

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. 87-2000

#### To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands known as No. 101 Union Street.

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 the lands outlined by heavy lines on Map 1 attached to and forming part of this by-law.

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 .

3. None of the provisions of Sections 6(3) Part II 2, 6(3) Part II 3 (i), 6(3) Part II 7 (ii) A, 6(3) Part II 8 D, 6(3) Part III 1 (a) 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 part of any building or structure erected or used shall be closer to the *front lot line* than 2.0 metres with the exception of the projections permitted within set backs from *front lot lines* by Section 6(3) Part II 8 provided the restrictions set out therein are complied with,
- (b) no uncovered platform or stairs shall project more than 2.0 metres from the main *front wall* of any *residential building*,
- (c) no uncovered platform, excluding an uncovered platform that is *landscaped open space*, shall project more than 2.5 metres from the main rear wall of any *residential building*,
- (d) 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 7.0 metres,

- (e) each *detached house* and *semi-detached house* shall have a minimum of 1 *parking space* provided in a *private garage* located in the rear yard of the said *detached house* or *semi-detached house*, with the exception of the *detached house* located on *Lot 25* which shall have 1 *parking space* provided in an integral garage located in the rear area of the said *detached house*,
- (f) no person shall erect or use a building or structure on a *Lot* if the *lot* on which the building or structure is located has a *lot frontage* less than 5.080 metres,
- (g) 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 *24*, and
  - (ii) 21% of the area of the *lot* on *Lot 25*,
- (h) 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 Section 6(3) Part II 3 B (I) and (II) of the said By-law No. 438-86, as amended, shall apply to the distance between,

- (a) the *side lot line* separating *Lots 24* and *25*, and
- (b) that portion of the *detached house* located on *Lot 25* which is the integral garage located in the rear area of the said *detached house*.

**5.** 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 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.

**6.** For the purposes of this by-law:

- (a) “*site*” mean those lands delineated by heavy lines on Maps 1 and 2 attached to and forming part of this by-law,
- (b) each of “*Lot 1*” through “*Lot 25*” inclusive means those lots respectively delineated as *Lots 1* through *25* inclusive on Map 3 attached to and forming part of this by-law, (the *lot frontages* of which are as follows: 5.080 metres on each of *Lots 1* to *25*), 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.

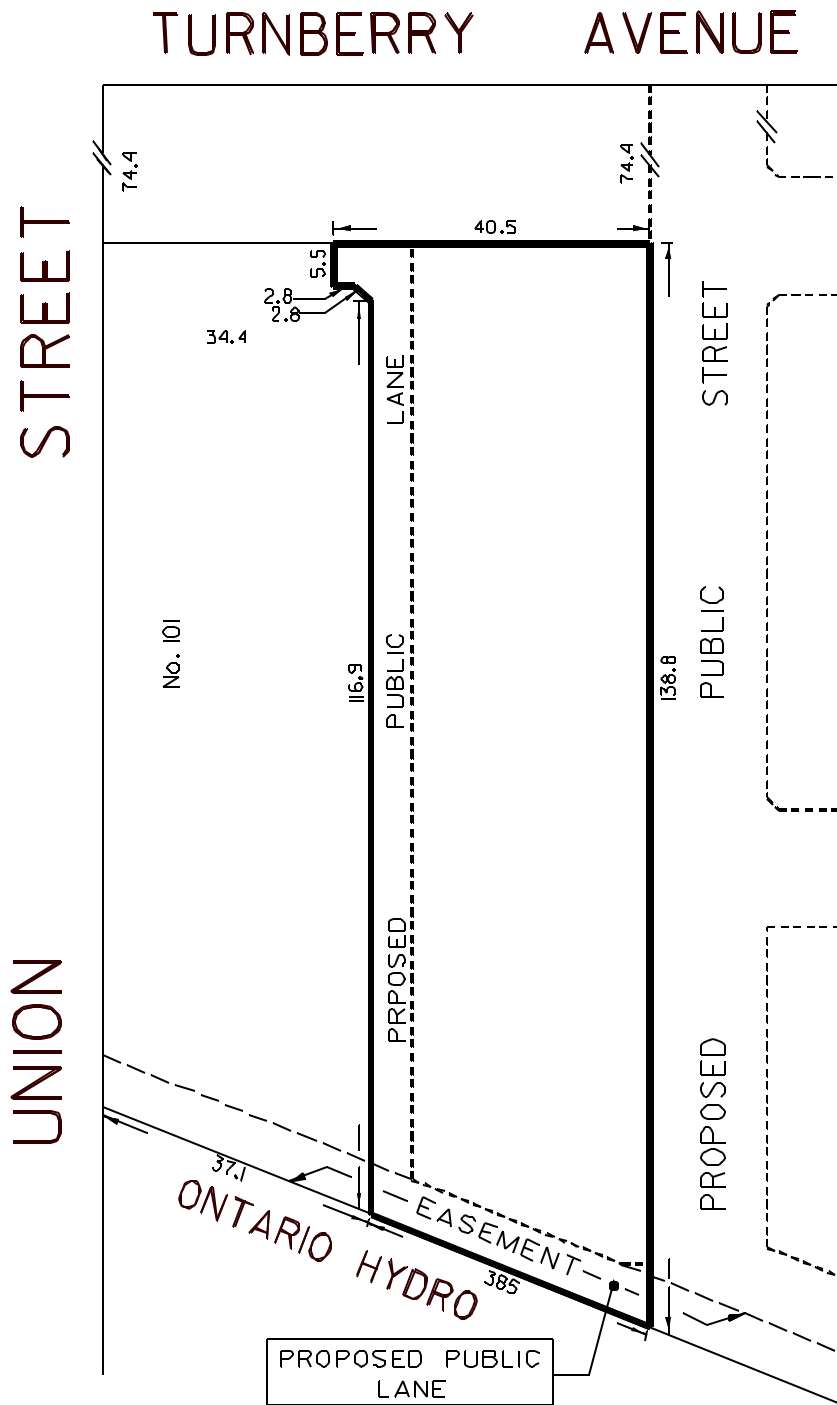
ENACTED AND PASSED this 3rd day of February, A.D. 2000.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

