

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. 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:

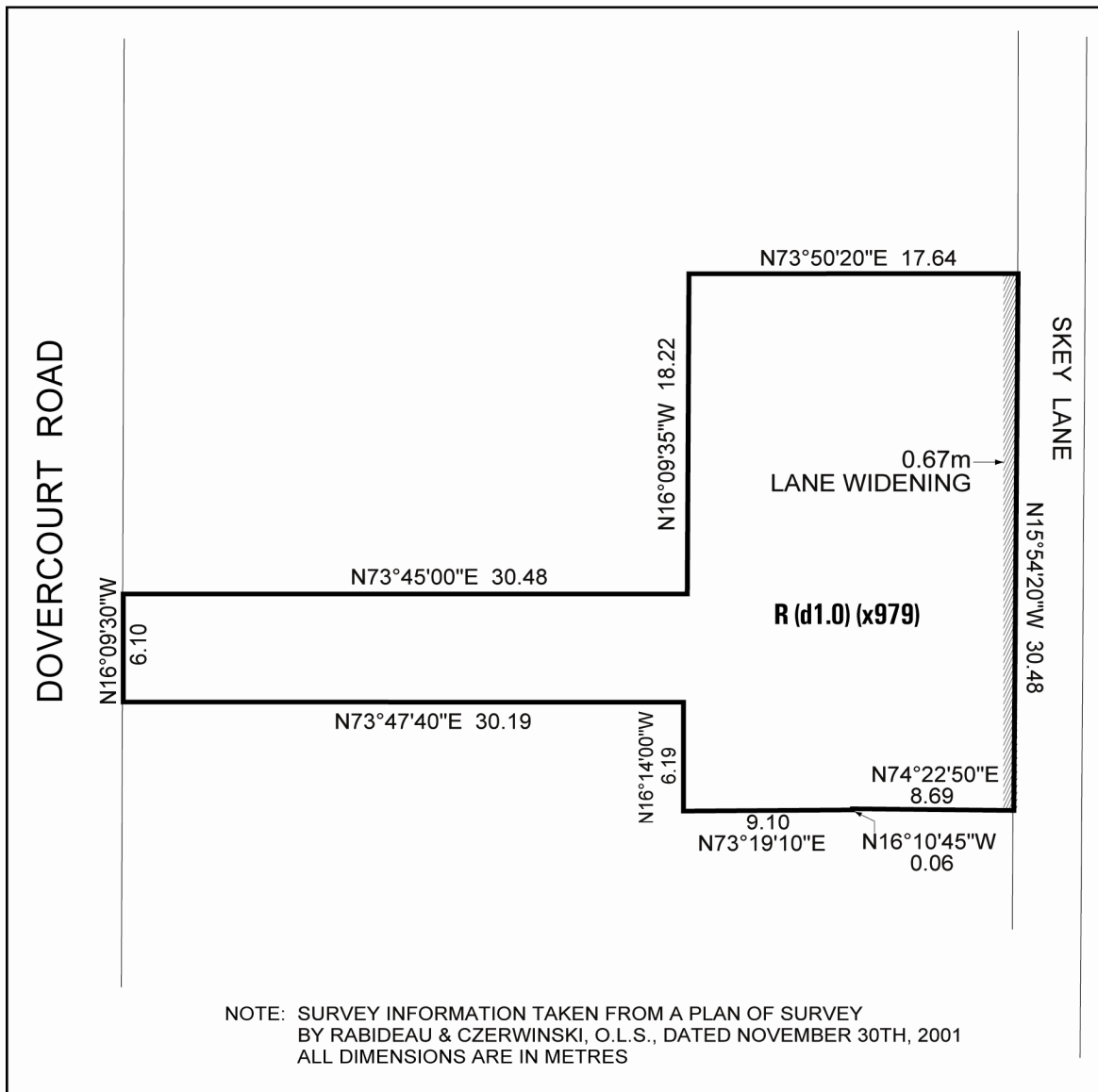
- (a) A **building** or **structure** above grade must be located within the areas delineated by heavy lines on Diagram 2 of By-law No. 499-2011, except for encroachments permitted in Regulation 10.5.40.60.
- (b) No portion of a **building** or **structure** erected on the lands is to have a height in 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)

