By-law No. 438-86, as amended, shall apply to prevent the erection and use on the *site* of the following uses, *detached house, semi-detached house, residential care facility, bed and breakfast establishment, home/work or private home daycare*, and uses *accessory* thereto, provided,

- (a) no person shall erect or use a building or structure on a *lot* within the *site* having a *residential gross floor area* greater than 1.0 times the area of the *lot* on which the building or structure is located, with the following exceptions,
 - (i) a *lot* on any of *Lots 78 and 88* provided no person shall erect or use a building or structure on the said *Lots* having a *residential gross floor area* greater than 1.27 times the area of the *lot* on which the building or structure is located,
 - (ii) a *lot* on any of *Lots 79 to 86 and 89 to 94* provided no person shall erect or use a building or structure on the said *Lots* having a *residential gross floor area* greater than 1.32 times the area of the *lot* on which the building or structure is located, and

- (iii) a *lot* on *Lot 87* provided no person shall erect or use a building or structure on the said *Lot* having a *residential gross floor area* greater than 1.03 times the area of the *lot* on which the building or structure is located,
- (b) no part of any building or structure erected or used shall be closer to the *front lot line* than,
 - (i) 5.450 metres on any of *Lots 1* to *18*,
 - (ii) 1.524 metres on any of *Lots 19* to *76* and *78* to *95*,
 - (iii) 6.4 metres on *Lot 77*,
- (c) no part of any building or structure, other than a *private garage*, erected or used shall be closer to the *side lot line* than,
 - (i) 0.457 metres on any of *Lots 1* to *17*, *19*, *64* to *76* and *78* to *95*,
 - (ii) 0.305 metres on any of *Lots 20* to *34*, *48*, *50* to *62*,
 - (iii) 0.304 metres on any of *Lots 35*, *36* and *49*,
 - (iv) 0.433 metres on any of *Lots 37* to *47*,
 - (v) with respect to *Lot 77*,
 - A. 0.305 metres from each of the south and north *side lot lines* for the first 17 metres of the building or structure as measured from the main *front wall*,
 - B. 6.4 metres from the south *side lot line* for any portion of the building or structure having a depth exceeding the said 17 metres, and
 - C. 0.304 metres from the north *side lot line* for any portion of the building or structure having a depth exceeding the said 17 metres,
- (d) no part of any building or structure erected or used on a *corner lot* shall be closer to the flanking *street* than,
 - (i) 0.457 metres on *Lot 63*,
 - (ii) 0.305 metres on *Lots 78* and *88*,
 - (iii) 0.609 metres on *Lots 18* and *87*,

- (iv) 0.305 metres on *Lot 95*,
- (v) 0.304 metres on *Lot 35*,
- (e) no part of any building or structure shall be erected or used,
 - (i) on *Lot 1* if the *lot* on which the building or structure is located has a *lot frontage* less than 5.063 metres,
 - (ii) on *Lots 2 to 17* if the *lot* on which the building or structure is erected or used has a *lot frontage* less than 5.029 metres,
 - (iii) on *Lot 18* if the *lot* on which the building or structure is erected or used has a *lot frontage* less than 5.181 metres,
 - (iv) on *Lots 19 to 33* if the *lot* on which the building or structure is erected or used has a *lot frontage* less than 5.182 metres,
 - (v) on *Lot 34* if the *lot* on which the building or structure is erected or used has a *lot frontage* less than 5.334 metres,
 - (vi) on *Lot 35* if the *lot* on which the building or structure is erected or used has a *lot frontage* less than 5.791 metres,
 - (vii) on *Lot 36* if the *lot* on which the building or structure is erected or used has a *lot frontage* less than 3.897 metres,
 - (viii) on *Lots 37 to 47* if the *lot* on which the building or structure is erected or used has a *lot frontage* less than 5.310 metres,
 - (ix) on *Lot 48* if the *lot* on which the building or structure is erected or used has a *lot frontage* less than 5.920 metres,
 - (x) on *Lots 49, 75 and 76* if the *lot* on which the building or structure is erected or used has a *lot frontage* less than 4.190 metres,
 - (xi) on *Lots 50 to 62* if the *lot* on which the building or structure is erected or used has a *lot frontage* less than 5.182 metres,
 - (xii) on *Lots 63 to 74* if the *lot* on which the building or structure is erected or used has a *lot frontage* less than 5.334 metres,
 - (xiii) on *Lot 77* if the *lot* on which the building or structure is erected or used has a *lot frontage* less than 2.5 metres,
 - (xiv) on *Lots 79 to 86 and 89 to 94* if the *lot* on which the building or structure is erected or used has a *lot frontage* less than 5.334 metres,

