

Authority: East Community Council Report No. 4, Clause No. 15, as adopted by City of Toronto Council on April 23, 24, 25, 26, 27, 30 and May 1 and 2, 2001
Enacted by Council: July 26, 2001

CITY OF TORONTO

BY-LAW No. 645-2001

To amend Scarborough Zoning By-law No. 14402, the Malvern Community Zoning By-law; and to amend Scarborough Zoning By-law No. 15907, the Rouge Community Zoning By-law; and to amend Scarborough Zoning By-law No. 24982, the Employment Districts Zoning By-law.

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. Malvern Community By-law No. 14402 is amended as follows:

- 1.1 **SCHEDULE “A”** is amended by deleting Zone Provision 707 from the subject lands outlined on Schedule ‘1’ (Map Reference MALVERN-1) so that the Zone Provisions for these lands shall read:

MF-145-150-151-152-549-703-704-708

MF-145-148-150-152-550-703-704-708

2. Employment Districts Zoning By-law No. 24982 is amended as follows:

- 2.1 The provisions of By-law No. 24982, shall not apply to the lands shown on Schedule ‘1’ (Map Reference Rouge-1).

- 2.2 **SCHEDULE “C” EXCEPTIONS LIST**, is amended by deleting the contents of Exception 412 (a) Additional Permitted Uses and replacing it with the following:

412. (a) Additional Permitted Uses:

- Recreational and commercial facilities which are ancillary to Homes for the Aged and Nursing Homes.

3. Rouge Community By-law No. 15907 is amended as follows:

- 3.1 **SCHEDULE “B” PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards:

INTENSITY OF USE

56. One **single-family dwelling** per **lot** having a minimum frontage of 60 m and a minimum **lot** area of 7 000 m².
57. One **single-family dwelling** per **lot** having a minimum frontage of 60 m and a minimum **lot** area of 8 000 m².

MAIN WALL SETBACKS FROM SIDE AND/OR REAR LOT LINES

224. Minimum **side yard** setback 1.2 m plus 0.6 m for each additional or partial **storey**.

FLOOR AREAS, GROUND FLOOR AREAS, DWELLING UNIT COMPOSITION

334. **Gross floor area** of all buildings minus the **gross floor area** of all **basements** shall not exceed 0.40 times the area of the **lot**.

- 3.2 **SCHEDULE “A”**, is amended with respect to the land outlined on Schedule ‘1’ (Map Reference Rouge-1), by adding thereto the lands shown outlined, together with the following Zone Provision and Performance Standards as outlined on Schedule ‘1’ (Map Reference Rouge-2), and extending the abutting zone provisions to the centreline of the right-of-way:

S – 56 - 114 – 224 – 317 – 334 – 400

S – 57 - 114 – 224 – 317 – 400

- 3.3 **SCHEDULE “C” and EXCEPTIONS LIST – SCHEDULE “C”**, are amended by adding Exception Number 32 with respect to the land outlined on Schedule ‘2’ (Map Reference Rouge-3):

32. On those lands identified as Exception 32 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:

Additional Permitted Uses:

- Animal Boarding Kennels
- Veterinary Services

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

CASE OOTES,
Deputy Mayor

JEFFREY A. ABRAMS,
Acting City Clerk

(Corporate Seal)

