

Authority: Southwest Community Council Report No. 4, Clause No. 9,
as adopted by City of Toronto Council on April 23, 24, 25, 26, 27, 30 and May 1
and 2, 2001
Enacted by Council: April 27, 2001

CITY OF TORONTO

BY-LAW No. 249-2001

To amend Zoning By-law No. 438-86 of the former City of Toronto with respect to lands known as 80 Turnberry Avenue and part of 100 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 of the former City of Toronto, 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”, is further amended by redesignating the lands outlined by heavy lines on Map 1, attached to and forming part of this by-law, from I3 to R2 Z1.0 and G, as shown on Map 1.
2. Height and Minimum Lot Frontage Map No. 48K-311 contained in Appendix “B” of By-law No. 438-86, as amended, is further amended by reducing the maximum height designation applicable to the lands outlined by heavy lines on Map 2, attached to and forming part of this by-law, from H 18.0 and H 23.0 to H 12.5, as shown on Map 2.
3. Section 12(2) of By-law No. 438-86, as amended, is further amended by adding a new exception as follows:
 - “330. Notwithstanding section 6(1)(f), within the heavy lines on the Map at the end of and forming part of this exception, no person shall erect or use any building or structure for any purpose other than:
 - (i) within the area shown as Block “A” on the Map at the end of and forming part of this exception, a *semi-detached house*, a *private garage* and other *accessory uses*;
 - (ii) within the area shown as Block “B” on the Map at the end of and forming part of this exception, a *detached house*, a *private garage* and other *accessory uses*”.

4. None of the provisions of Sections 6(3) PART I 1, 6(3) PART II 2, 6(3) PART II 3, 6(3) PART II 5, 6(3) PART II 7 (ii) A, 6(3) PART II 7 (iii), 6(3) PART III 1(a) and 6(3) PART VII 1 of By-law No. 438-86, as amended, shall apply to prevent the erection and use on the lands identified as Blocks “A” and “B” on Map 3, attached to and forming part of this by-law, of the following:

- (1) On Block “A”:

semi-detached houses, private garages and other accessory uses, provided that:

- (a) not more than 28 *semi-detached houses* are erected or used within Block “A”;
- (b) the *residential gross floor area* of each *semi-detached house* does not exceed 200 square metres;
- (c) no portion of any *semi-detached house* above *grade* is erected or used closer to the *front lot line* than 1.1 metres, with the exception of the projections identified in Section 6(3) PART II 8 of By-law No. 438-86, as amended, provided that the restrictions in that Section are complied with;
- (d) no portion of any *semi-detached house* above *grade* is erected or used closer to a *side lot line* than 0.45 metres, with the exception of the projections identified in Section 6(3) PART II 8 of By-law No. 438-86, as amended, provided that the restrictions in that Section are complied with;
- (e) no portion of any *semi-detached house* above *grade* on a *corner lot* is erected or used closer than 0.5 metres to the *flank* of the *lot*, with the exception of the projections identified in Section 6(3) PART II 8 of By-law No. 438-86, as amended, provided that the restrictions in that Section are complied with;
- (f) the *depth* of each *semi-detached house* is not more than 17.5 metres;
- (g) no portion of any *private garage* provided as an *accessory* use to a *semi-detached house* is located closer than 4.0 metres to that *semi-detached house* or closer than 4.0 metres to any other *residential building*;
- (h) a minimum of 25% of the area of each *lot* on which a *semi-detached house* is located is provided and maintained as *landscaped open space*;
- (i) the *lot* on which each *semi-detached house* is located has a *lot frontage* of not less than 5.0 metres; and
- (j) each *semi-detached house* shall have a minimum of 1 *parking space* provided in a *private garage*, located in the rear yard of that *semi-detached house*;

(2) On Block “B”:

detached houses, private garages and other accessory uses, provided that:

- (a) not more than 19 *detached houses* are erected or used within Block “B”;
- (b) the *residential gross floor area* of each *detached house* does not exceed 200 square metres;
- (c) no portion of any *detached house* above *grade* is erected or used closer to the *front lot line* than 1.1 metres, with the exception of the projections identified in Section 6(3) PART II 8 of By-law No. 438-86, as amended, provided that the restrictions in that Section are complied with;
- (d) no portion of any *detached house* above *grade* is erected or used closer to a *side lot line* than 0.45 metres, with the exception of the projections identified in Section 6(3) PART II 8 of By-law No. 438-86, as amended, provided that the restrictions in that Section are complied with;
- (e) no portion of any *detached house* above *grade* on a *corner lot* is erected or used closer than 0.5 metres to the *flank* of the *lot*, with the exception of the projections identified in Section 6(3) PART II 8 of By-law No. 438-86, as amended, provided that the restrictions in that Section are complied with;
- (f) the *depth* of each *detached house* is not more than 17.5 metres;
- (g) no portion of any *private garage* provided as an *accessory use* to a *detached house* is located closer than 4.0 metres to that *detached house* or closer than 4.0 metres to any other *residential building*;
- (h) a minimum of 25% of the area of the *lot* on which each *detached house* is located is provided and maintained as *landscaped open space*;
- (i) the *lot* on which each *detached house* is located has a *lot frontage* of not less than 6.0 metres; and
- (j) each *detached house* shall have a minimum of 1 *parking space* provided in a *private garage*, located in the rear yard of that *detached house*.

5. For the purposes of this by-law, each word or expression that is italicized shall have the same meaning as that word or expression has for the purposes of By-law No. 438-86, as amended.

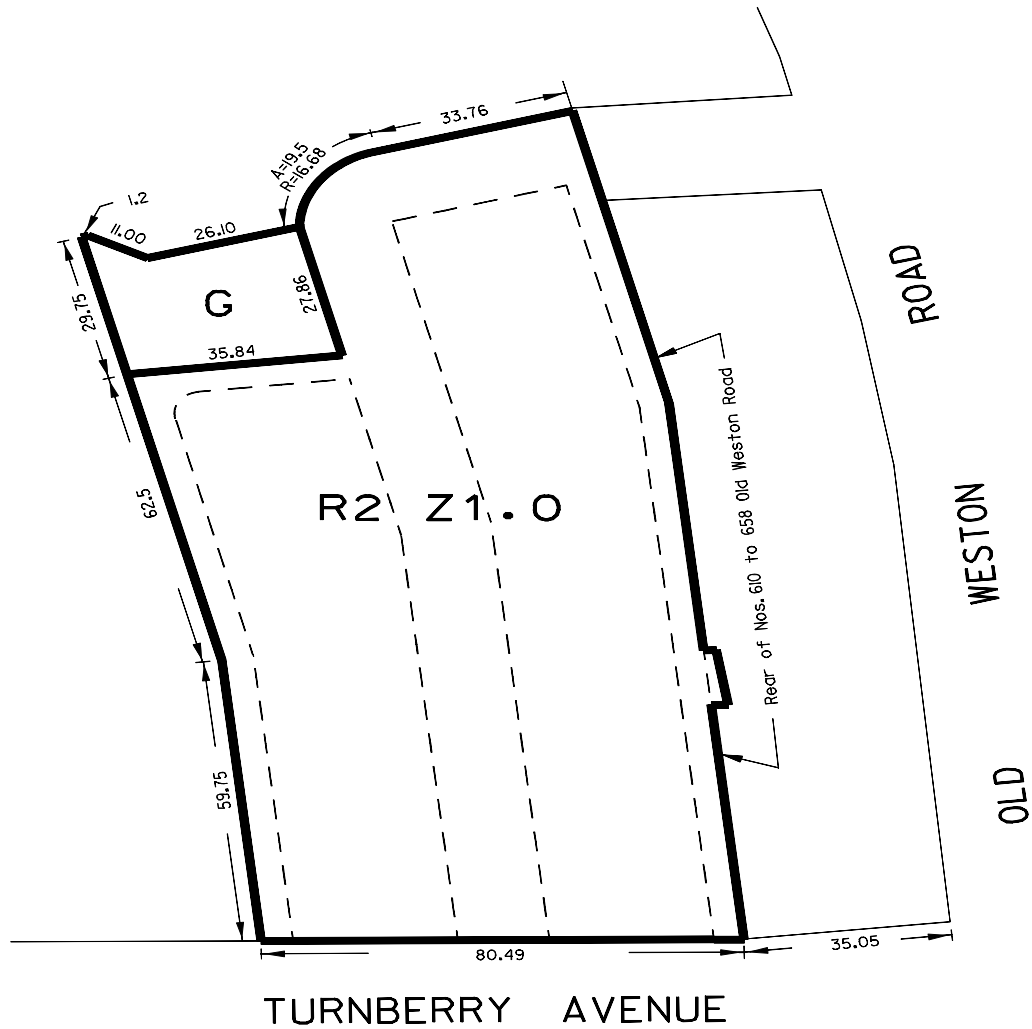
ENACTED AND PASSED this 27th day of April, A.D. 2001.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