- (xv) on *Lots 78 and 88* if the *lot* on which the building or structure is erected or used has a *lot frontage* less than 5.792 metres,
 - (xvi) on *Lot 95* if the *lot* on which the building or structure is erected or used has a *lot frontage* less than 3.294 metres or a *front lot line* of less than 3.294 metres.
- (f) no part of any *accessory* building or structure, excluding a *privately-owned outdoor swimming pool* but including a *private garage*, shall be closer to a *residential building* than,
- (i) 3.048 metres on *Lot 76*,
 - (ii) 2.439 metres on *Lots 78 to 95*,
- (g) no side wall, which does not contain any door, window or other opening and which is not facing a *street*, shall be located closer to a *side lot line* than,
- (i) 0.457 metres on *Lots 1 to 18, 63 to 76, and 78 to 94*,
 - (ii) 0.305 metres on *Lots 19 to 35 and 49 to 62*,
 - (iii) 0.433 metres on *Lots 36 to 48*,
- (h) no part of any building or structure erected or used shall be closer to the *rear lot line* than 5.5 metres on *Lot 77*,
- (i) no person shall erect or use a building or structure on a *Lot* so that the *lot* on which the building or structure is located has less *landscaped open space* than the following,
- (i) 30% of the area of the *lot* on *Lots 1 to 18, 36, 74 to 77, 87, 88 and 95*,
 - (ii) 29% of the area of the *lot* on *Lots 49 and 73*,
 - (iii) 28% of the area of the *lot* on *Lot 72*,
 - (iv) 27% of the area of the *lot* on *Lot 48*,
 - (v) 26% of the area of the *lot* on *Lots 34, 37 to 47 and 63 to 71*,
 - (vi) 24% of the area of the *lot* on *Lots 19, 20 to 33, 35, 50 to 61 and 62*,
 - (vii) 21% of the area of the *lot* on *Lots 78 and 88*,

- (viii) 17% of the area of the *lot* on *Lots 79 to 86 and 89 to 94*,
- (j) no person shall erect or use a building or structure on a *Lot* so that the side wall of the building or structure is closer than 0.914 metres to side wall of an adjacent building or structure, with the exception of the following,
 - (i) the separating distance shall be 0.610 metres on *Lots 20 to 35 and 50 to 61*,
 - (ii) the separating distance shall be 0.866 metres on *Lots 37 to 48*,
- (k) each *detached house* and *semi-detached house* shall have a minimum of 1 *parking space* provided in a *private garage*, with an interior length of 5.64 metres, located in the rear yard of the said *detached house* or *semi-detached house*,
- (l) no person shall erect or use a building or structure on a *lot* which is not a *Lot* as defined in this by-law and as shown on a corresponding registered plan of subdivision.

4. None of the provisions of Sections 6(1) and the chart in paragraph (f) thereof of the said By-law No. 438-86, as amended, shall apply to prevent the erection and use on the *site* of the following uses for the purpose of selling the *residential buildings* listed in Section 3 hereof: a temporary sales showroom provided the floor area of the said temporary sales showroom does not exceed 175 square metres; a *detached house* or *semi-detached house* used as a model home, which may also include a temporary sales showroom.