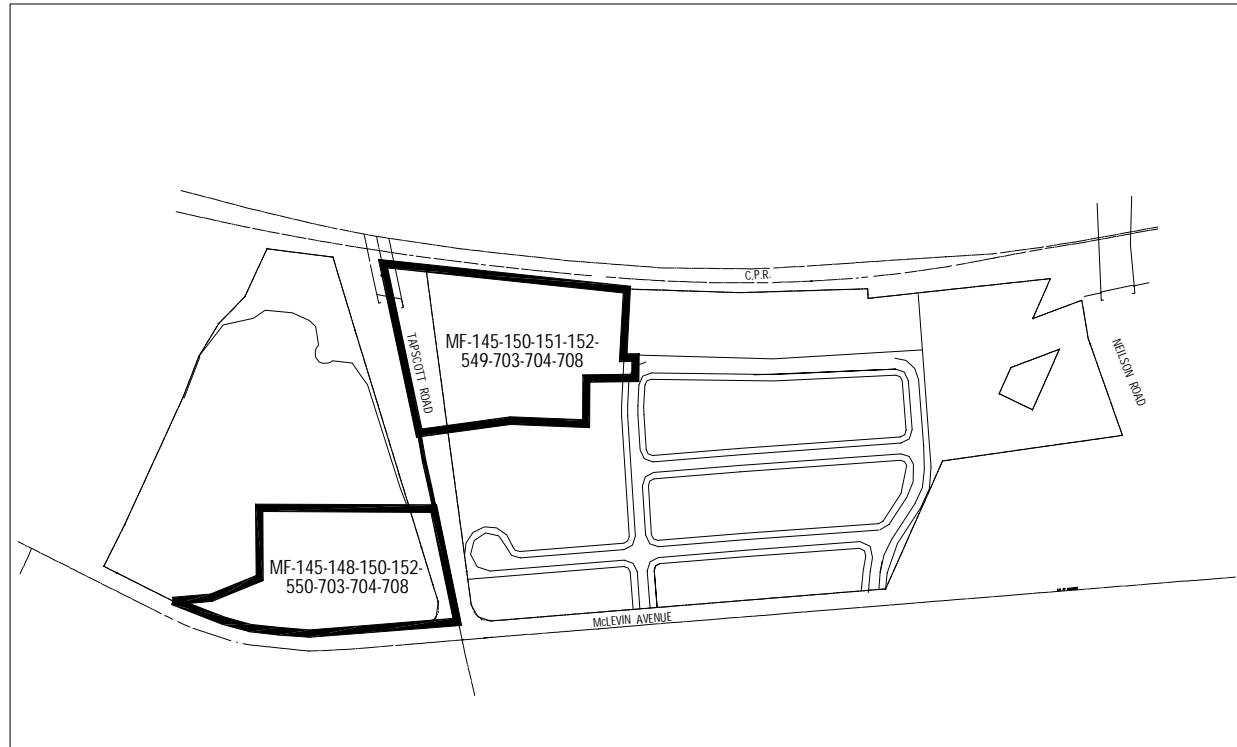
Schedule '1'

Lot 16

Lot 15

Lot 14


Con. 3



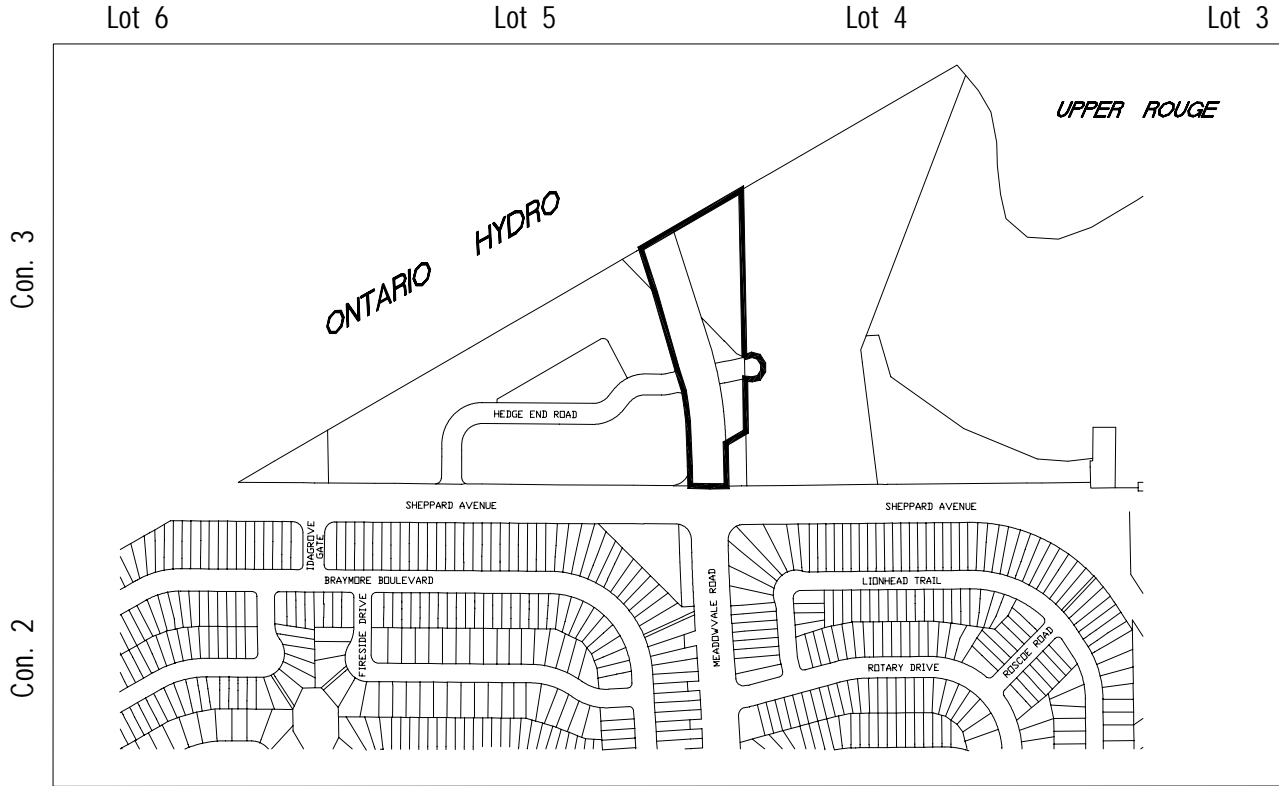
City of Toronto Urban Planning & Development Services
Zoning By-Law Amendment