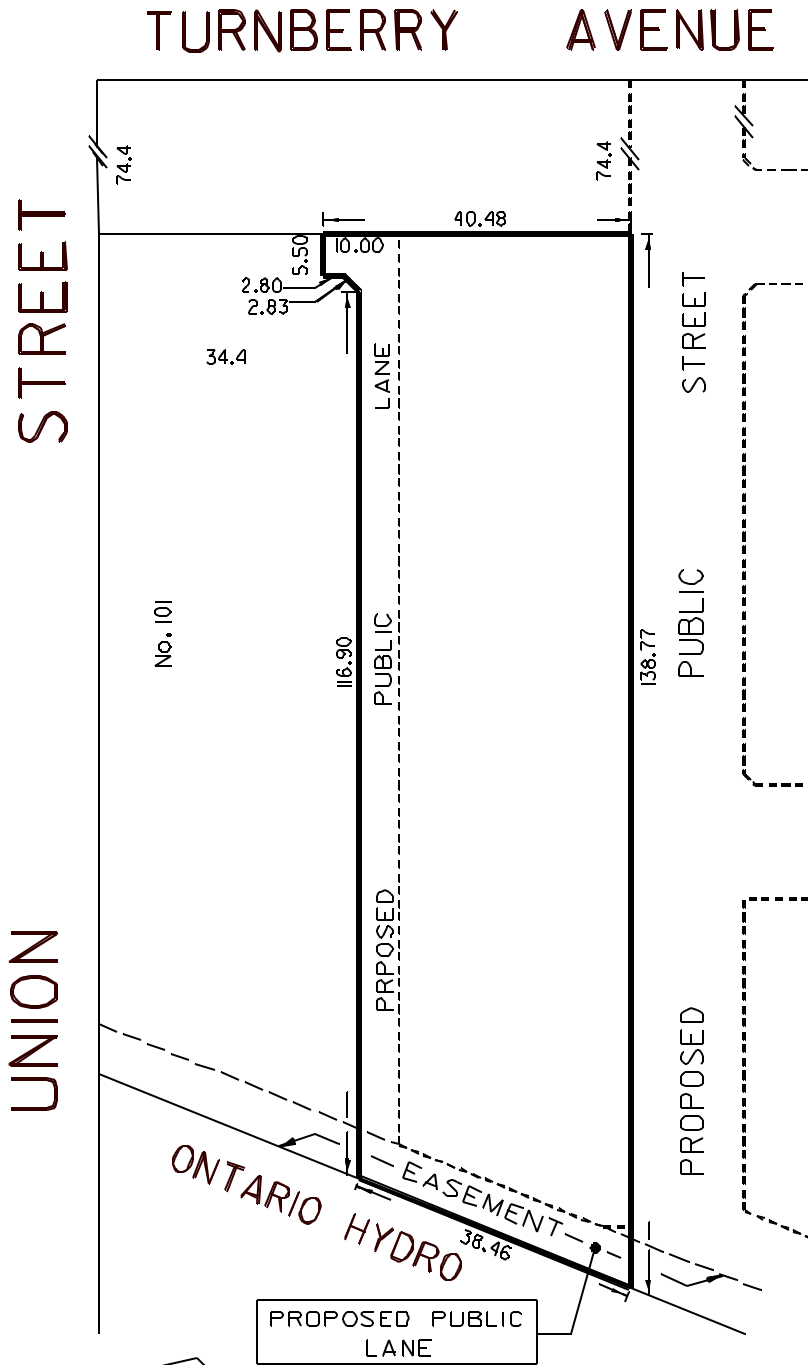
(Corporate Seal)

