

CITY OF TORONTO

BY-LAW No. 375-2010(OMB)

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

WHEREAS the Ontario Municipal Board, deems it advisable to amend the former City of Toronto General Zoning By-law No. 438-86, as amended, with respect to certain lands municipally known in the year 2005 as 16 Golfdale Road; and

WHEREAS authority is given to the Ontario Municipal Board under Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended;

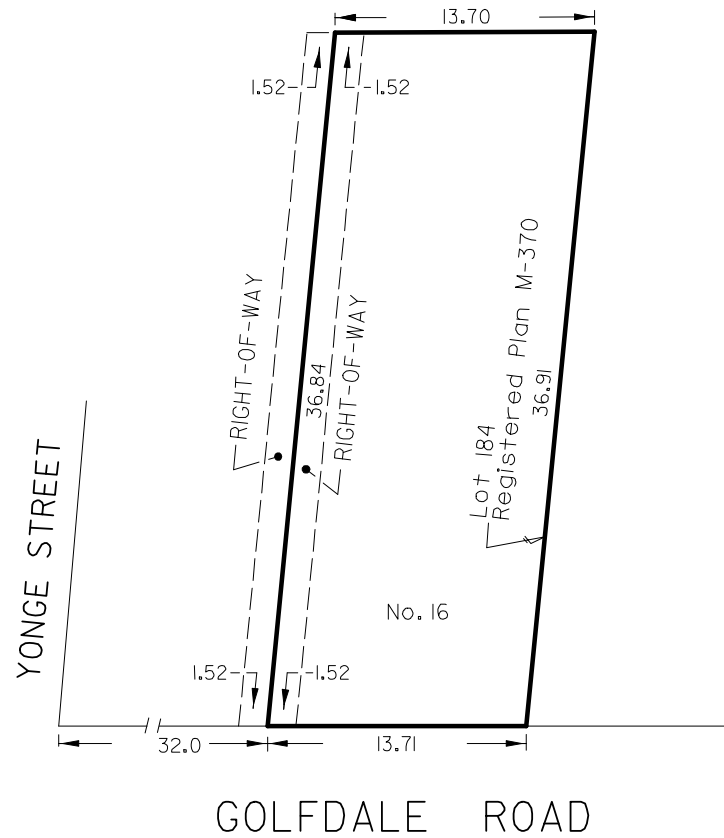
THEREFORE pursuant to an Order of the Ontario Municipal Board issued on December 2, 2005 in Board File No. PL040742, By-law No. 438-86, as amended, of the former City of Toronto, is amended as follows:

1. District Map No. 51M-311 contained in Appendix "A" of By-law No. 438-86 of the former City of Toronto, as amended, being "A Bylaw 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 in the City of Toronto", is further amended by redesignating the lands outlined in heavy lines on Map 1, attached hereto and forming part of this By-law, from R1ZO.35 to R2 as shown on Map 1, provided that this by-law shall apply to permit only the existing building, which for the purposes of this by-law is hereby defined as a pair of semi-detached duplexes on one lot as expanded to include two (2) additional dwelling units below grade (hereinafter referred to as the "*existing building*"), with an existing detached accessory garage, in the state as they existed on the date of enactment of this by-law.
2. None of the provisions of Section 4(2); Section 4(4)(c); Section 6(1) and (2); Section 6(3) 1 & 2; Section 6(3) Part II 1-7; Section 6(3) Part III; and Section 6(3) Part IV of By-law No. 438-86, as amended, shall apply to prevent the use of the lands identified on Map 1, attached to and forming part of this By-law, for the *existing building* provided that:
 - (a) The only use permitted on the property known municipally as 16 Golfdale Road as identified on Map 1, attached to and forming part of this By-law, shall be the *existing building* and the detached accessory garage;
 - (b) Not more than six (6) *dwelling units* shall be erected or used within the *existing building* identified on Map 2, of which four (4) of the *dwelling units* shall be above grade and two (2) of the *dwelling units* shall be below grade;
 - (c) The height of the *existing building* and the detached accessory garage shall not exceed the height as shown on Map 2;
 - (d) The total *residential gross floor area* of the *existing building* shall not exceed 650 square metres, and the combined residential gross floor area of the two (2) below-grade *dwelling units* shall not exceed 103 square metres;

