

CITY OF TORONTO

BY-LAW No. 353-2004(OMB)

**To amend Scarborough Zoning By-law No. 9350, as amended,
the Bendale Community By-law.**

WHEREAS the Ontario Municipal Board pursuant to its Order No. 0402 dated February 24, 2004 upon hearing the appeal of Inaugural Source Inc. under Section 34 (11) of the *Planning Act*, R. S. O. 1990, c.P. 13, as amended, deems it advisable to amend By-law No. 9350, the Bendale Community By-law, of the former City of Scarborough;

THEREFORE By-law No. 9350, as amended, of the former City of Scarborough is further amended as follows:

1. **Schedule “A”**, as amended, is amended by deleting the current zoning and replacing it with the following zoning, as shown on Schedule “1” to this By-law:

M – 40 - 94 - 97 – 102 – 125 – 126 – 127 - 160 – 201 - 207

2. **Schedule “B”, Performance Standard Chart**, as amended, is hereby further amended by adding the following Performance Standards:

MISCELLANEOUS

94. Maximum three **storeys**.
97. Maximum **coverage** for all buildings and structures shall be 40% of the area of the lot or parcel.
102. Minimum **main wall setback** from adjacent “Single Family Residential Zones” shall be 7 m.
125. The provisions of this By-law shall apply collectively to this land, notwithstanding its future division into two or more parcels of land.
126. Minimum 1.0 m landscape strip shall be provided adjacent to “Single Family Residential Zones” except that one **parking space** may encroach within the required landscape strip to a maximum of 0.9 m.
127. The definition of **Multiple-Family Dwellings**, as provided by CLAUSE V, (f), shall not apply.

INTENSITY OF USE

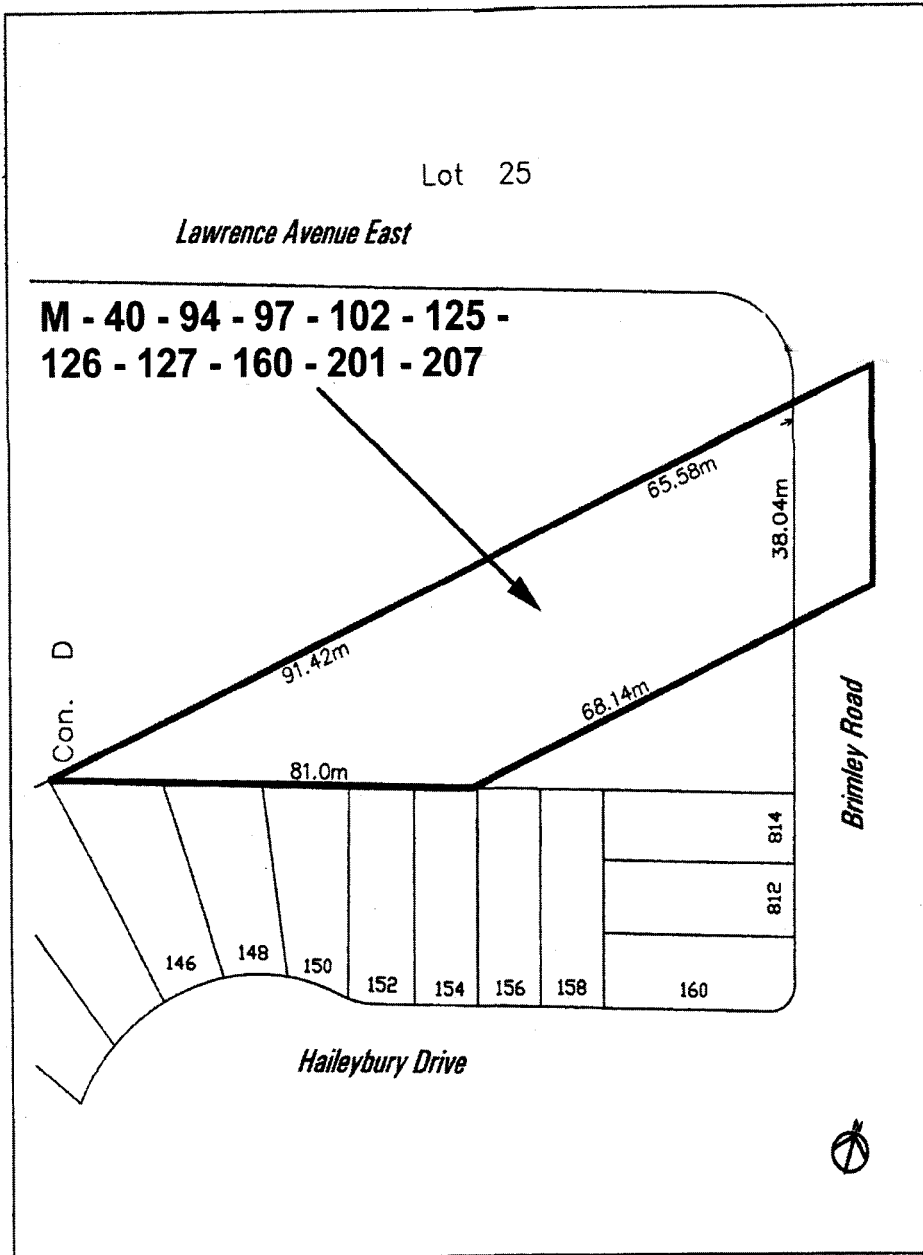
160. Maximum 25 **dwelling units**.

PARKING


201. Minimum 1.52 **parking spaces** per **dwelling unit** shall be provided of which a minimum of 0.2 **parking spaces** per **dwelling unit** shall be for visitors.
207. An attached garage shall be erected with each **dwelling unit** having the following minimum inside dimensions: 3 m by 6 m for a garage containing a maximum of one **parking space**; and 5.4 m by 6 m for a garage containing more than one **parking space**.
3. **Schedule “C”, EXCEPTIONS LIST**, is amended by repealing Exception 5.
4. **Schedule “C”, Exceptions Map**, is amended by deleting Exception 5 from applying to the lands as shown on Schedule “1”.

PURSUANT TO ORDER NO. 0402 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON FEBRUARY 24, 2004, IN BOARD CASE NO. PL030787.

SCHEDULE "1"



**Zoning By-Law Amendment
Brimley Road/Lawrence Avenue East**

 Area Subject To This By-Law