

Authority: Scarborough Community Council Report 3, Clause 12a,
as adopted by City of Toronto Council on May 23, 24 and 25, 2006
Enacted by Council: May 25, 2006

CITY OF TORONTO

BY-LAW No. 395-2006

**To amend former City of Scarborough Zoning By-law No. 10327, as amended,
with respect to lands municipally known as 4331 Lawrence Avenue East
(southeast of Hainford Street terminus).**

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 West Hill Community Zoning By-law is amended for the lands outlined on the attached Schedule ‘1’ by deleting the existing Single-Family Residential (S) Zone and Holding (H) Provision, and replacing them with Two-Family Residential (T) and Major Open Spaces (O) Zones, so that the amended zoning reads as follows as shown on Schedule ‘1’:

T – 262 – 403 – 506 – 605 – 607

T – 262 – 403 – 506 – 605 – 606 – 607

O

2. **SCHEDULE “B”, PERFORMANCE STANDARD CHART**, is amended by adding Performance Standards 262, 506, 605, 606 and 607 as follows:

SIDE YARD

262. Minimum 0.9 metres **side yard** building setback from lot lines other than street lot lines and 0 metres from the common lot line coincident with the common wall shared by **dwelling units**.

INTENSITY OF USE

506. Maximum two **dwelling units** per lot as shown on a Registered Plan with each **dwelling unit** on a parcel of land having a minimum frontage of 7.2 metres and minimum area of 176 square metres.

MISCELLANEOUS

605. Maximum **coverage** for all buildings and structures shall be 46% of the area of the lot or parcel.

606. Maximum building **height** of 9.5 metres.
607. A garage (minimum inside dimensions of 3 m by 6 m) shall be attached to each **dwelling unit**.
3. **SCHEDULE “C”, EXCEPTIONS MAP**, is amended by deleting and then replacing Exception Number 27, and adding Exception Number 98 as shown on Schedule ‘2’.
4. **SCHEDULE “C” EXCEPTIONS LIST**, is amended by deleting and then replacing Exception Number 27, and adding Exception Number 98 as follows:
27. Notwithstanding the definition of **Main Wall** within **CLAUSE V – INTERPRETATION (f) Definitions**, gables and bay windows may also project a maximum 0.7 metres into a required **rear yard** or **street yard**.
98. **CLAUSE VI – PROVISIONS FOR ALL ZONES**, Section 15. **Regulations for Single-Family, Two-Family and Street Townhouse Dwellings**, Subsection 15.3. Maximum total **floor area** per **dwelling unit**, shall not apply.

ENACTED AND PASSED this 25th day of May, A.D. 2006.

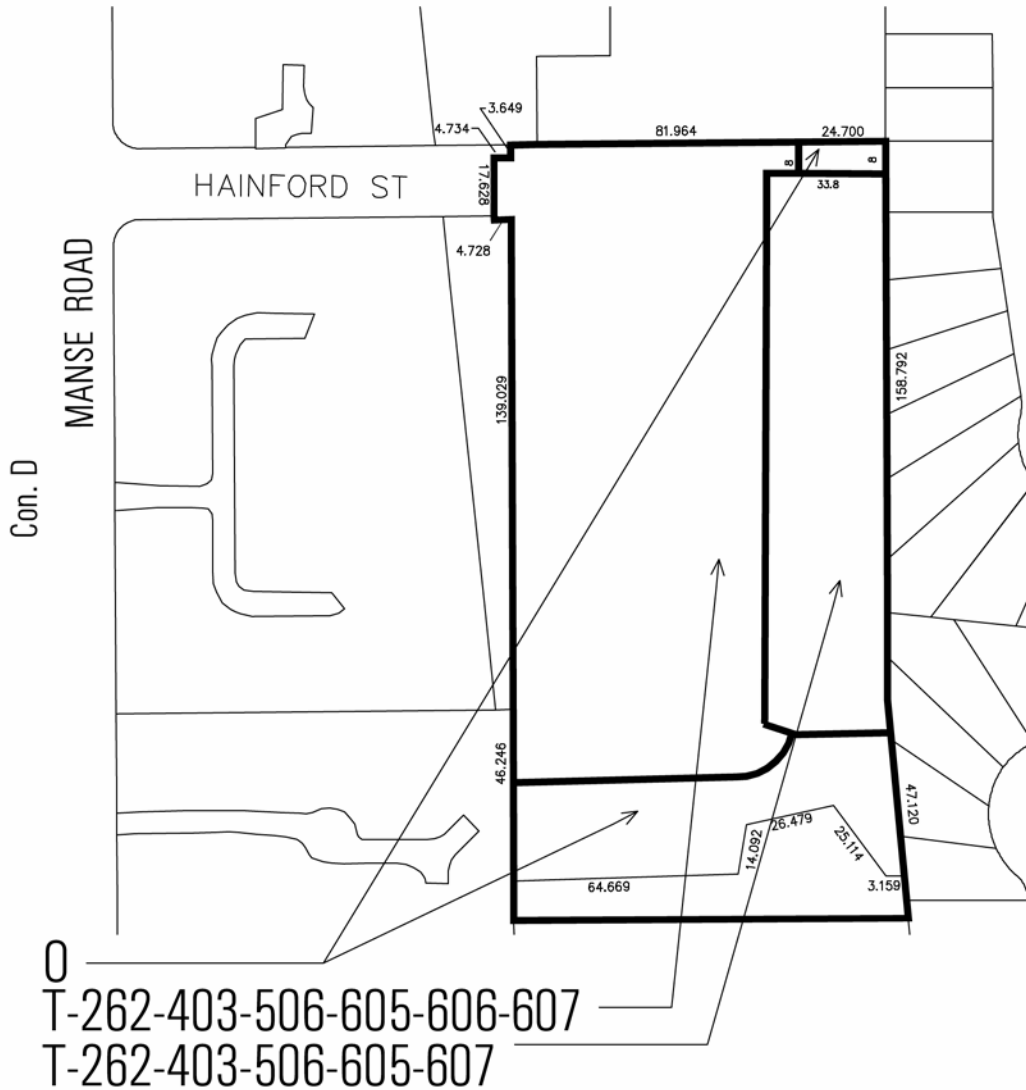
DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 8