- (e) *Dwelling Rooms* shall be prohibited;
 - (f) The floor below grade shall include a separate enclosed storage room with a total area of not less than 36 square metres, and containing six (6) separate locked storage areas each of a minimum size of 1.4 square metres, for the exclusive use of each of the tenants in the building, and a separate laundry room with a total area of not less than 14 square metres containing laundry facilities for the exclusive use of the tenants in the building;
 - (g) All buildings and structures shall be located within the heavy lines outlined on Map 2, with the exception of projections identified in Section 6(3) Part II 8 of By-law No. 438-86, provided all other requirements of that section are complied with;
 - (h) The total *landscaped open space* provided and maintained on the lands identified on Map 1 shall be a minimum of 25 square metres;
 - (i) The detached accessory garage shall have four (4) car *parking spaces* and shall be located within the hatched area shown on Map 2. For greater clarity, the width of the four (4) *parking spaces* shall equal the total width of the garage as of the date of enactment of this bylaw, and the length of such spaces shall be 5.9 metres, the measurement of which may include lands extending up to 0.5 metres beyond the limits of the existing garage to the extent necessary to accommodate the storage of garbage and recyclable material;
 - (j) The roof of the detached accessory garage shall not be used for storage or as a deck or other amenity space or area; and
 - (k) All garbage and recyclable material shall be stored outdoors in enclosed structures at the rear of the *existing building*.
3. For greater clarity, the provisions of this By-law shall continue to apply to the lands identified on Map 1, notwithstanding their division into one or more separate lots or for the establishment of certain portions of the lots as areas to be held in common.
4. For greater certainty, the provisions of this by-law shall no longer apply to the lands shown on Map 1 should the *existing building*, as it existed on the date of enactment of this by-law, cease to exist, and upon such event all provisions of the R1 zone shall apply to the subject property.
5. Except as further defined in this by-law, all terms shown in italics shall have the same meaning as in Section 2 of former City of Toronto Zoning By-law No. 438-86, as amended.

PURSUANT TO THE DECISION/ORDER OF THE ONTARIO MUNICIPAL BOARD
ISSUED ON DECEMBER 2, 2005 IN BOARD FILE NO. PL040742.

MAP 1

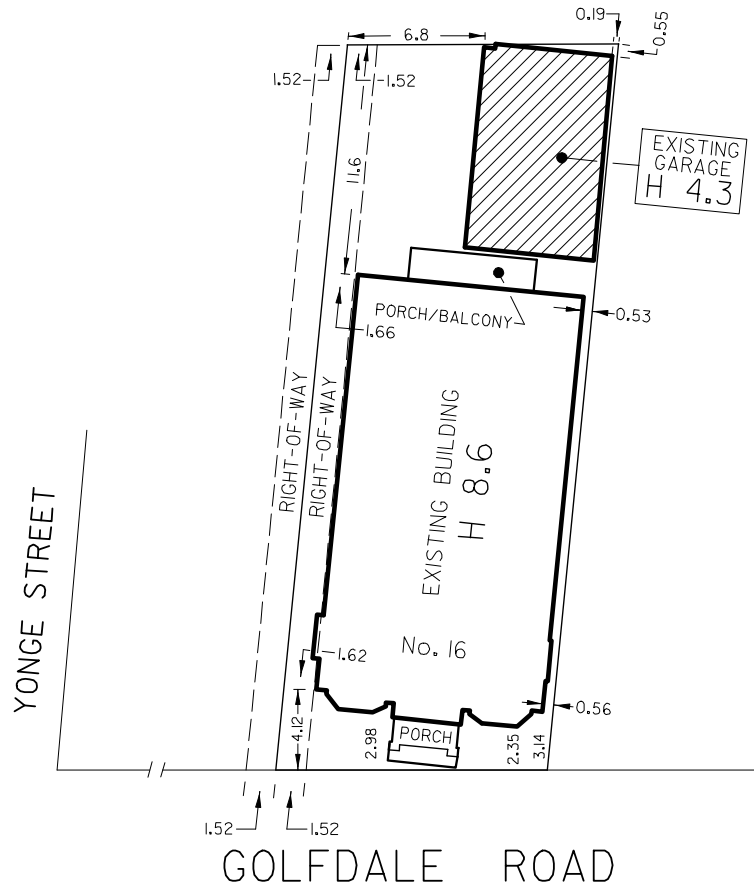


 REDESIGNATED TO R2



TECHNICAL SERVICES
SURVEY AND MAPPING SERVICES
TORONTO NOVEMBER 2005
BLO5/16GOLFD1.DGN
FILE: W0026.GOLFDALE RD 51M11
MAP No. 51M-311 DRAWN: VG

MAP 2



H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



TECHNICAL SERVICES
SURVEY AND MAPPING SERVICES
TORONTO NOVEMBER 2005
BL05/16GOLFD2.DGN
FILE: W0026.GOLFDALE RD 51M11
MAP No. 51M-311 DRAWN: VG