MAP 1

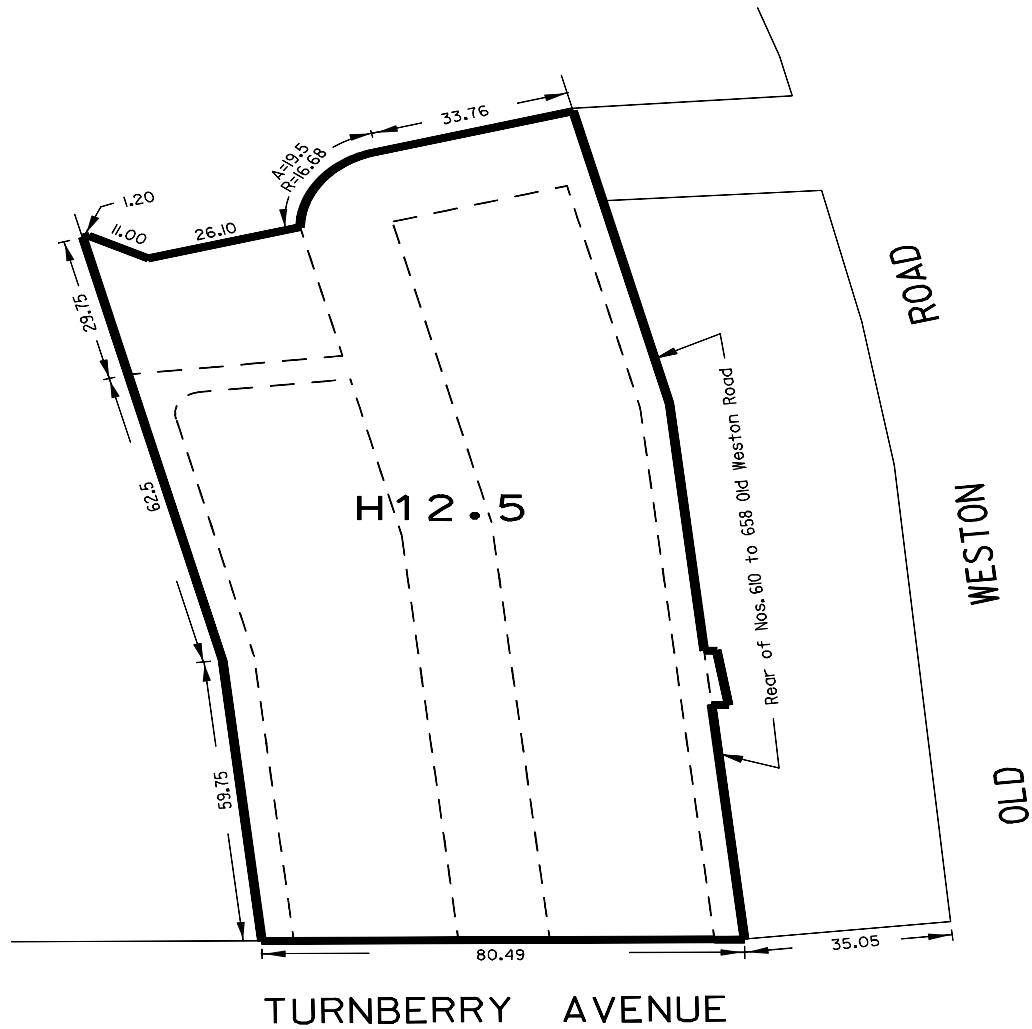


--- PROPOSED PUBLIC ROAD/LANES



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO APRIL, 2001
 BLD1/80TURN1.DGN
 FILE: T4-Z2, 2402.53-3, 2402.54
 MAP No. 48K-311 DRAWN: WL