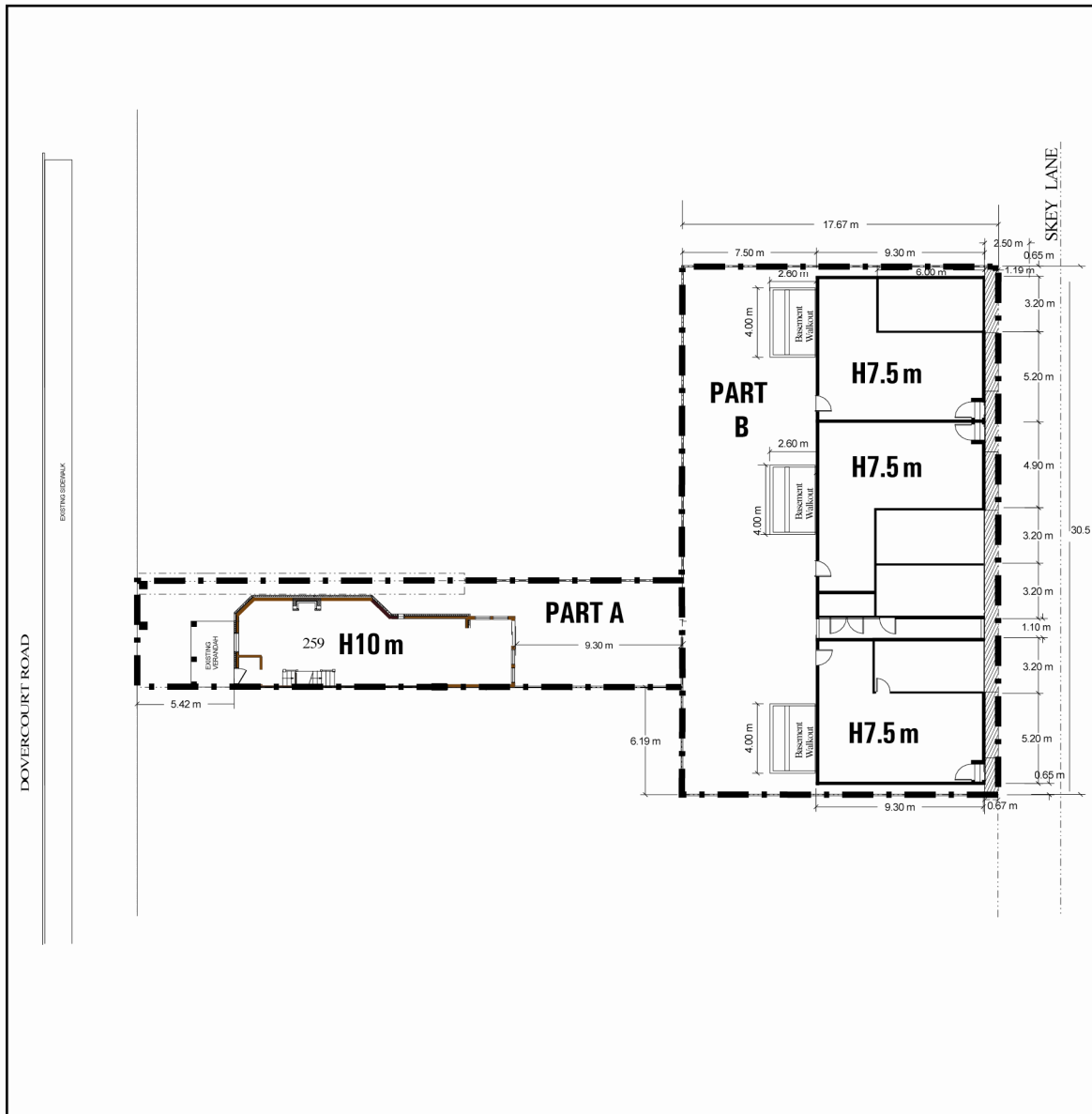


Toronto City Planning
Diagram 1

259 Dovercourt Road

File # 08 166057 0Z

City of Toronto By-Law 1156-2010
Not to Scale
03/07/2011



Toronto City Planning
Diagram 2

259 Dovercourt Road

File # 08 166057 0Z



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