

Authority: Scarborough Community Council Report 6, Clause 18,  
as adopted by City of Toronto Council on July 25, 26 and 27, 2006  
Enacted by Council: July 27, 2006

## CITY OF TORONTO

### BY-LAW No. 669-2006

**To amend former City of Scarborough Zoning By-law No. 10327, as amended, with respect to lands municipally known as 4275 Lawrence Avenue East and 133, 135, 137, 139, 141, 143 and 155 Homestead Road.**

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 replacing it with Street Townhouse Residential (ST) and Major Open Spaces (O) Zones, so the amended zoning reads as follows as shown on Schedule '1':

ST – 40G – 40I – 110 – 199C – 199D – 374 – 398 – 399 – 604

ST – 40H – 59C – 86 – 110 – 199E – 199F – 374 – 397 – 398 – 604

O

2. **SCHEDULE 'B', PERFORMANCE STANDARD CHART**, is amended by adding Performance Standards 40G, 40H, 59C, 199C, 199D, 199E, 199F, and 397 as follows:

#### **SIDE YARD**

59C Minimum 1.5 m from side wall to street line for buildings erected on corner lots.

#### **FRONT YARD**

40G Minimum building **setback** of 3 m to the Lawrence Avenue East street line.

40H Minimum **front yard setback** of 2.7 m to street line.

40I Minimum building **setback** of 1.5 m to the Homestead Road street line.

#### **INTENSITY OF USE**

199C One **dwelling unit** per 4.5 m of frontage on a public street and 110m<sup>2</sup> of area.

199D Maximum of 11 **dwelling units**.

199E One **dwelling unit** per 6 m of frontage on a public street and 130m<sup>2</sup> of area.

199F Maximum of 35 **dwelling units**.

**MISCELLANEOUS**

397 Maximum 2 **storeys** excluding basements and 11 m building **height**.

398 Notwithstanding the definition of **Street Townhouse Dwelling**, the following definition shall apply:

Street Townhouse Dwelling means a row of three or more attached single-family dwellings vertically separated and each unit having frontage on a public **street**.

399 Maximum 3 **storeys** excluding basements and 12 m building **height**.

3. **SCHEDULE 'C', EXCEPTIONS MAP**, is amended by adding Exception Number 61 as shown on Schedule '2'.

4. **SCHEDULE 'C', EXCEPTIONS LIST**, is amended by adding Exception Number 61 as follows:

61. On those lands identified as Exception 61, the following provisions shall apply:

**Part A**

One **dwelling unit** per 5.4 m of frontage on a public street and 135m<sup>2</sup> of area.

Minimum **rear yard setback** of 5.1 m.

**Part B:**

Minimum **front yard setback** of 2 m to street line.

**Minimum rear yard setback** of 1.5m.

Minimum building **setback** of 9m to the north lot line.

**Part C:**

Minimum **rear yard setback** of 5.9 m.

Minimum **front yard setback** of 3 m to street line.

**Part D:**

Minimum **front yard setback** of 2.2 m to street line.

Minimum **rear yard setback** of 5.5 m.

The street line opposite the main wall containing the vehicular access shall be deemed to be the **front lot line**.

**Part E:**

Maximum 3 **storeys** excluding basements and 12 m building **height**.

Minimum **rear yard setback** of 5.5 m.

Minimum 1.2 m from north side wall to street line and minimum 1.5 m from south side wall to street line.

The street line opposite the main wall containing the vehicular access shall be deemed to be the **front lot line**.

**Part F:**

Minimum **rear yard setback** of 5.5 m.

One **dwelling unit** per 4.9 m of frontage on a public street and 210m<sup>2</sup> of area.

**Part G:**

Minimum **rear yard setback** of 5.5 m.

One **dwelling unit** per 3.8 m of frontage on a public street and 260m<sup>2</sup> of area.

**Part H:**

The street line opposite the main wall containing the vehicular access shall be deemed to be the **front lot line**.

ENACTED AND PASSED this 27th day of July, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

