

Authority: East Community Council Report No. 5, Clause No. 1,
as adopted by City of Toronto Council on May 30, 31 and June 1, 2001
Enacted by Council: June 1, 2001

CITY OF TORONTO

BY-LAW No. 494-2001

To amend Scarborough Zoning By-law No. 24982, as amended, with respect to the Dorset Park Employment District; and, to amend Scarborough Zoning By-law No. 9508, as amended, with respect to the Dorset Park 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. Amendments to By-law No. 24982, the Employment Districts By-law:
 - 1.1 The Provisions of By-law No. 24982 shall not apply to the lands shown outlined on the attached Schedule "1".
2. Amendments to By-law No. 9508, the Dorset Park Community Zoning By-law:
 - 2.1 CLAUSE IV, ZONES, is amended by adding the following zone after the word Institutional:

Institutional – Social Welfare I-SW
 - 2.2 CLAUSE VIII, Zone Provisions, is amended by adding the following zone and renumbering accordingly:
 11. **Institutional – Social Welfare (I-SW) Zone**
 - (a) Uses Permitted
 - Nursing homes in which persons are cared for or lodged for hire where, in addition to sleeping accommodation and meals, personal care, nursing services, medical care and treatment are provided or made available
 - Homes for the Aged
 - Day nurseries

- 2.3 Schedule "A" is amended in regard to the land indicated on the attached Schedule "1" by adding thereto the land shown outlined together with the letters and numerals shown on the attached Schedule "1":

M - 86 - 90 - 143 - 154 - 207 - 226
I-SW - 143 - 150 - 208 - 225

- 2.4 Schedule "B", **PERFORMANCE STANDARD CHART** is amended by adding the following Performance Standards:

MISCELLANEOUS

143. This By-law shall apply collectively to the lands notwithstanding their division into two or more parcels.

BUILDING SETBACK FROM STREET LINES

154. Minimum building setback of 3 m from all street lines for the main wall containing the principal front entrance to the dwelling, or minimum 4.5 m for all other flankage walls, except that in both cases, that portion of a main wall containing vehicular access to a private garage shall be set back a minimum of 6 m from the street line.

PARKING

207. **Parking spaces** shall be provided at the rate of :
- (a) Resident – 1.0 spaces per unit
 - (b) Visitor – 0.2 spaces per unit
208. Minimum 1 **parking space** per 4 beds in a nursing home/home for the aged.

INTENSITY OF USE

225. **Gross floor area** of all buildings, minus the **gross floor area** of basements, shall not exceed 1.0 times the area of the lot.
226. Maximum 319 **dwelling units**.

ENACTED AND PASSED this 1st day of June, A.D. 2001.

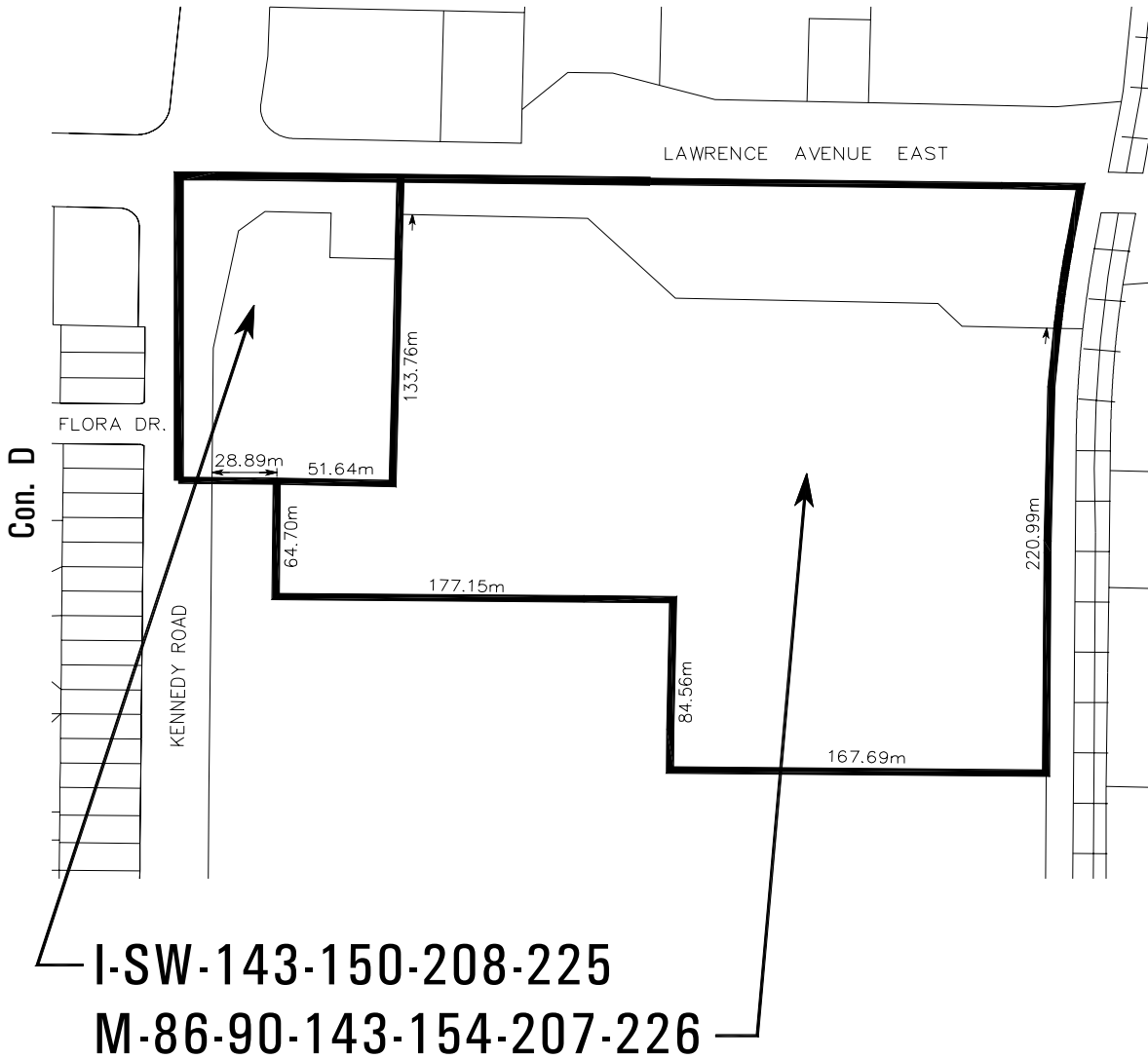
CASE OOTES,
Deputy Mayor

JEFFREY A. ABRAMS,
Acting City Clerk

(Corporate Seal)

Schedule '1'


Lot 28



Toronto Urban Development Services
Zoning By-Law Amendment

2411 Lawrence Avenue East
File # SC-Z20000020

 Area Affected By This By-Law


Not to Scale
Extracted 14/3/01 - KP
Job No. Z20000020-Z