

Authority: Toronto and East York Community Council Item 5.2,  
as adopted by City of Toronto Council on April 12 and 13, 2011  
Enacted by Council: April 13, 2011

## CITY OF TORONTO

### BY-LAW No. 498-2011

#### **To amend former City of Toronto General Zoning By-law No. 438-86, as amended, with respect to the lands municipally known as 259 Dovercourt Road.**

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. None of the provisions of Sections 2(1) with respects to the definition of *lot*, 4(11)(a), 4(11)(b), 6(2)21(iv), 6(3) Part II 3(C) and 6(3) Part II 4, of *By-law No. 438-86* shall apply to prevent the erection and use of one *detached house* and three *semi-detached houses* on the *site*, provided that:
  - (1) notwithstanding the definition of *lot*, the one *detached house* and three *semi-detached houses* are permitted on the *lot* provided the *lot* comprises at least the *site*;
  - (2) a maximum of four *dwelling units* are permitted on the *site*, one of which is permitted within *Part A* and three of which are permitted within *Part B*;
  - (3) a maximum of 510 square metres of *residential gross floor area* is permitted within *Part B*;
  - (4) no portion of any building or structure located above *grade* within the *site* is located otherwise than wholly within the areas delineated by heavy lines as shown on Map 2 attached hereto, with the exception of those projections permitted by Section 6(3) Part II 8 of *By-law No. 438-86*, provided that the restrictions on the projections as set out therein are complied with;
  - (5) no portion of any building or structure located above *grade* shall exceed the *height* limits specified by the numbers following the symbol "H" as shown on Map 2, attached to and forming part of this By-law;
  - (6) *parking spaces* shall be provided and maintained on the *site*, as follows:
    - (a) at least one *parking space* for each *dwelling unit*;
    - (b) all *parking spaces* must be located within *Part B*; and

- (c) an integral *private garage* may be located within *Part B*, but not within *Part A*.
2. For the purposes of this By-law, the following expressions shall have the following meaning:
- (a) "*By-law No. 438-86*" means By-law No. 438-86, as amended, of the former City of Toronto;
- (b) "*Part A*" and "*Part B*" each mean those lands respectively identified as PART A and PART B as shown on Map 2 attached hereto;
- (c) "*site*" refers to the lands delineated by heavy lines on Map 1 attached hereto; and
- (d) 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*.
3. Except as otherwise provided herein, the provisions of *By-law No. 438-86* shall continue to apply to the *site*.
4. Within the *site*, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this 13th day of April, A.D. 2011.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)