5. For the purposes of this by-law:

- (a) “*site*” mean those lands delineated by heavy lines on Map 3 attached to and forming part of this by-law,
- (b) each of “*Lot 1*” through “*Lot 95*” inclusive means those lots respectively delineated as Lots 1 through 95 inclusive on Map 4A, Map 4B, and Map 4C attached to and forming part of this by-law, (the *lot frontages* of which are as follows: 5.063 metres on *Lot 1*, 5.029 metres on each of *Lots 2 to 17*, 5.181 metres on *Lot 18*, 5.182 metres on each of *Lots 19 to 33*, 5.334 metres on *Lot 34*, 5.791 metres on *Lot 35*, 3.897 metres on *Lot 36*, 5.310 metres on each of *Lots 37 to 47*, 5.920 metres on *Lot 48*, 4.190 metres on each of *Lots 49, 75 and 76*, 5.182 metres on each of *Lots 50 to 62*, 5.334 metres on each of *Lots 63 to 74*, 2.5 metres on *Lot 77*, 5.334 metres on each of *Lots 79 to 86 and 89 to 94*, 5.792 metres on *Lots 78 and 88*, and 3.294 metres on *Lot 95*.) and “*Lot*” means any of the said Lots,
- (c) 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.

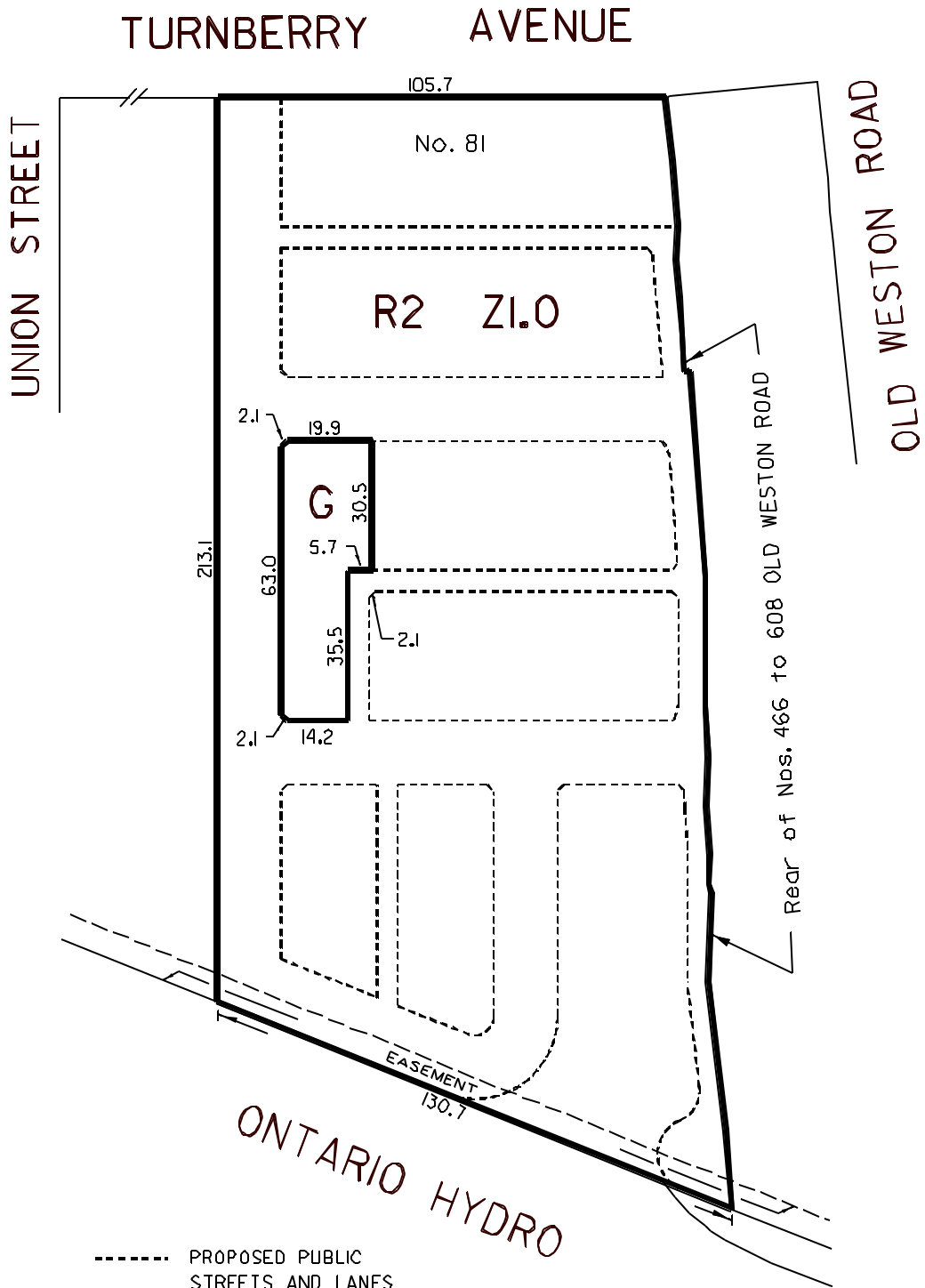
ENACTED AND PASSED this 3rd day of February, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