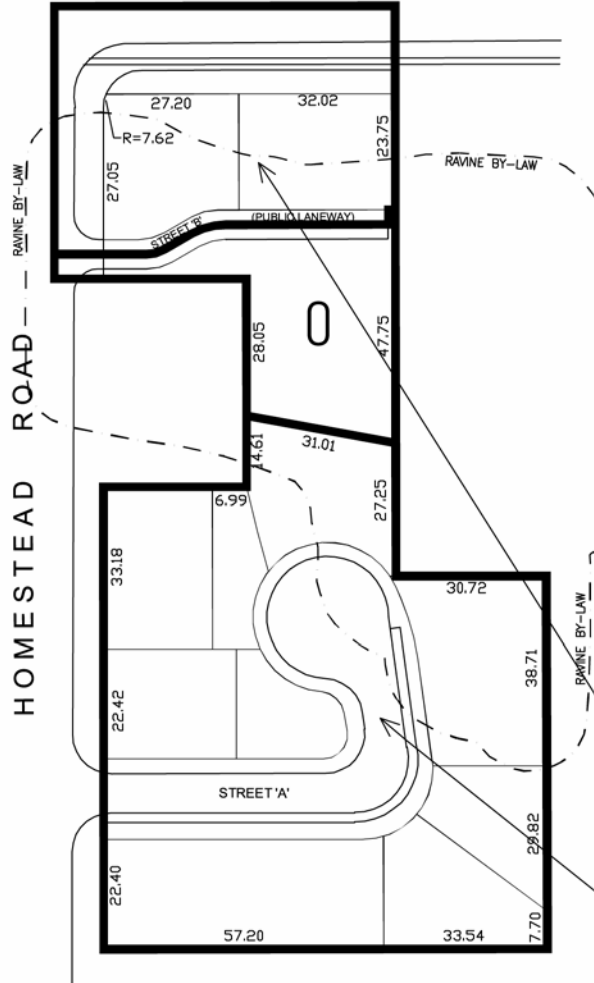
(Corporate Seal)

### Schedule '1'

Lot 10

LAWRENCE AVENUE

Con. 1



ST-40H-59C-86-110-199E-199F-374-397-398-604

ST-40G-40I-110-199C-199D-374-398-399-604



133,135,137,139,141,143,155 Homestead Road & 4275 Lawrence Avenue East

## Zoning By-Law Amendment

File # 05-110647\_OZ, 06-101648\_SB

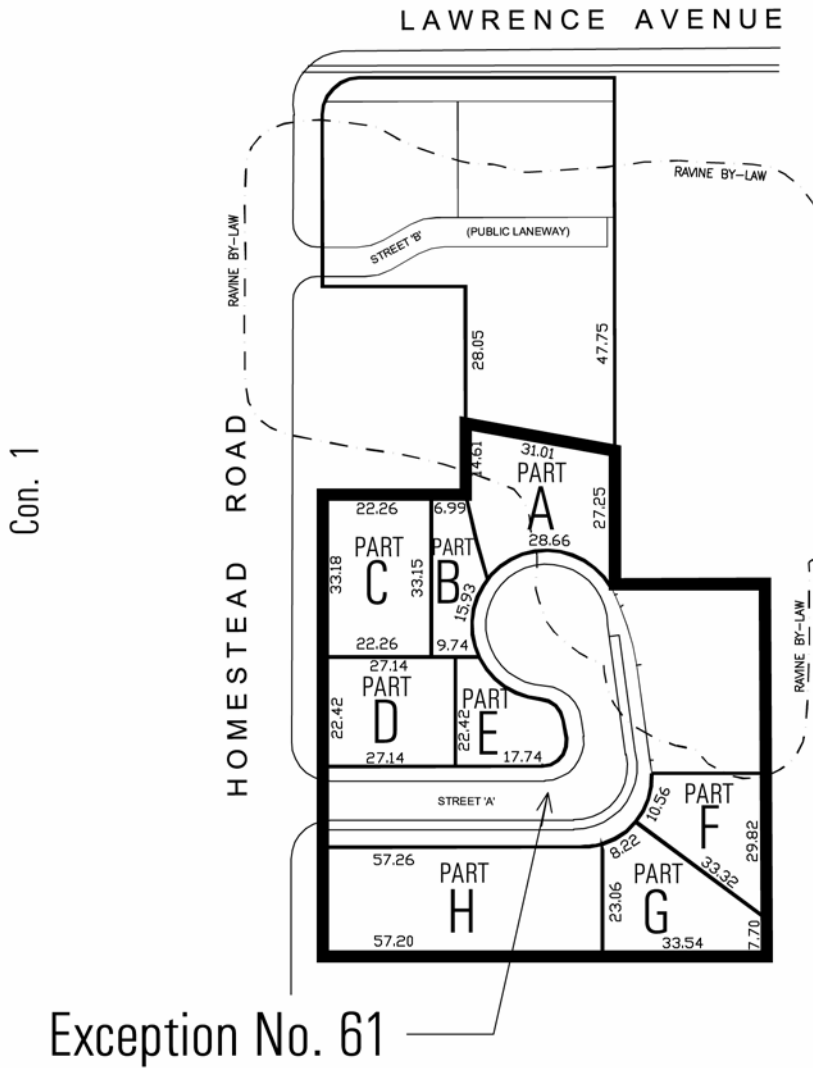
 Area Affected By This By-Law

West Hill Community Bylaw  
 Not to Scale  
 7/18/06



### Schedule '2'

Lot 10



133,135,137,139,141,143,155 Homestead Road  
& 4275 Lawrence Avenue East

Zoning By-Law Amendment

File # 05-110647\_OZ, 06-101648\_SB

 Area Affected By This By-Law

West Hill Community Bylaw  
Not to Scale  
6/26/06  