Part of Lots 15 & 16, Con.3
(map reference Malvern-1)

 Area Affected By This By-Law


Not to Scale
Malvern Community By-law
Extracted 12/02/01 BN

Schedule '1'



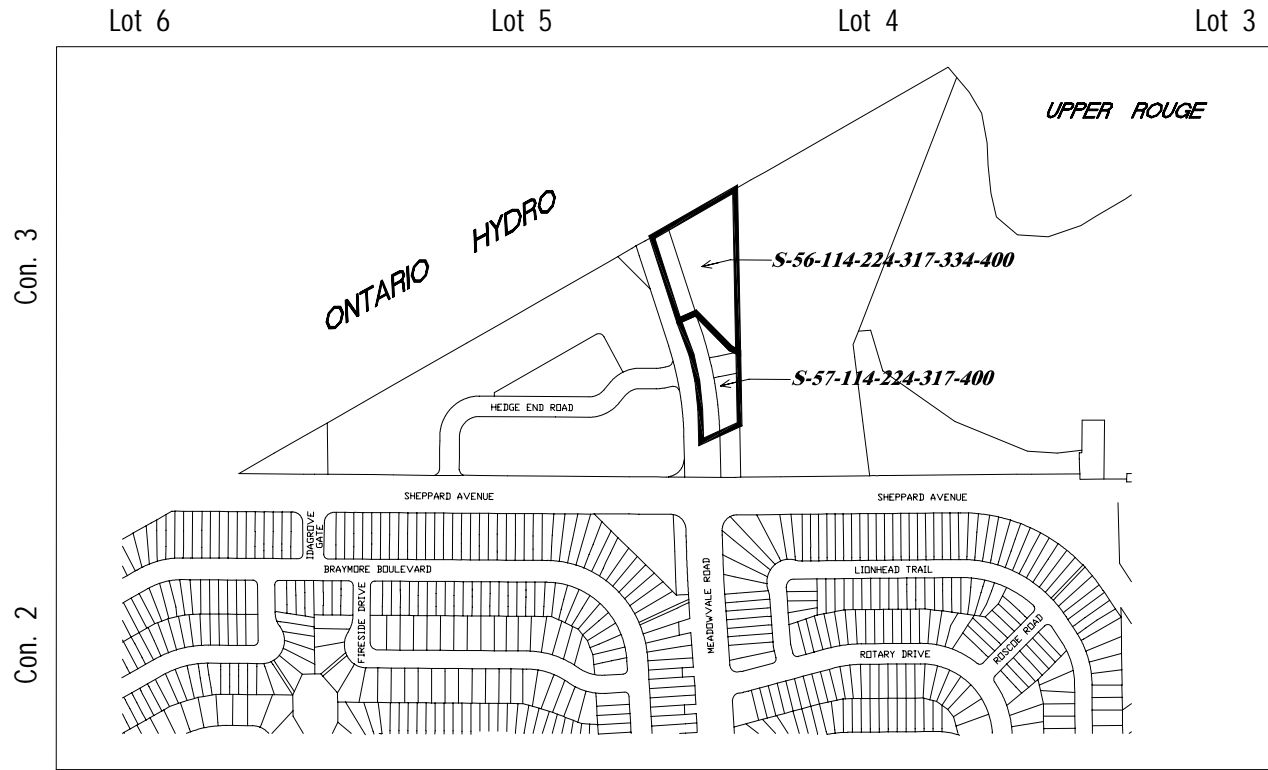
City of Toronto Urban Planning & Development Services
Zoning By-Law Amendment