MAP 1

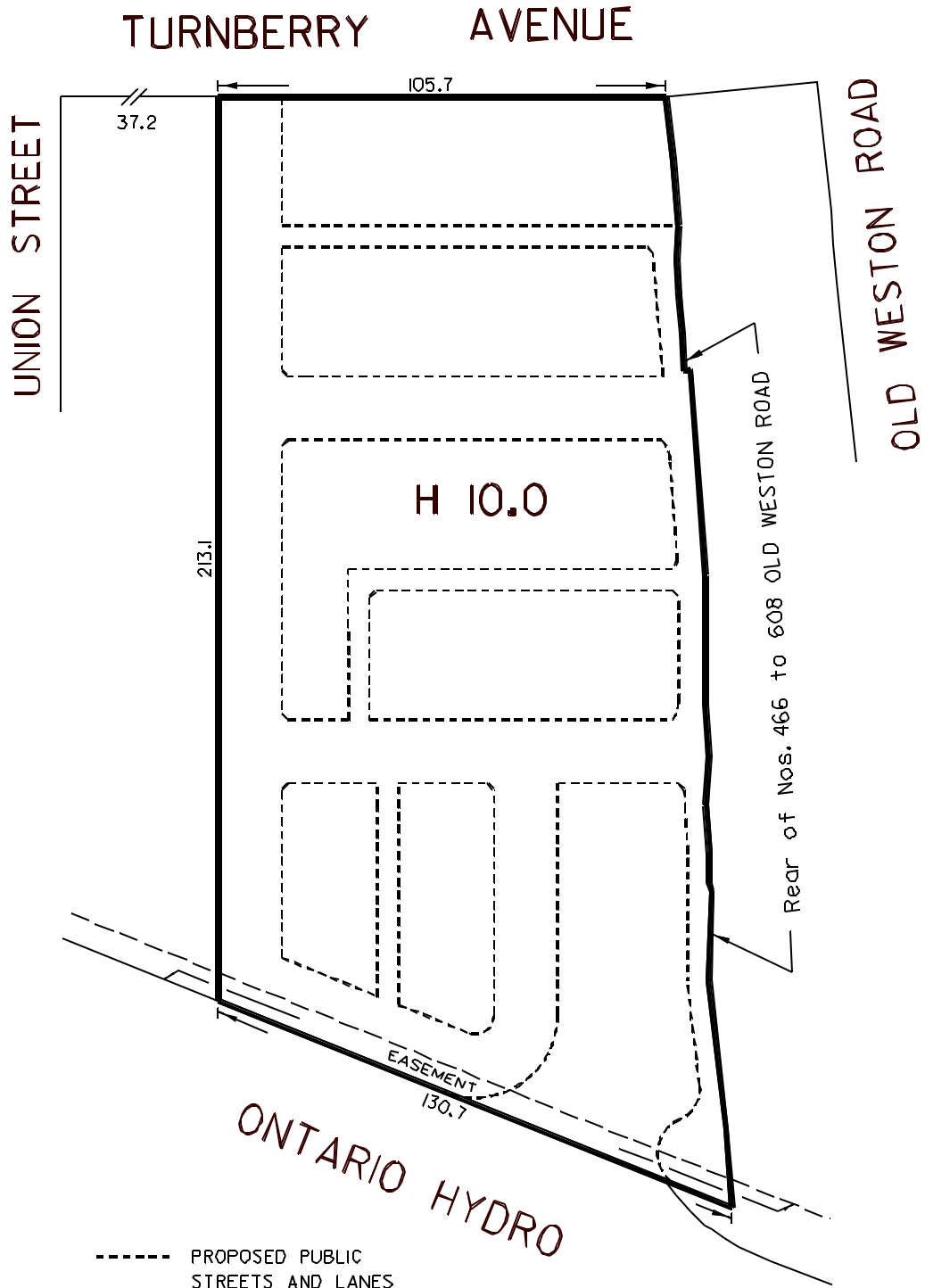


----- PROPOSED PUBLIC STREETS AND LANES



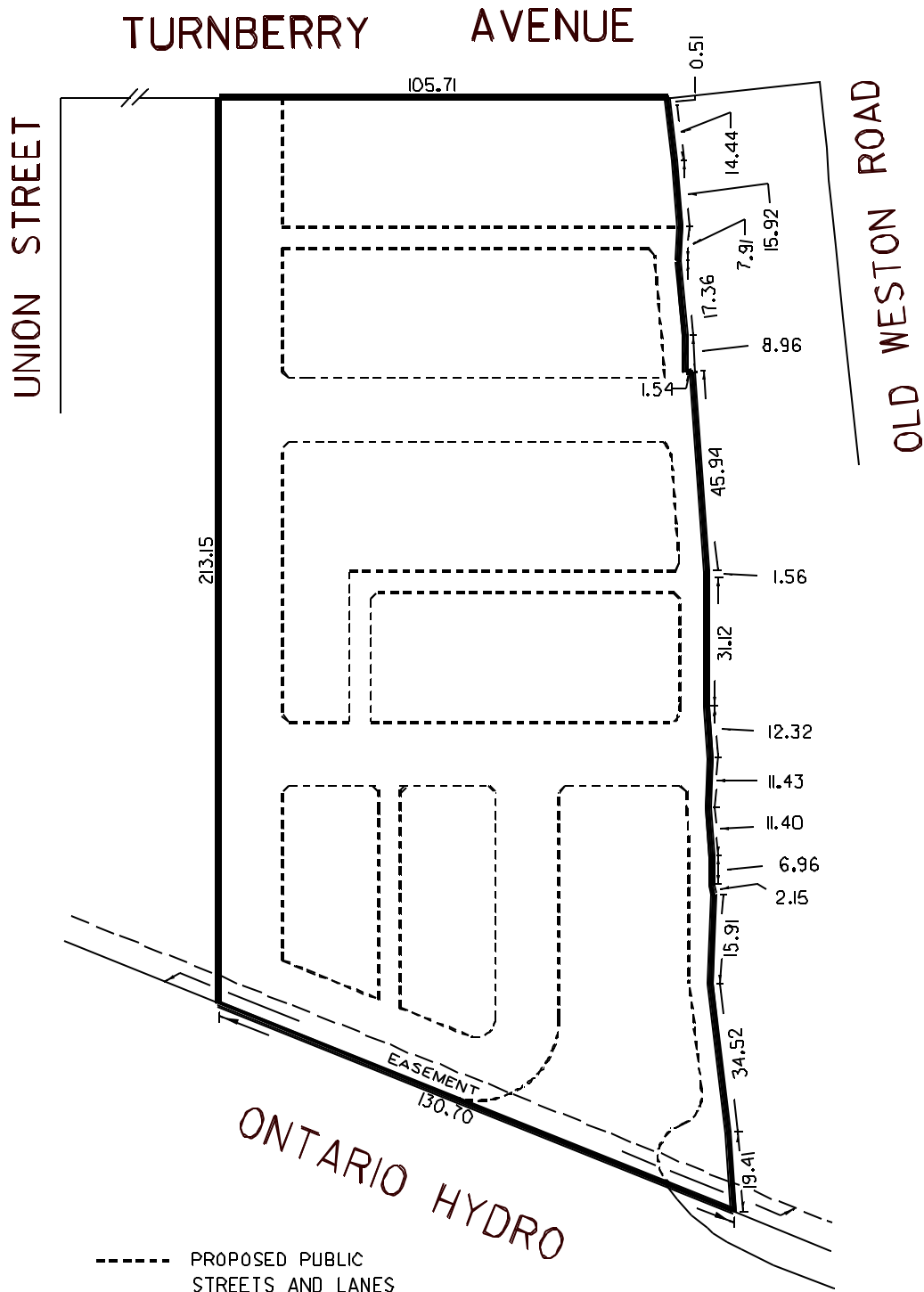
WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO JANUARY, 2000
 BL2/01TURN1.DGN
 FILES: 14-21, 2402.53-3, 2402.54
 MAP No. 48K-311 DRAWN: WL

