

Authority: Toronto Community Council Report No. 13, Clause No. 5,
as adopted by City of Toronto Council on October 26 and 27, 1999
Enacted by Council: October 27, 1999

CITY OF TORONTO

BY-LAW No. 741-1999

To amend the general Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands municipally known in 1988 as 266 MacDonell Avenue.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. None of the provisions of the definitions of “grade” and “lot” in section 2(1) and of section 9(1)(f) of By-law No. 438-86, 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”, as amended, shall apply to prevent the erection and use on the lands shown outlined by heavy lines on Plan 1, attached to and forming part of this by-law, of 4 *semi-detached houses* and 4 *private garages* provided:

- (1) the lands upon which the *semi-detached* houses are erected and used comprise at least the *site*;
- (2) each *semi-detached* house is located on its own *lot* and any application for a building permit for any part of the *site* complies with section 6(3) Part IX of By-law 438-86;
- (3) no part of any building or structure located above *grade* on the *site* is located otherwise than wholly within the heavy lines shown on Plan 2 attached to and forming a part of this by-law;
- (4) the *site* contains no more than 4 *semi-detached* houses;
- (5) each *lot* has a minimum *lot frontage* of 5.48 metres;
- (6) not less than one *parking space* is provided and maintained for each *semi-detached house* in a *private garage* on each *lot* within the area outlined by heavy lines on Plan 2 labelled “PRIVATE GARAGES” and fronting the “RIGHT-OF-WAY” shown on the attached Plan 1; and
- (7) no part of any *semi-detached house* shall have a *height* above *grade* exceeding 10.0 metres.

2. For the purpose of this by-law:

- (i) “*lot*” means any of Lots 1 to 4 inclusive as delineated on Plan 1 attached to and forming part of this by-law;

- (ii) “*grade*” means the average elevation of the natural or finished level of the ground adjoining the front wall of a *semi-detached house* on any lot, whichever is lower;
- (iii) “*site*” means those lands outlined by heavy lines on Plan 1 attached to and forming part of this by-law; and
- (iv) 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 By-law No. 438-86, as amended.

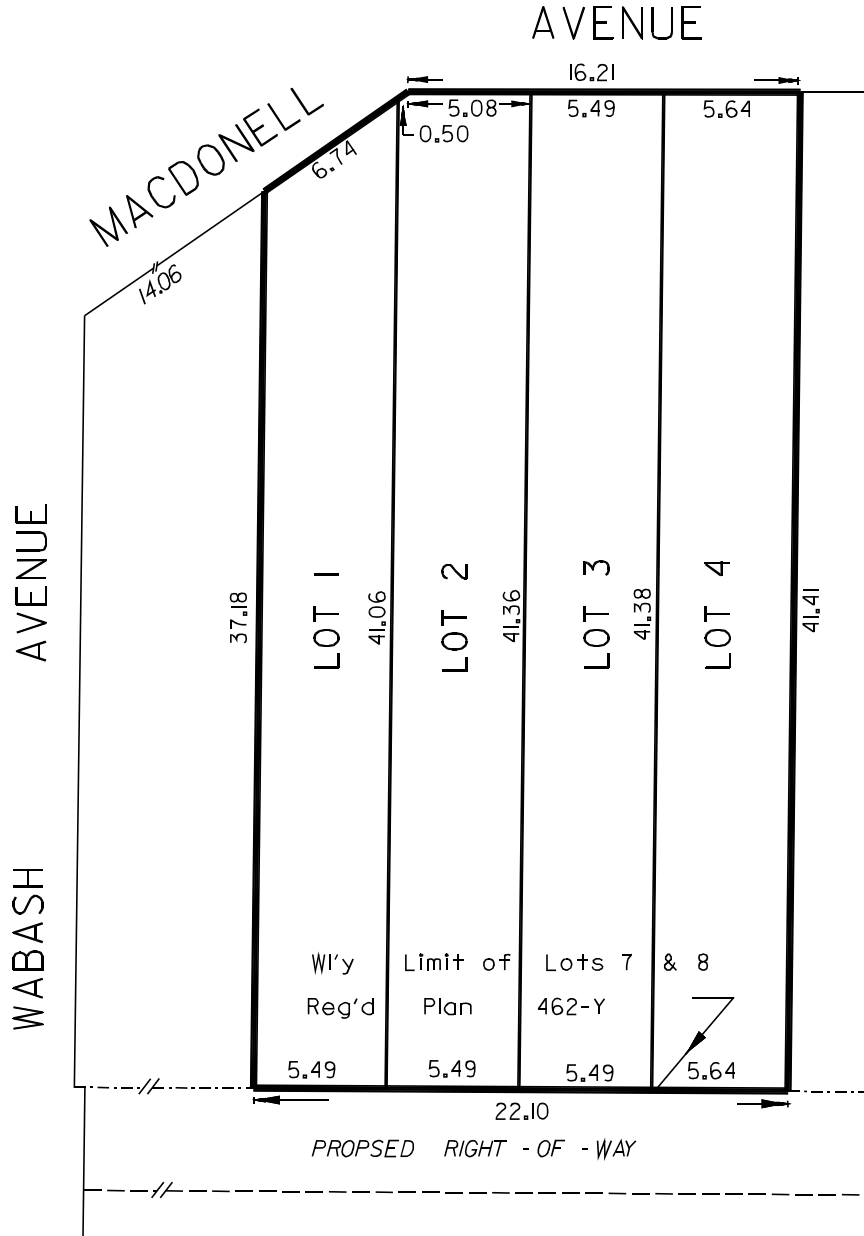
ENACTED AND PASSED this 27th day of October, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