Part of Lots 4 & 5 Con.3
 (map reference Rouge-1)

 Area Affected By This By-Law


 Not to Scale
 Rouge Community By-law
 Extracted 20/02/01 BN

Schedule '1'



Con. 3

Con. 2

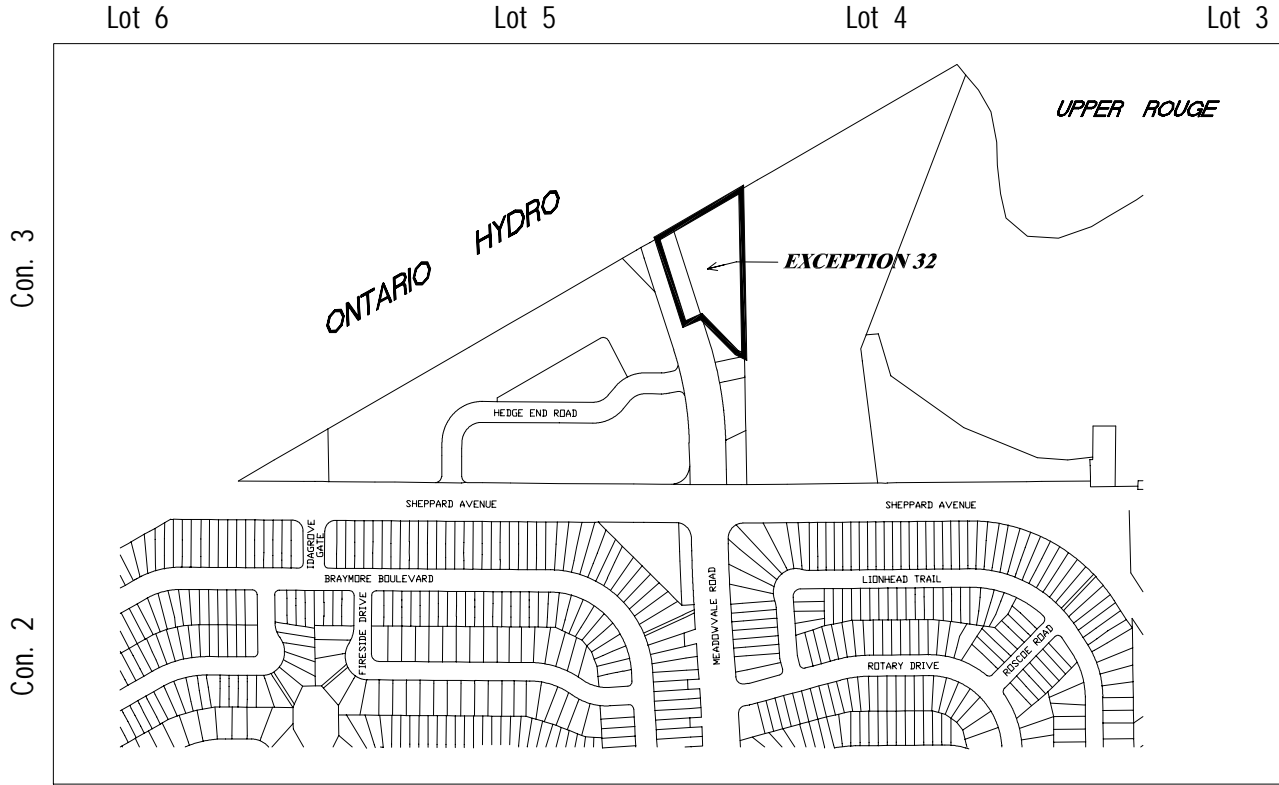
Toronto Urban Planning & Development Services
Zoning By-Law Amendment

Part of Lots 4 & 5 Con.3
 (map reference Rouge-2)

 Area Affected By This By-Law


 Not to Scale
 Malvern Community By-law
 Extracted 20/02/01 BN

Schedule '2'



Toronto Urban Planning & Development Services
Zoning By-Law Amendment

Part of Lots 4 & 5 Con.3
 (map reference Rouge-3)

 Area Affected By This By-Law


 Not to Scale
 Rouge Community By-law
 Extracted 20/02/01 BN