MAP 2



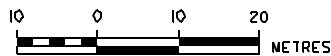
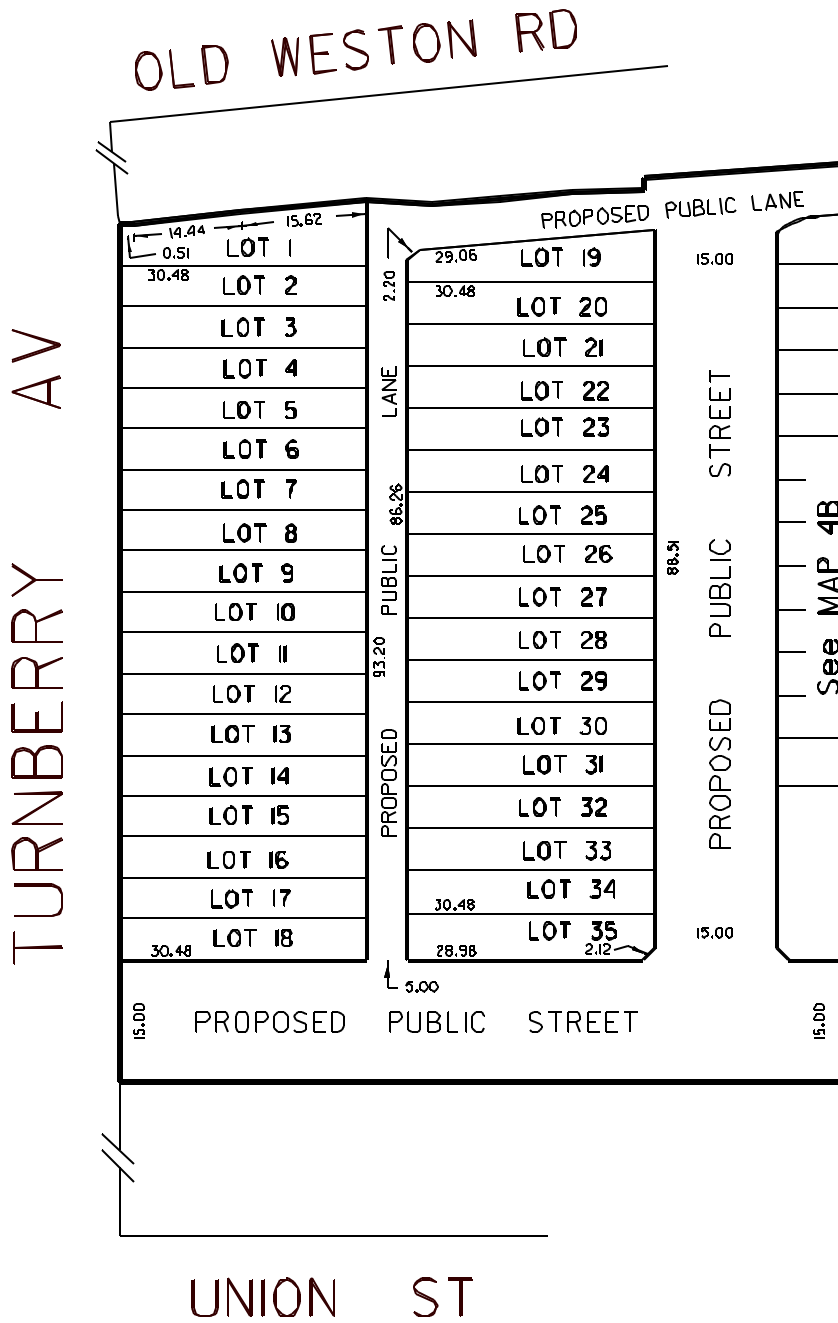
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 TORONTO JANUARY, 2000
 BL2/81TURN2.DGN
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 MAP No. 48K-311 DRAWN: WL