# MAP 1



WORKS AND EMERGENCY SERVICES  
 SURVEY AND MAPPING SERVICES  
 TORONTO JANUARY, 2000  
 BL2/101UNI.DGN  
 FILEs: U11-22, 2402.53-3, 5402.54  
 MAP No. 48K-311 DRAWN: WL

# MAP 2



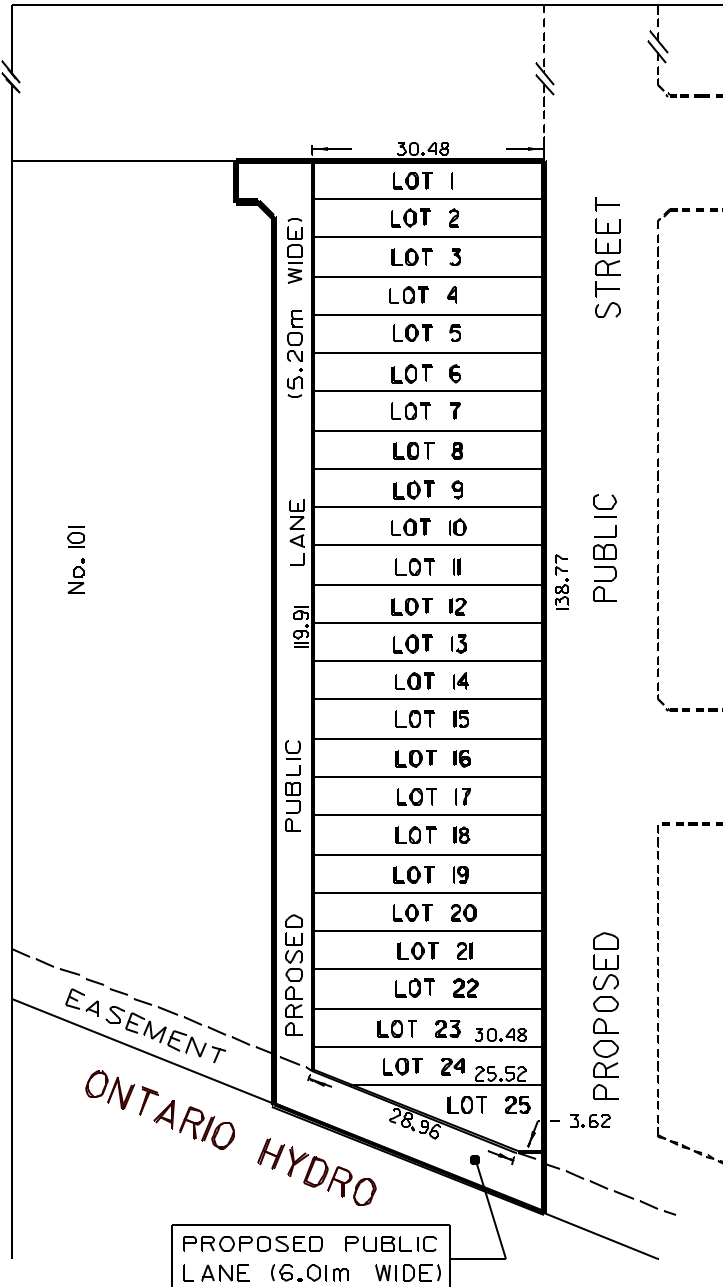
WORKS AND EMERGENCY SERVICES  
 SURVEY AND MAPPING SERVICES  
 TORONTO JANUARY, 2000  
 BL2/101UNI2.DGN  
 FILES: U11-22, 2402.53-3, 5402.54  
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# MAP 3

## TURNBERRY AVENUE

STREET

UNION STREET



WORKS AND EMERGENCY SERVICES  
 SURVEY AND MAPPING SERVICES  
 TORONTO JANUARY, 2000  
 BL2/101UNI3.DGN  
 FILE: U11-22, 2402.53-3, 5402.54  
 MAP NO. 48K-311 DRAWN: WL