

Authority: Scarborough Community Council Report No. 1, Clause No. 19,
as adopted by City of Toronto Council on February 1, 2 and 3, 2000
Enacted by Council: March 2, 2000

CITY OF TORONTO

BY-LAW No. 116-2000

**To further amend Scarborough Zoning By-law No. 10217,
the Agricultural Holding By-law, as amended, and No. 14402, as amended,
with respect to the Malvern Community.**

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. Schedule "A" is amended, as shown on Schedule "1":

SD-144-146-249-250-356-521-543-673-702

SD-144-147-249-250-356-521-543-673-702

ST-125-147-151-255-256-356-521-544-673-703-704

ST-125-147-151-255-256-356-521-545-673-703-704

ST-144-146-250-255-256-356-521-546-673-703-704

ST-144-146-250-255-256-356-521-547-673-675-703-704

ST-144-146-148-255-256-356-521-546-673-675-703-704

ST-144-146-148-255-256-356-521-548-673-675-703-704

MF-145-150-151-152-549-703-704-707

MF-145-148-150-152-550-703-704-707

MF-145-149-151-408-551-674-707-708

O

P

2. Schedule “B”, **PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards 144, 145, 146, 147, 148, 149, 150, 151, 152, 249, 250, 255, 256, 356, 543, 544, 545, 546, 547, 548, 549, 550, 673, 674, 675, 702, 703, 704, 707 and 708:

INTENSITY OF USE

- 543. Maximum one **semi-detached dwelling** per lot as shown on the Registered Plan.
- 544. Maximum 24 units per block as shown on a Registered Plan.
- 545. Maximum 16 units per block as shown on a Registered Plan.
- 546. Maximum 26 units per block as shown on a Registered Plan.
- 547. Maximum 9 units per block as shown on a Registered Plan.
- 548. Maximum 19 units per block as shown on a Registered Plan.
- 549. Maximum 60 units per block as shown on a Registered Plan.
- 550. Maximum 80 units per block as shown on a Registered Plan.
- 551. Maximum 264 units per block as shown on a Registered Plan.

MAIN WALL SETBACKS FROM STREET

- 144. Minimum **setback** from a **street lot line** of 3 metres.
- 145. Minimum **setback** from a **street lot line** of 2 metres.
- 146. Minimum **setback** from a **street lot line** for a **garage** of 3 metres.
- 147. Minimum **setback** from a **street lot line** for a **garage** of 6 metres.
- 148. Minimum **setback** from McLevin Avenue of 2 metres.
- 149. Minimum **setback** from Neilson Road of 3 metres.
- 150. Minimum **setback** from Tapscott Road of 3 metres.
- 151. Minimum **dwelling setback** from the Railway of 30 metres.
- 152. Minimum **dwelling setback** of 5 metres from the **Major Open Space (O)** zone boundary.

MAIN WALL SETBACKS FROM SIDE AND/OR REAR LOT LINES

249. Minimum 1 metre **side yard** building **setback** from **lot lines** other than **street lot lines** and 0 metres from the common **lot line** shared by **dwelling units**.
250. Minimum **rear yard** building **setback** of 6 metres.
255. Minimum 1 metre **setback** for a garage from lot lines other than **street lot lines** and 0 metres from the common **lot line** shared by **dwelling units**.
256. Minimum 1 metre **setback** for **dwelling units** and **garages** from any **side lot line** which is a zone boundary.

FLOOR AREAS, GROUND FLOOR AREAS, DWELLING UNIT COMPOSITION

356. Maximum building **coverage** of 50%.

PARKING

708. A minimum total of 1.4 **parking spaces** per **dwelling unit** shall be provided.

MISCELLANEOUS

673. Cantilevered bay windows may project to a maximum of 0.6 metres into all yards.
674. Minimum 1.5 metre **setback** from the **street lot line** for underground structures.
675. Garages are permitted in a street yard with a minimum 3 metres **setback** from the **street lot line** of the internal road parallel to McLevin Avenue.

HEIGHT

702. Height of **dwellings** shall not exceed 10 metres.
703. Height of **dwellings** shall not exceed 12 metres.
704. Maximum number of **storeys** excluding **basements**: 3.
707. Height of **dwellings** shall not exceed 16 metres.

3. Schedule "C", **EXCEPTIONS LIST**, is amended by adding the following Exceptions:

37. On those lands identified as Exception 37 on the accompanying Schedule “C” map, the following provisions shall apply, provided that all the other provisions of the By-law not inconsistent with this Exception shall continue to apply.

- a) For the purposes of this By-law the following definition for street townhouse dwelling shall apply:

Street Townhouse Dwelling

means a row of three or more attached **single-family dwellings** that are vertically separated having frontage on a public street.

- b) A **school** and **school** site as defined under The Education Act, shall be allowed on any part of the property.
- c) Maximum five (5) model homes shall be permitted prior to the registration of the plan of subdivision provided that these model homes are constructed in accordance with the applicable performance standards.

ENACTED AND PASSED this 2nd day of March, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

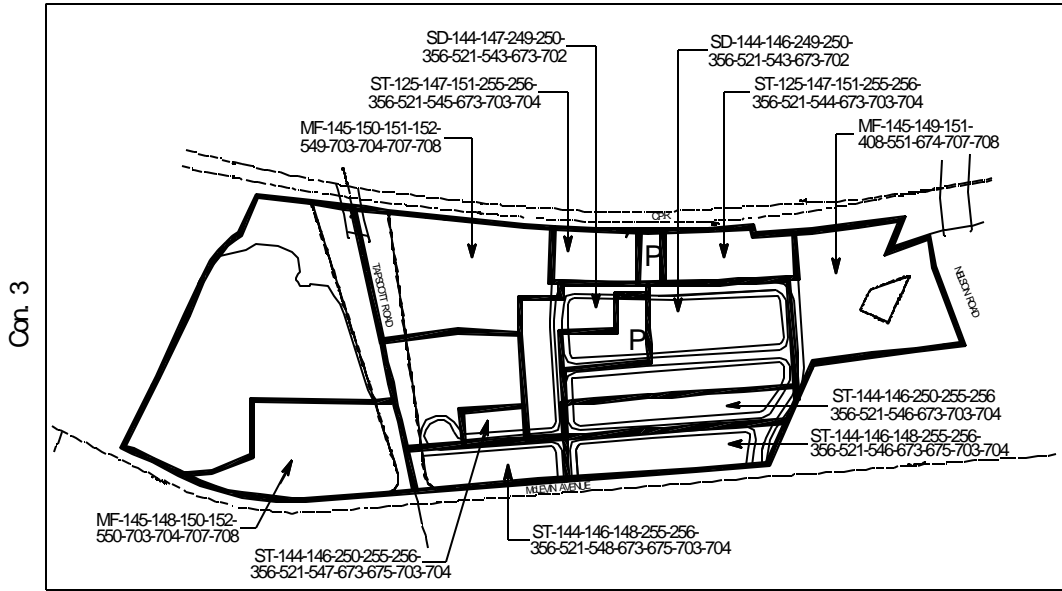
(Corporate Seal)

Schedule '1'

Lot 16

Lot 15

Lot 14



Urban Planning & Development Services
Zoning By-Law Amendment

Part of Lots 14, 15 & 16, Con.3
 File # SC-T19990011, SC-P19990014

 Area Affected By This By-Law


 Not to Scale
 Malvern Community Bylaw
 Extracted 18/200-EN
 Job No.

SCHEDULE "C"