

Authority: Etobicoke York Community Council Report 1, Clause 2,
as adopted by City of Toronto Council on January 31, February 1 and 2, 2006
Enacted by Council: June 14, 2006

CITY OF TORONTO

BY-LAW No. 488-2006

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands municipally known as 147 Brandon 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 Maps Nos. 48J-323 in Appendix “A” of By-law No. 438-86, as amended, is further amended by re-designating the lands outlined by heavy lines on Map 1 attached to and forming part of this By-law from I2 D2 to R2 Z1.3 as shown on the said Map 1.
2. Height and Minimum Lot Frontage Maps Nos. 48J-323 in Appendix “B” of By-law No. 438-86, as amended, is further amended by re-designating the lands outlined by heavy lines on Map 1 attached to and forming part of this By-law to H 11.0 as shown on the said Map 1.
3. Except as otherwise provided herein, the provisions 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”, shall continue to apply to the Site.
4. None of the Provisions of Section 2(1) with respect to the definition of “parking space” and Sections 6(3) Part II 4 and 5 6(3) Part VII 1, of the aforesaid by-law as amended, shall apply to prevent the erection and uses of semi-detached houses and accessory uses thereto provided that:
 - (a) Not more than 5 pairs of *semi-detached houses* are erected or used within the Site;
 - (b) Each *semi-detached house* is located on a *lot* having a minimum lot frontage of 5.1 metres;
 - (c) The *residential gross floor area* of each *semi-detached house* does not exceed 177 square metres;
 - (d) No part of any *semi-detached house* above *grade* is erected or used closer to the *front lot line* than 2.8 metres save and except for those permitted projections contained in Section 6(3) Part II 8 - A,B,D, F and I of the aforesaid By-law No. 438-86;

- (e) No part of any *semi-detached house* above *grade* is erected or used closer to the *side lot line* than 0.45 metres save and except for those permitted projections contained in Section 6(3) Part II 8 – A of the aforesaid By-law No. 438-86;
- (f) No part of any *semi-detached house* above *grade* is erected or used closer to the *rear lot line* than 11 metres with the exception of the following projections contained in Section 6(3) Part II 8 A,B,D, E and I of the aforesaid By-law No. 438-86;
- (g) A minimum of one *parking space* is to be provided and maintained for each semi-detached house at the rear of each *lot*.

5. For the purpose of this By-law:

“Site” means those lands outlined by heavy lines on Map 2 attached hereto.

“*Parking space*” means an unobstructed area, at least 5.7 metres in length and at least 2.5 metres in width that is readily accessible at all times for the parking and removal of a motor vehicle without the necessity of moving another motor vehicle.

6. Each other word or expression which is italicized in this by-law shall have the same meaning as each word or expression as defined in the aforesaid By-law No. 438-86, as amended.

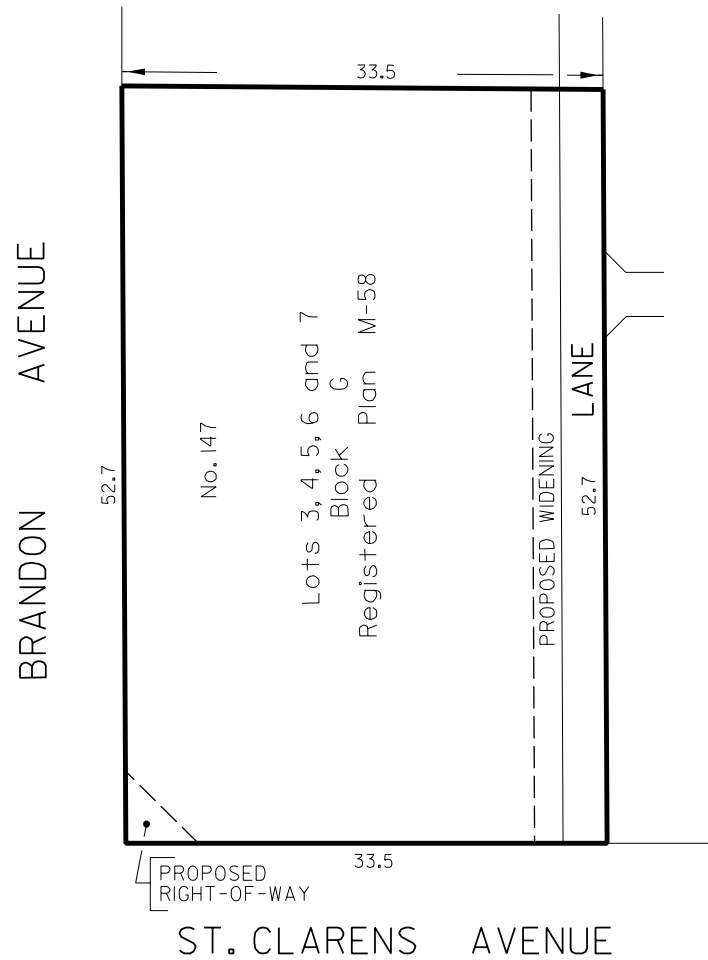
ENACTED AND PASSED this 14th day of June, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

