

Authority: Scarborough Community Council Report No. 8, Clause No. 38,
as adopted by City of Toronto Council on October 1, 2 and 3, 2002
Enacted by Council: October 3, 2002

CITY OF TORONTO

BY-LAW No. 769-2002

To amend Scarborough Zoning By-law No. 10327, as amended, with respect to the West Hill Community.

WHEREAS authority is given to Council by Sections 34 and 41 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 West Hill 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'

M – 260– 322 – 390 – 391 – 392 – 393 – 407 – 501

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

SIDE YARD

260. Minimum building setback from side lot line 4.3 metres.

PARKING

322. Minimum 1.2 parking spaces per dwelling unit.

MISCELLANEOUS

390. Maximum projection for balconies and unenclosed porches 1.55 metres.

391. Maximum number of storeys, excluding basements 2.

392. Notwithstanding any provisions of this by-law, one refuse storage building enclosed by four walls and a roof is permitted.

393. Minimum building setback 4.5 metres from the south property line.

BUILDING SETBACKS FROM STREETS

407. Minimum 1.5 metre setback from the street line of Lawrence Avenue East.

INTENSITY OF USE

501. Maximum 15 dwelling units.

3. The lands shown on Schedule '1' are hereby designated as a Site Plan Control Area.

ENACTED AND PASSED this 3rd day of October, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 9

