

Authority: Toronto East Community Council Report No. 2, Clause No. 17,
as adopted by City of Toronto Council on March 1, 2 and 3, 2004
Enacted by Council: April 28, 2004

CITY OF TORONTO

BY-LAW No. 348-2004

To amend Scarborough Zoning By-law No. 9350, as amended, with respect to lands known municipally in the year 2004 as 2650 Lawrence Avenue East.

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" is amended by deleting the current zoning and substituting the following zoning as shown on Schedule '1':

M – 40 – 90 – 122 – 123 – 124 – 161 – 206

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

MISCELLANEOUS

122. Maximum 48 % lot **coverage**.

123. Attached garages may be erected at a distance of not less than 1 metre from a lot line other than a street line.

124. The provisions of the By-law shall apply collectively to this land, notwithstanding its future division into two or more parcels of land.

INTENSITY OF USE

161. Maximum 93 **dwelling units**.

PARKING

206. Minimum 1.8 parking spaces per **dwelling unit** to be provided on the following basis:

- For residents: minimum 1.0 enclosed parking space and 0.6 convenience parking spaces which may be provided in tandem;

- For visitors: minimum 0.2 parking spaces.
- 3. Schedule “C”, **EXCEPTIONS MAP**, is amended by deleting Exception No. 6 from applying to the lands shown on Schedule ‘1’ and adding Exception 10 as shown on Schedule ‘2’.
- 4. Schedule “C”, **EXCEPTIONS LIST**, is amended by adding the Exception 10 as follows:
 - 10. On those lands identified as Exception Number 10 on the accompanying Schedule “C” map, the following provisions shall apply:
 - (1) Matters to be provided pursuant to Section 37 of the *Planning Act*:
 - (a) The owner of the lands at its expense and in accordance with, and subject to, the agreements referred to in Section (b) herein shall provide the following facilities, services and matters as follows:
 - (i) Financial contribution to the City of Toronto in the amount of \$60,300.00 towards improvements to Donwood Park.
 - (b) The owner of the lands shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act*, to secure the facilities, services and matters referred to in Section (1)(a) herein and which shall be registered on title to the lands to which this By-law applies.

ENACTED AND PASSED this 28th day of April, A.D. 2004.

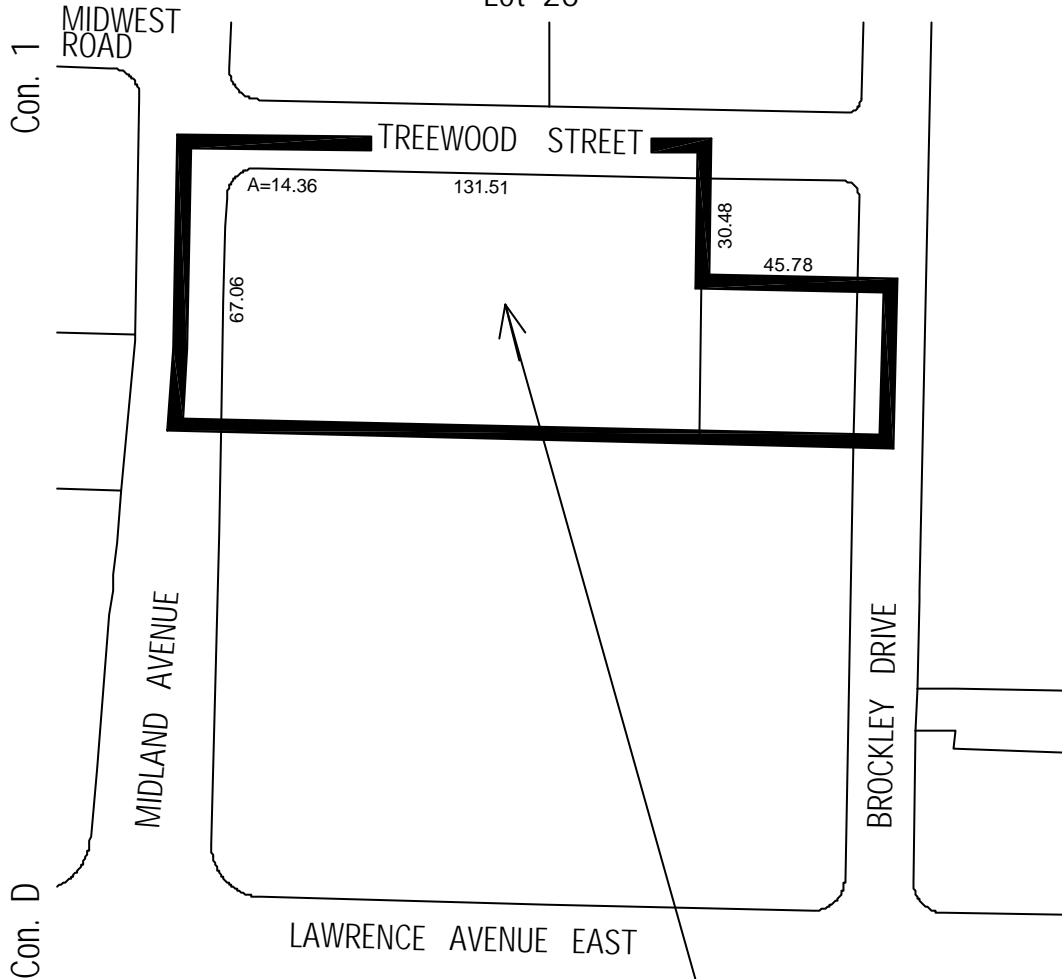
DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 26



M-40-90-122-123-124-161-206



Zoning By-Law Amendment

2650 Lawrence Avenue East

File# CMB20030003



Area Affected By This By-Law

Bendale Community Bylaw
 Not to Scale
 01/02/04