MAP 2

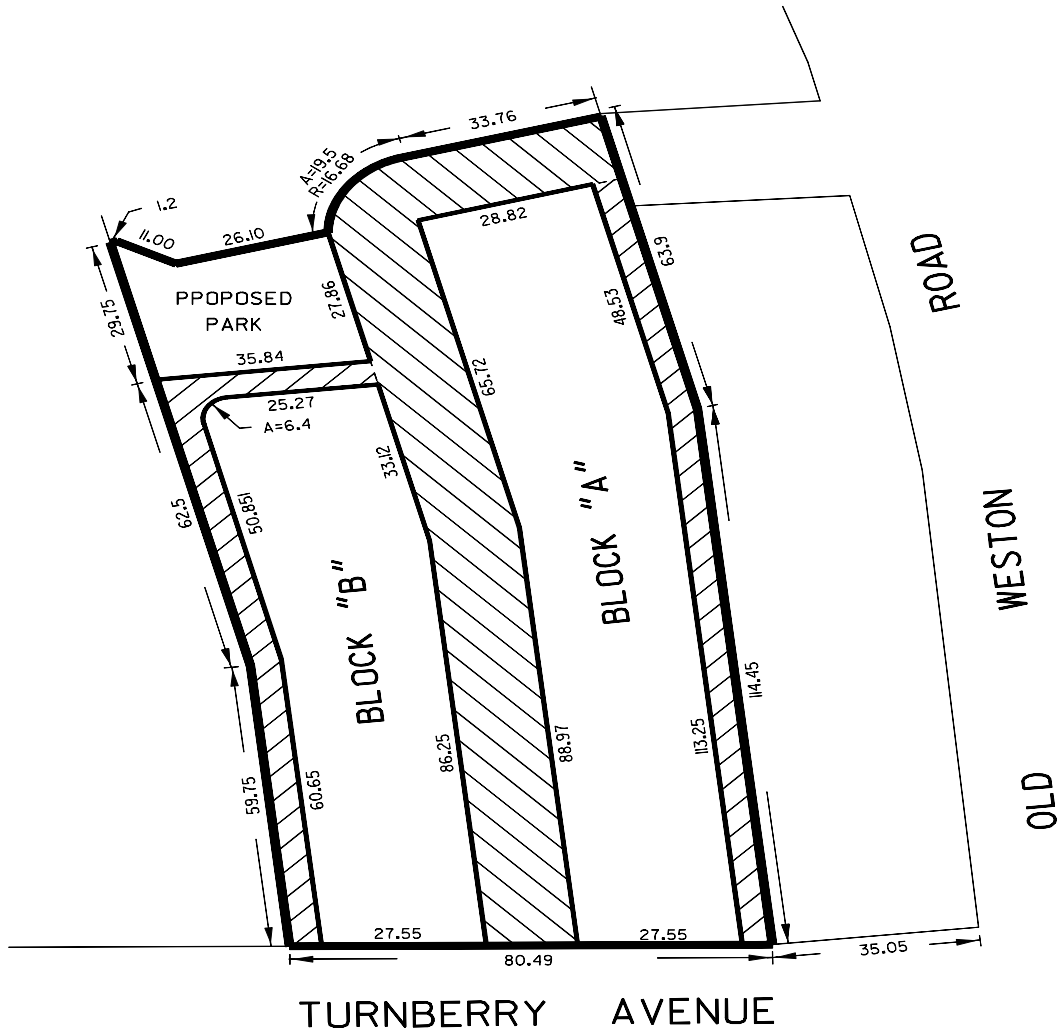


--- PROPOSED PUBLIC ROAD/LANES



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO APRIL, 2001
 BLO1/80TURN2.DGN
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 MAP No. 48K-311 DRAWN: WL

