Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. --2011

To amend 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 of the former City of Toronto, 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 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 of 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 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,

(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 ~ day of ~, A.D. 20~.

ROB FORD,  ULLI S. WATKISS,  
Mayor  City Clerk

(Corporate Seal)
City of Toronto By-law No. xxx-20~

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

Map 1

File # 08 166057 OZ

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