

Authority: Toronto East York Community Council Report No. 8, Clause No. 3,
as adopted by City of Toronto Council on November 6, 7 and 8, 2001
Enacted by Council: November 8, 2001

CITY OF TORONTO

BY-LAW No. 963-2001

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands municipally known as No. 494 Kingston Road.

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

1. None of the provisions of Sections 4(11)(b), 4(11)(c), 6(3) Part II 3B.(II), 6(3) Part II 4, 6(3) Part III 3(a), 6(3) Part IV 3(i), 6(3) Part IV 3(ii), 6(3) Part VII 1(ii) and 6(3) Part IX 1(a) 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 of 2 *detached houses* and 2 *private garages* on the lands shown on Plan 1 attached to and forming part of this By-law, provided:
 - (1) the lands comprise Lots A and B, as shown on Plan 1 attached hereto;
 - (2) each *detached house* is erected and maintained on a separate *lot*;
 - (3) the minimum side yard setback for that portion of any building that has a *depth* greater than 17.0 metres is:
 - (i) for Lot A, 0.45 metres from the westerly *side lot line* and 1.4 metres from the easterly *side lot line*;
 - (ii) for Lot B, 0.45 metres from the westerly *side lot line* and 0.45 metres from the easterly *side lot line*;
 - (4) the rear yard setback for Lot A shall not be less than 1.2 metres;
 - (5) the minimum *landscaped open space* of the front yard:
 - (i) for Lot A, shall not be less than 26.1 square metres;
 - (ii) for Lot B, shall not be less than 33.0 square metres;
 - (6) an integral *private garage* shall only be permitted in the proposed *detached house* on Lot B; and
 - (7) the *lot frontage* for Lot B shall not be less than 1.5 metres.

2. For the purposes of this By-law, all words or terms expressed in italics shall have the same meaning as such words or terms have for the purposes of the aforementioned By-law No. 438-86, as amended.

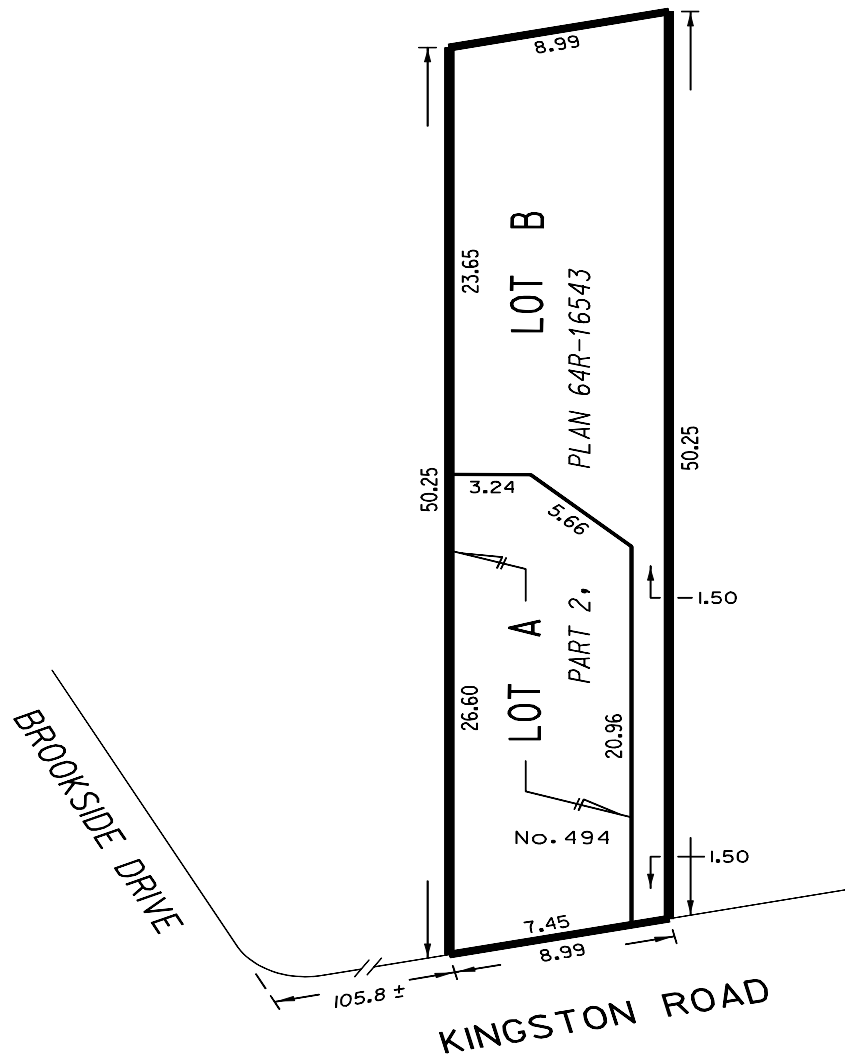
ENACTED AND PASSED this 8th day of November, A.D. 2001.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

PLAN 1



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO SEPTEMBER, 2001
BLO1/494K IN1.DGN
FILE: K15-217
MAP No. 54H-322 DRAWN: PG