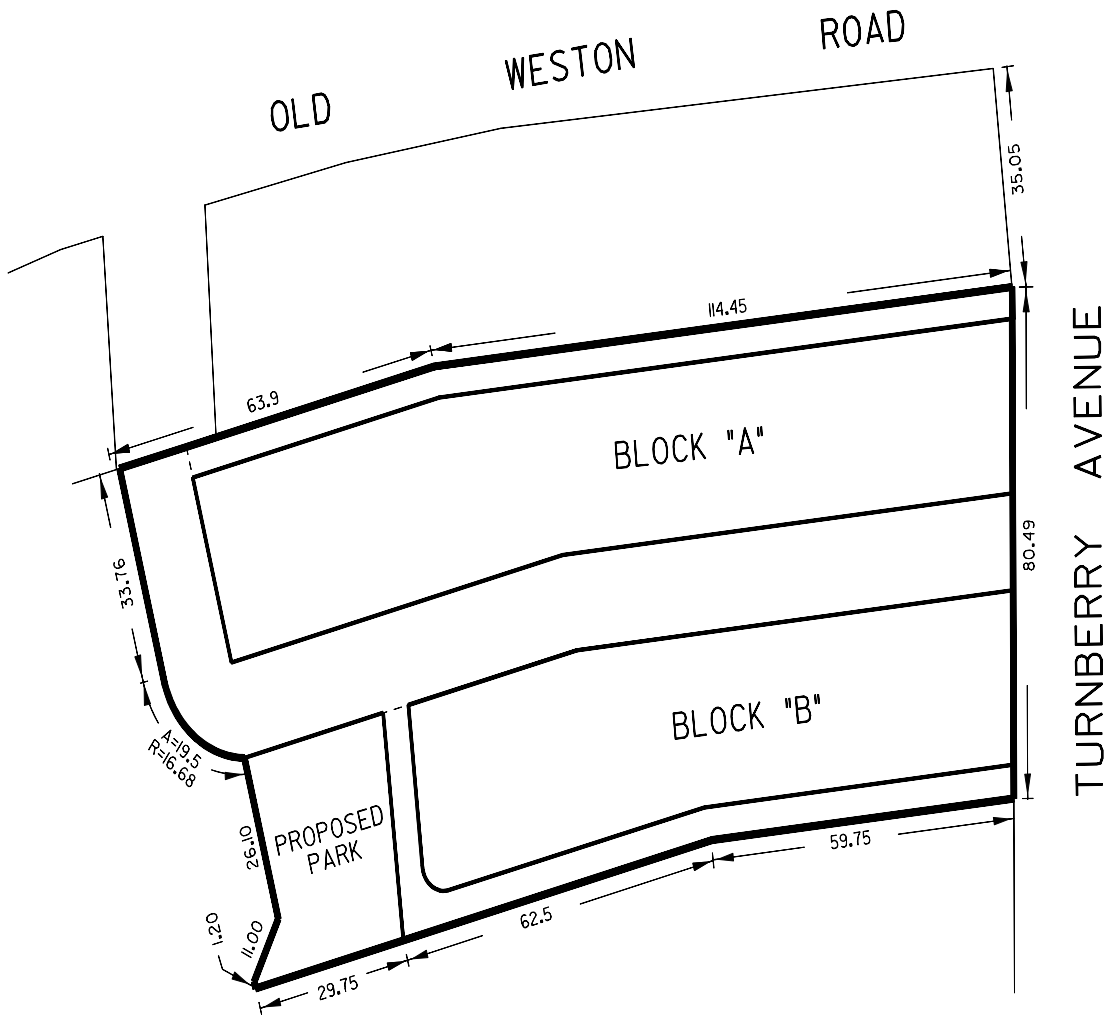
MAP 3



-  PROPOSED PUBLIC LANE (5.00 METRES WIDE)
-  PROPOSED PUBLIC ROAD (15.00 METRES WIDE)



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO APRIL, 2001
 BLO1/80TURN3.DGN
 FILE: T4-Z2, 2402.53-3, 2402.54
 MAP No. 48K-311 DRAWN: WL



 LANDS REFERRED TO IN SECTION 12(2)330



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO APRIL, 2001
SECTION01/S122330.DGN
FILE: T4-Z2, 2402.53-3, 2402.54
MAP No. 48K-311 DRAWN: WL