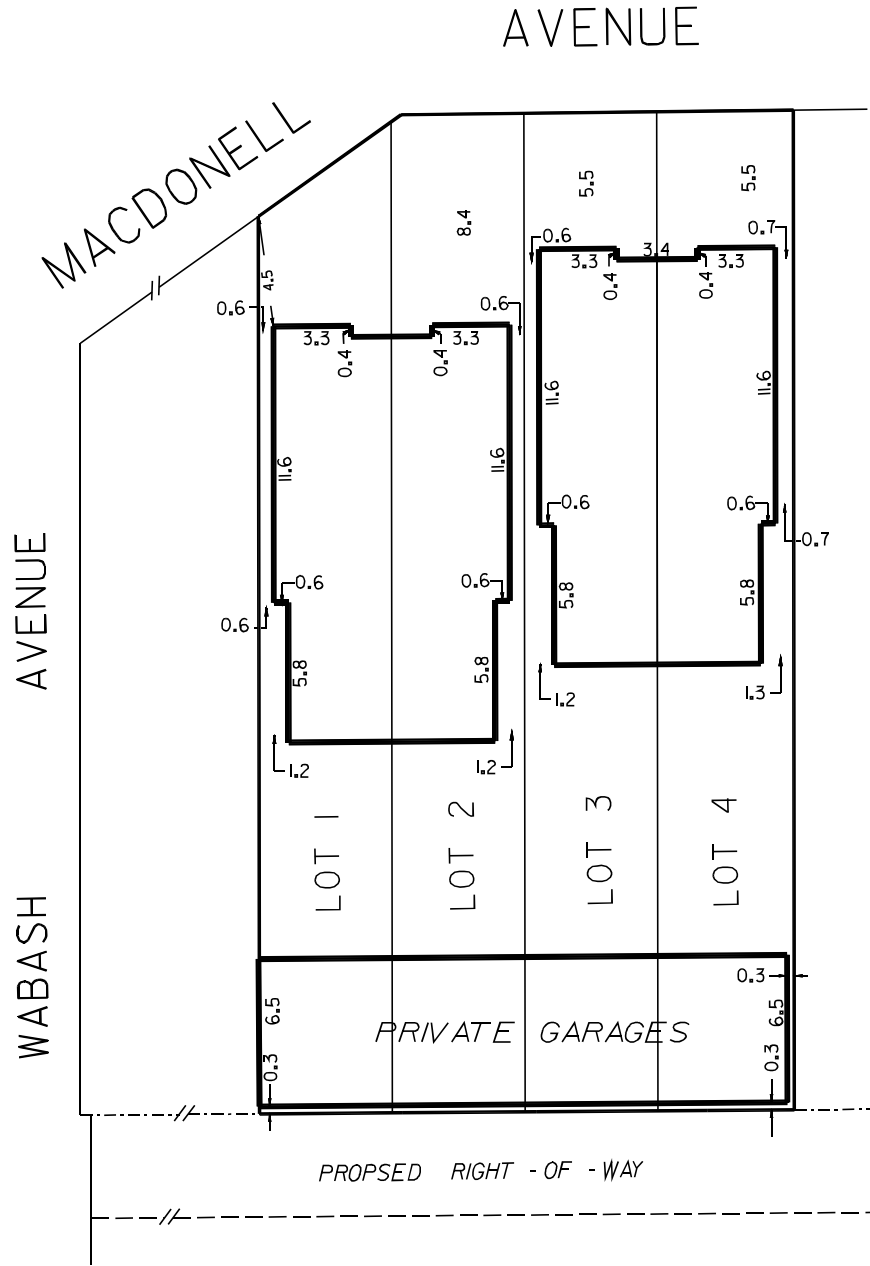
(Corporate Seal)

PLAN I



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO OCTOBER, 1999
 BL2/7WABASH1.DGN
 FILE: M35-Z2
 MAP No. 48H-312 DRAWN: WL

PLAN 2



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO OCTOBER, 1999
 BL2/7WABASH2.DGN
 FILE: M35-22
 MAP NO. 48H-312 DRAWN: WL