Toronto City Planning Division
Zoning By-Law Amendment

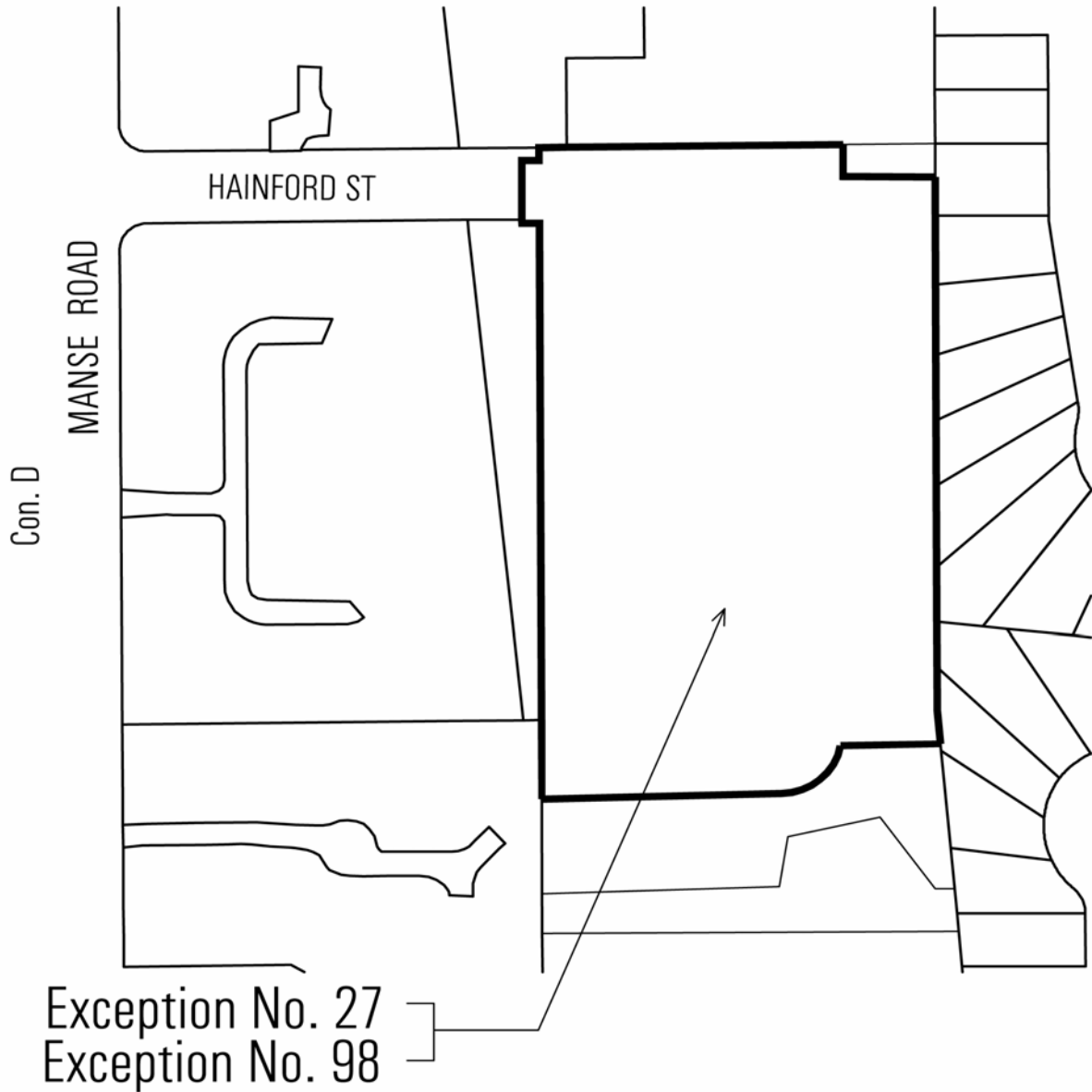
4331 Lawrence Avenue East
 File # 05-112029 OZ, 05 112043 SB

 Area Affected By This By-Law

West Hill Community Bylaw
 Not to Scale
 4/5/06

Schedule '2'

Lot 8



Zoning By-Law Amendment

4331 Lawrence Avenue East

File # 05-112029 OZ, 05 112043 SB

 Area Affected By This By-Law

West Hill Community Bylaw
 Not to Scale
 3/17/06

