

Authority: Scarborough Community Council Report No. 3, Clause No. 18,
as adopted by City of Toronto Council on April 16, 17 and 18, 2002
Enacted by Council: April 18, 2002

CITY OF TORONTO

BY-LAW No. 239-2002

To amend Scarborough Zoning By-law 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" of the Malvern Community Zoning By-law is amended by deleting the current zoning and substituting the following so that the amended zoning shall read as follows on Schedule '1':

SD – 73 – 102 – 212 – 424 – 521 – 702

ST – 154 – 155 – 262 – 424 – 440 – 521 – 555 – 677 - 702

2. Schedule "B", **PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards:

INTENSITY OF USE

73. Maximum one **semi-detached dwelling**.

MAIN WALL SETBACK FROM STREETS

154. Minimum **setback** from Sheppard Avenue of 8.5 metres. Unenclosed decks may project a maximum of 2.5 metres into the minimum **main wall setback**.
155. Minimum **setback** from Malvern Street of 1.5 metres. Bay windows may project a maximum of .4 metres into the minimum **main wall setback**.

MAIN WALL SETBACK FROM SIDE AND OR REAR LOT LINES

262. Minimum **setback** from the east limit of the zone boundary of 1.8 metres. Bay windows may project a maximum of .4 metres into the minimum **main wall setback**.

MISCELLANEOUS

440. Maximum **coverage** for all buildings and structures shall be 45 % of the area of the **lot** or parcel.

INTENSITY OF USE

555. One **dwelling unit** per 150 m² of **lot** or parcel area.

MISCELLANEOUS

677. Clause VI, Section 4, does not apply.

ENACTED AND PASSED this 18th day of April, A.D. 2002.

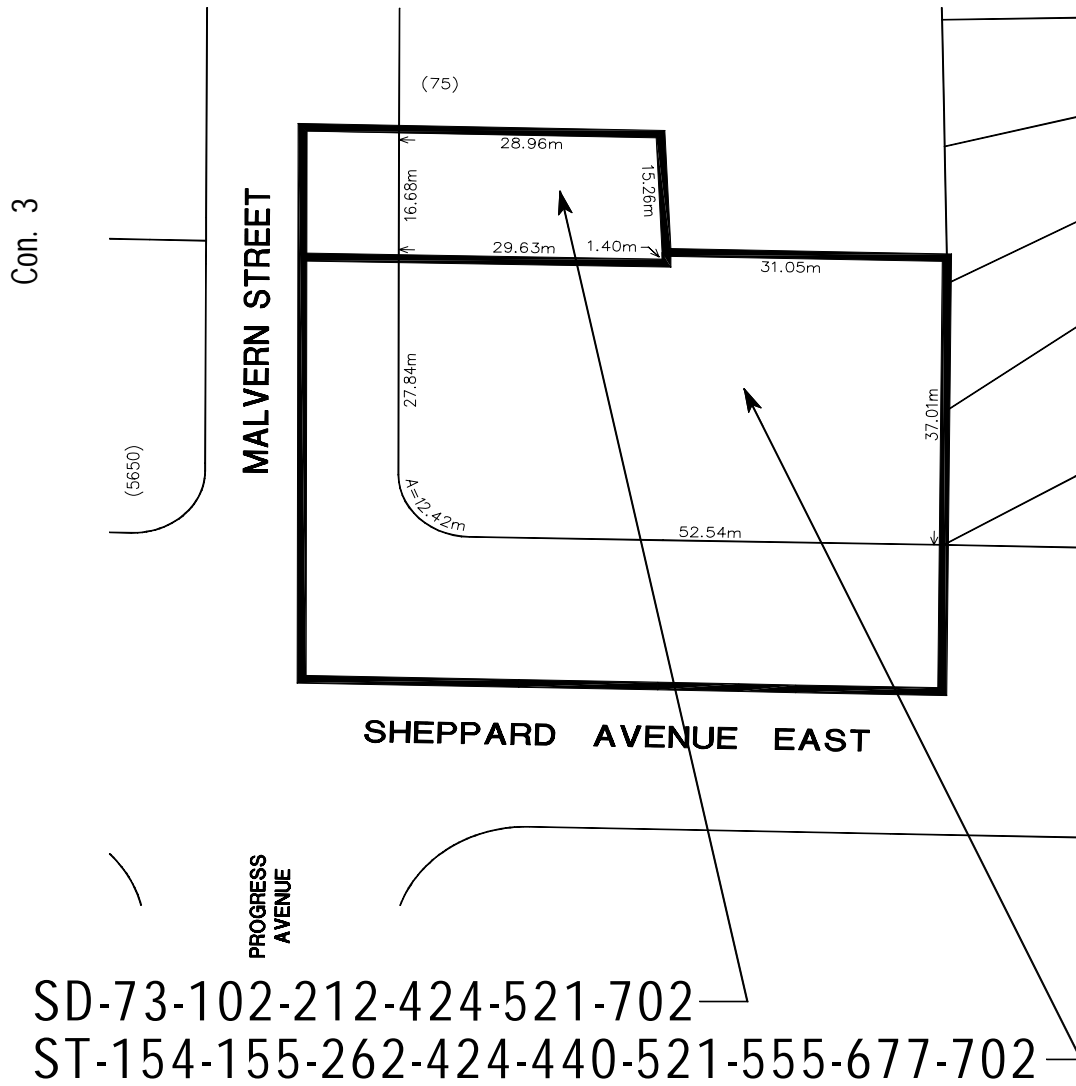
CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 18



SD-73-102-212-424-521-702


ST-154-155-262-424-440-521-555-677-702

 **TORONTO** Urban
Development Services
Zoning By-Law Amendment

N/E Corner of Sheppard Ave. E. at Malvern St.

File # TF ZBL 2001 0006

 Area Affected By This By-Law


Not to Scale
Malvern Community By-law
Extracted 21/1/02 - KP
Job No. ZBL20010006_B