CITY OF TORONTO

BY-LAW No. 499-2011

To amend City of Toronto Zoning By-law No. 1156-2010, 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. This By-law applies to the lands delineated by heavy lines on Diagram 1 attached to and forming part of this By-law.

2. Except as otherwise provided herein, the Regulations of Zoning By-law No. 1156-2010 continue to apply to the lands.

3. The Zoning Map of By-law No. 1156-2010 is amended in accordance with Diagram 1 attached to and forming part of this By-law.

4. The Zoning Map of By-law No. 1156-2010 is amended by deleting Exception (804) from the lands delineated by heavy lines on Diagram 1 attached to and forming part of this By-law.

5. The Zoning Map of By-law No. 1156-2010 is amended by adding Exception (979) to the lands delineated by heavy lines on Diagram 1 attached to and forming part of this By-law.

6. Zoning By-law No. 1156-2010, is amended by adding Exception R (979) to Section 900.2.10 so that it reads:

   Exception R (979)

   A building or structure may be erected on the lands delineated by heavy lines on Diagram 1 of By-law No. 499-2011 and used for the uses permitted if the whole of the premises covered by this exception collectively comply with the following:

   (A) None of the provisions of regulations 5.10.80.20 (1), 10.5.40.1 (2), 10.5.40.80 (1), 10.10.40.10 (2), 10.10.40.70 (2) and (3) will apply to prevent the construction of two dwelling units in a semi-detached house, one dwelling unit in half of a semi-detached house and one dwelling unit in a detached house on the lands if there is compliance with the following:
(a) A building or structure above grade must be located within the areas delineated by heavy lines on Diagram 2 of By-law No. 499-2011, except for encroachments permitted in Regulation 10.5.40.60.

(b) No portion of a building or structure erected on the lands is to have a height in metres greater than the height in metres specified by the numbers following the symbol H on Diagram 2 of By-law No. 499-2011.

(c) The maximum height of a main wall may be 7.5 metres.

(d) The gross floor area of buildings and structures located on Part B as delineated on Diagram 2 of By-law No. 499-2011 must not exceed 510 square metres.

(e) A maximum of 4 principal buildings are permitted on the lot.

(f) A maximum of 4 dwelling units are permitted.

(g) A minimum of 1 parking space per dwelling unit must be provided.

(h) A parking space may be located 0.1 metres from a lot line.

(i) Exception R (979) will apply to all of the lands regardless of future severance, partition or division.

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

FRANCES NUNZIATA, 
Speaker

ULLI S. WATKISS, 
City Clerk

(Corporate Seal)
City of Toronto By-law No. 499-2011

NOTE: SURVEY INFORMATION TAKEN FROM A PLAN OF SURVEY 
BY RABIDEAU & CZERWINSKI, O.L.S., DATED NOVEMBER 30TH, 2001 
ALL DIMENSIONS ARE IN METRES

259 Dovercourt Road

File # 08 166057 OZ