MAP 3



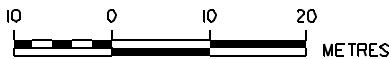
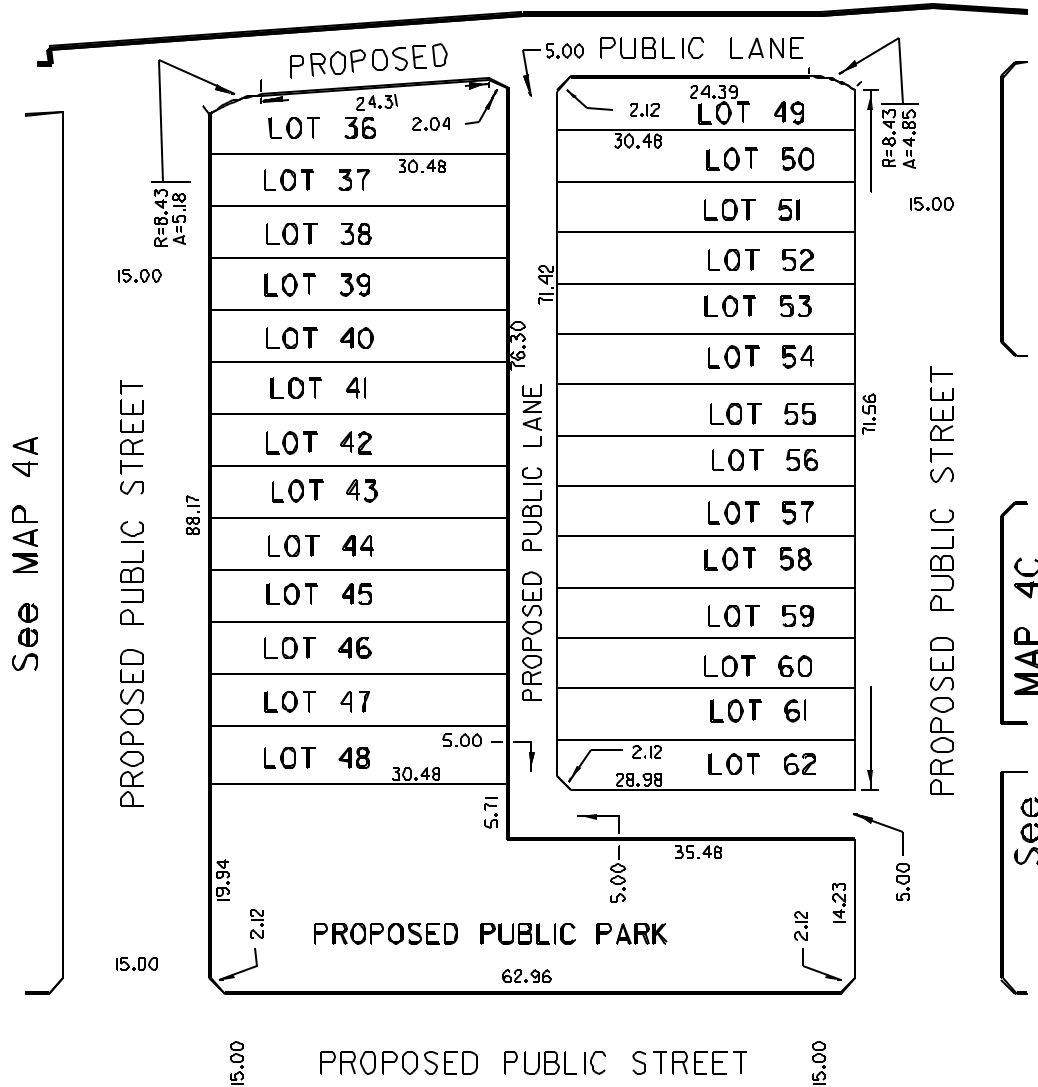
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 TORONTO JANUARY, 2000
 BL2/B1TURN3.DGN
 FILES: T4-Z1, 2402.53-3, 2402.54
 MAP No. 48K-311 DRAWN: WL

MAP 4A



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO JANUARY, 2000
 BL2/81TURN4A.DGN
 FILES: T4-21, 2402.53-3, 2402.54
 MAP No. 48K-31 DRAWN: WL

MAP 4B



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO JANUARY, 2000
 BL2781TURN4B.DGN
 FILES: T4-21, 2402.53-3, 2402.54
 MAP No. 48K-311 DRAWN: WL

