

Authority: Resolution which adopted the report of the Commissioner of Planning and Building dated March 13, 1997, as adopted by City of Scarborough Council on April 15, 1997
Enacted by Council: July 26, 2001

CITY OF TORONTO

BY-LAW No. 644-2001

To amend the Bendale Community Zoning By-law No. 9350.

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 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, with respect to the lands shown outlined, by deleting the current zoning and substituting the following zoning as shown on Schedule "A":

M – 40-59-60-80F-91-108-118-158-205

2. Schedule "B", **PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standard(s):

BUILDING SETBACKS

59. Minimum building setback 3 m from south side lot line.

60. Minimum building setback 7.5 m from north side lot line.

FLOOR AREA

80F. Minimum floor area of 110 m².

MISCELLANEOUS

91. Rear yard setback at least 6.4 metres excluding an uncovered deck which may project into the required rear yard.

108. Maximum building coverage 50% of the lot area.

118. The maximum height of any building shall be 2 storeys.

INTENSITY OF USE

158. Maximum density for dwelling units: 45 units per hectare.

PARKING

205. Minimum 1.8 parking spaces per dwelling unit, of which 0.2 spaces shall be used for no purpose other than visitor parking.

ENACTED AND PASSED this 26th day of July, A.D. 2001.

CASE OOTES,
Deputy Mayor

JEFFREY A. ABRAMS,
Acting City Clerk

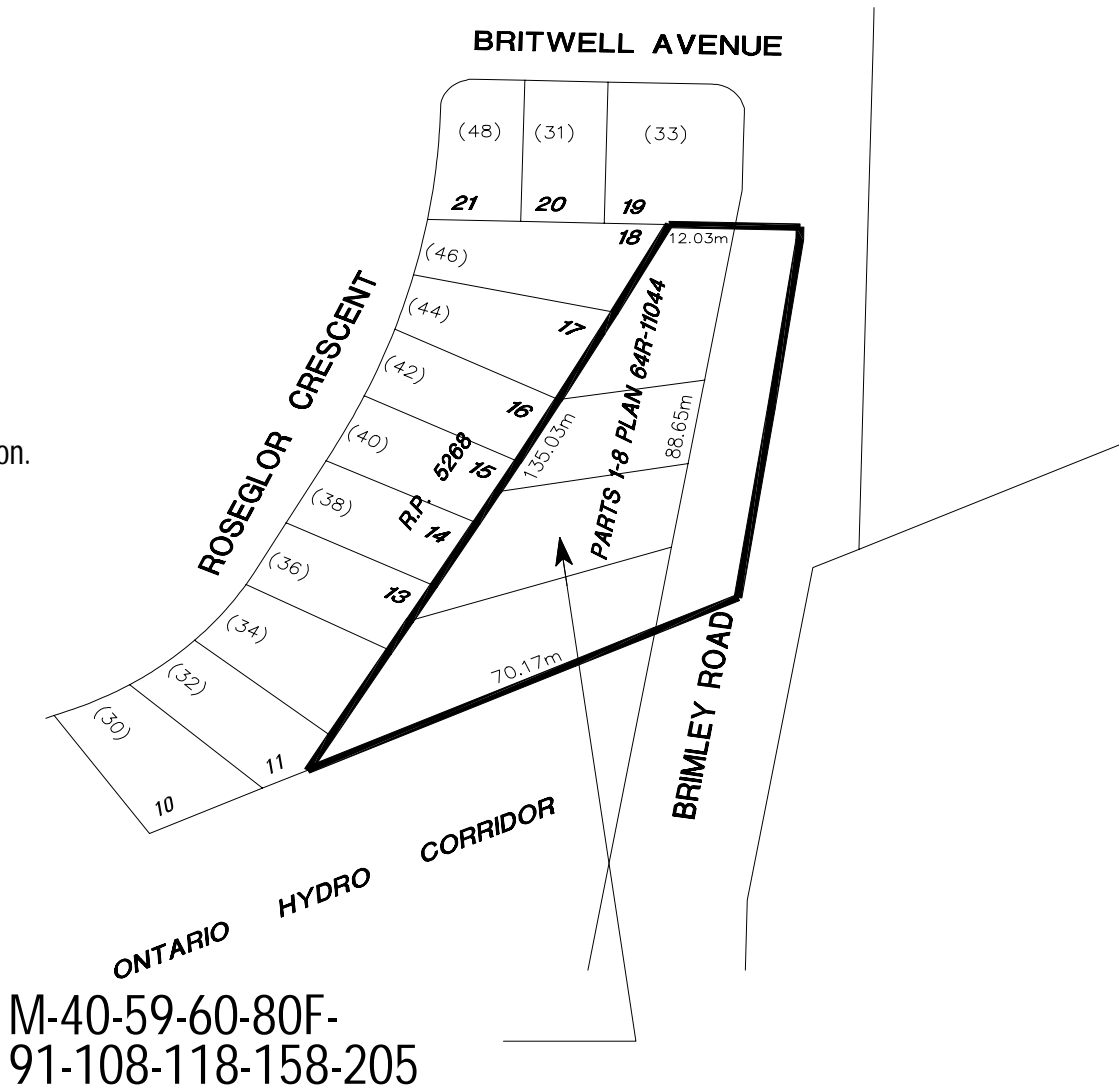
(Corporate Seal)

SCHEDULE "A"

Lot 25


BRITWELL AVENUE

Con.
1



M-40-59-60-80F-
91-108-118-158-205

 Area Affected By This By-Law


Not to Scale
Bendale Community By-law
Extracted 6/7/01 - KP
Job No. Z95057-7