MAP I



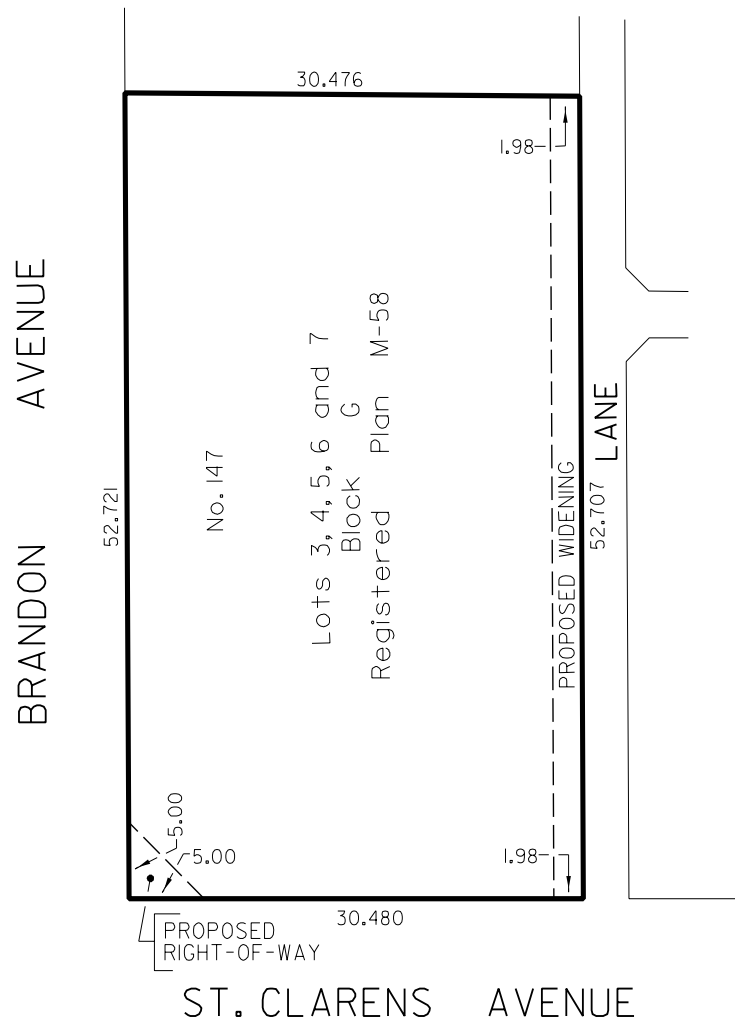
 REDESIGNATED TO R2 Z1.3

 5 0 5 METRES



SURVEY AND MAPPING SERVICES
TORONTO DECEMBER 2005
BL05/147BRAND1.DGN
FILE: B69-Z6
MAP No. 48J-323 DRAWN: VG

MAP 2



 LANDS REFERRED TO AS THE SITE

5 0 5
METRES



SURVEY AND MAPPING SERVICES
TORONTO JANUARY 2006
BLO6/147BRAND2.DGN
FILE: B69-Z6
MAP No. 48J-323 DRAWN: VG