

Authority: Scarborough Community Council Item 33.23,
as adopted by City of Toronto Council on March 31 and April 1, 2010
Enacted by Council: April 1, 2010

CITY OF TORONTO

BY-LAW No. 327-2010

To amend former City of Scarborough Zoning By-law Nos. 1978 (West Rouge) and 12077 (Centennial Community), as amended, with respect to the lands municipally known as 6500, 6510, 6520, 6530 and 6550 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" of the West Rouge Zoning By-law No. 1978 is amended by deleting the zoning applying to the lands at 6500-6550 Lawrence Avenue East as shown outlined on Schedule '1'.
2. Schedule "A" of the Centennial Community Zoning By-law No. 12077 is further amended by substituting new zoning on the subject lands as shown on Schedule '1' attached hereto and forming part of this By-law, together with the following letters and numerals:

S – 1 – 40J – 40U – 43 – 85 – 147 – 151 – 159 – 161 – 311 – 359 – 407 (36) (39)
S – 1 – 39B – 40U – 43 – 85 – 147 – 151 – 159 – 161 – 311 – 359 – 407 (36) (39)
ST – 1 – 39B – 40U – 43 – 85 – 137 – 151 – 160 – 162 – 311 – 360 – 408 (36) (39)
NP

3. Schedule "C" of the Centennial Community Zoning By-law No. 12077 is further amended by adding the following exceptions to the subject lands as shown on Schedule '2' attached hereto and forming part of this By-law, together with the following numerals:

(36)

(39)

Notwithstanding the provisions for **Main Wall** projections, bay windows, with or without foundation shall be allowed to project 1.55 metres from the **Main Wall**.

4. Schedule "B", **Performance Standards Chart**, is amended by adding the following Performance Standards:

40U. Minimum **flankage yard** setback is 1.2 m.

- 159.** Minimum 30% of the front yard to be used for no other purpose than **landscaping**.
- 160.** Minimum 15% of the front yard to be used for no other purpose than **landscaping**.
- 161.** Maximum building **height** of 11 m.
- 162.** Maximum building **height** of 12 m.
- 359.** Maximum **building coverage** of 60% of the **lot area**.
- 360.** Maximum **building coverage** of 80% of the **lot area**.
- 407.** Notwithstanding any provisions of **Clause VII – General Parking Regulations for All Zones, Section 1.3.2.1** the following provisions shall apply:
- Driveways for **single-family dwellings** shall have a minimum width of 2.5 m and a maximum width of 6 m.
- 408.** Notwithstanding any provisions of **Clause VII – General Parking Regulations for All Zones, Section 1.3.2** the following provisions shall apply:
- Driveways for **street townhouse dwellings** shall have a minimum width of 2.5 m and a maximum width of 4 m.

ENACTED AND PASSED this 1st day of April, A.D. 2010.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'



Zoning By-Law Amendment

6500, 6510, 6520, 6530 and 6550 Lawrence Ave. E.

File # 06-193884 OZ, 06-193887 SB and 09-190177 OZ



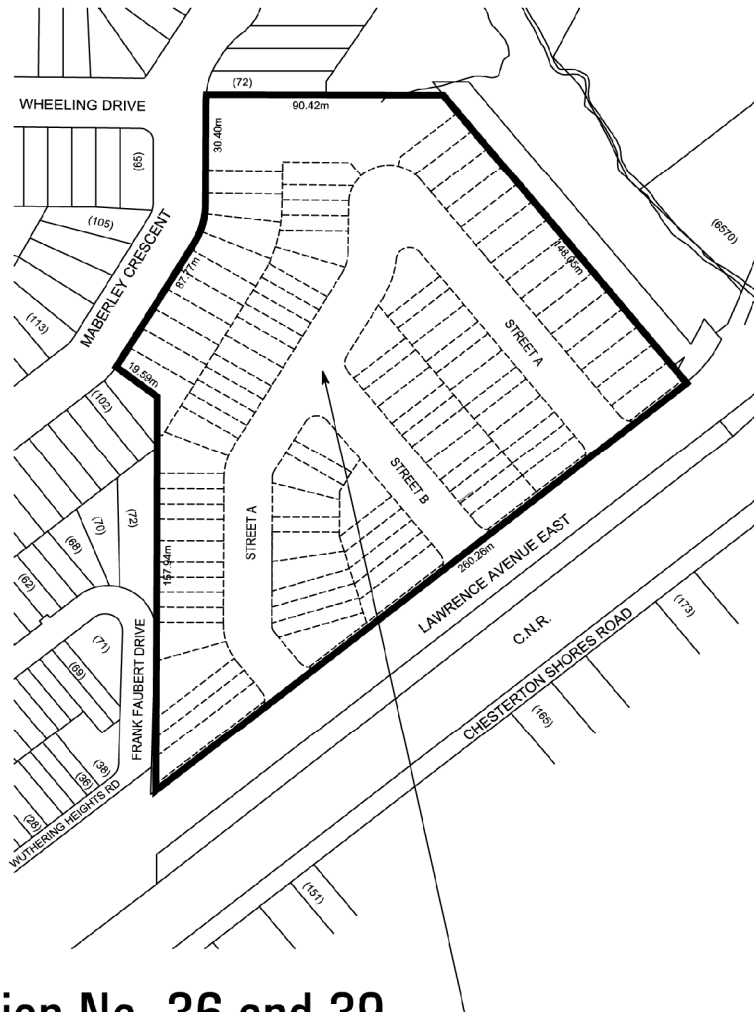
Area Affected By This By-Law

West Rouge By-law No.1978



Not to Scale
2/18/10

Schedule '2'



Exception No. 36 and 39



6500, 6510, 6520, 6530 and 6550 Lawrence Ave. E.
Zoning By-Law Amendment File # 06-193884 OZ, 06-193887 SB and 09-190177 OZ



Area Affected By This By-Law

West Rouge By-law No.1978
 Not to Scale
 2/18/10

