

Authority: Etobicoke York Community Council Report No. 9, Clause No. 27,
as adopted by City of Toronto Council on November 30, December 1 and
December 2, 2004
Enacted by Council: February 16, 2005

CITY OF TORONTO

BY-LAW No. 153-2005

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands municipally known in the year 2005 as 80 and part of 100 Turnberry 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. 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 I1, 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 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:
 338. 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 a *semi-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 III 1(a), 6(3) Part IV 2 and 6(3) PART VII 1 of By-law No. 438-86, as amended, shall apply to prevent the erection and use of 18 *semi-detached houses* on the lands on Map 3, attached to and forming part of this by-law, provided:
 - (a) not more than 18 *semi-detached houses* are erected or used on the site;

- (b) the *residential gross floor area* of each *semi-detached house* does not exceed 200 square metres;
- (c) the total *residential gross floor area* for the site does not exceed 3140 square metres;
- (d) no portion of any *semi-detached house* above grade is erected or used closer to the front lot line than 2.0 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 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;
- (f) notwithstanding provision (e) no portion of any *semi-detached house* above grade on a corner lot is erected or used closer than 1.0 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;
- (g) the *depth* of each *semi-detached house* is not more than 17.5 metres;
- (h) 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;
- (i) notwithstanding provision (h) above, on the southern most *lot* on the west side of the proposed street, a *private garage* is located no closer than 3.45 metres to a *semi-detached house*;
- (j) a minimum of 25% of the area of the *lot* on which each *semi-detached house* is located is provided and maintained as *landscaped open space*;
- (k) the *lot* on which each *semi-detached house* is located has a *lot frontage* of not less than 5.4 metres;
- (l) 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*;
- (m) notwithstanding provision (l) above, an integral garage with access from the street may be provided on the *lot* located on the northern most *lot* on the east side of the proposed street;
- (n) no portion of any *private garage* provided as an *accessory use* to a *semi-detached house* is located closer than 0.3 metres to a *lot* line; and

- (o) the owner of the Site enters into one or more agreements pursuant to Section 37 of the *Planning Act*, to secure the following facilities, services and matters:
 - (i) a cash contribution of twenty thousand dollars (\$20,000) to the City to for park improvements for Turnberry North Park and Turnberry South Park.

5. For the purposes of this by-law:

- (a) 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; and
- (b) the word “grade” means the average elevation of the finished level of the ground adjoining the front wall of the building.

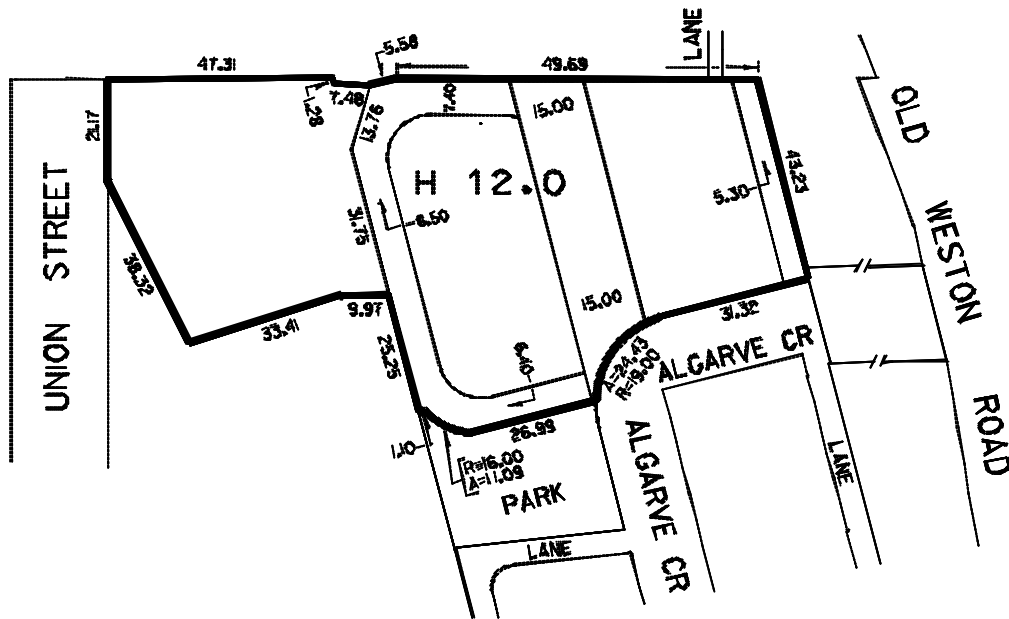
ENACTED AND PASSED this 16th day of February, A.D. 2005.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

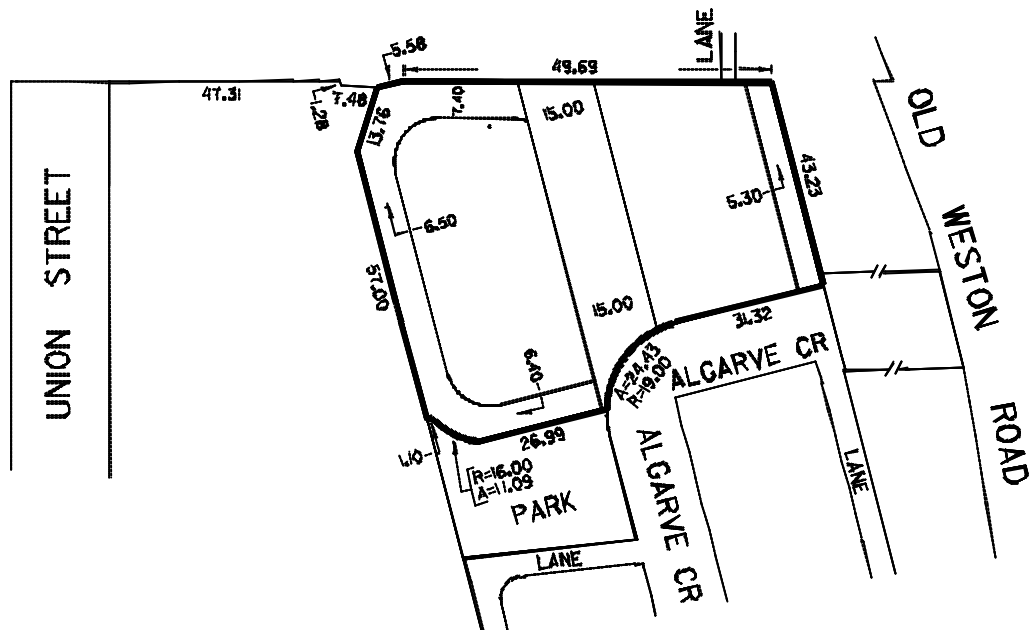
MAP 2



— PROPOSED PUBLIC ROAD/LANES



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO JANUARY, 2008
BLOS/80TURN2.DGN
FILES: T4-22, 2402.53-3, 2402.54
MAP No. 486-3H DRAWN VG



— PROPOSED PUBLIC ROAD/LANES

▬ LANDS REFERRED TO IN SECTION 12(2)338



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO JANUARY, 2005
SECCS/S22338.DGN
FILES: T4-72, 2402.53-3, 2402.54
MAP No. 49K-31 DRAWN: YG