CITY OF TORONTO

BY-LAW No. 116-2000

To further amend Scarborough Zoning By-law No. 10217, the Agricultural Holding By-law, as amended, and No. 14402, as amended, with respect to the Malvern Community.

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, as shown on Schedule “1”:

   SD-144-146-249-250-356-521-543-673-702
   SD-144-147-249-250-356-521-543-673-702
   ST-125-147-151-255-256-356-521-545-673-703-704
   ST-144-146-250-255-256-356-521-546-673-703-704
   ST-144-146-250-255-256-356-521-547-673-675-703-704
   MF-145-150-151-152-549-703-704-707
   MF-145-149-151-408-551-674-707-708

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2. Schedule “B”, **PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards 144, 145, 146, 147, 148, 149, 150, 151, 152, 249, 250, 255, 256, 356, 543, 544, 545, 546, 547, 548, 549, 550, 673, 674, 675, 702, 703, 704, 707 and 708:

**INTENSITY OF USE**

543. Maximum one *semi-detached dwelling* per lot as shown on the Registered Plan.

544. Maximum 24 units per block as shown on a Registered Plan.

545. Maximum 16 units per block as shown on a Registered Plan.

546. Maximum 26 units per block as shown on a Registered Plan.

547. Maximum 9 units per block as shown on a Registered Plan.

548. Maximum 19 units per block as shown on a Registered Plan.

549. Maximum 60 units per block as shown on a Registered Plan.

550. Maximum 80 units per block as shown on a Registered Plan.

551. Maximum 264 units per block as shown on a Registered Plan.

**MAIN WALL SETBACKS FROM STREET**

144. Minimum *setback* from a *street lot line* of 3 metres.

145. Minimum *setback* from a *street lot line* of 2 metres.

146. Minimum *setback* from a *street lot line* for a *garage* of 3 metres.

147. Minimum *setback* from a *street lot line* for a *garage* of 6 metres.

148. Minimum *setback* from McLevin Avenue of 2 metres.

149. Minimum *setback* from Neilson Road of 3 metres.

150. Minimum *setback* from Tapscott Road of 3 metres.

151. Minimum *dwelling setback* from the Railway of 30 metres.

152. Minimum *dwelling setback* of 5 metres from the *Major Open Space (O)* zone boundary.
MAIN WALL SETBACKS FROM SIDE AND/OR REAR LOT LINES

249. Minimum 1 metre side yard building setback from lot lines other than street lot lines and 0 metres from the common lot line shared by dwelling units.

250. Minimum rear yard building setback of 6 metres.

255. Minimum 1 metre setback for a garage from lot lines other than street lot lines and 0 metres from the common lot line shared by dwelling units.

256. Minimum 1 metre setback for dwelling units and garages from any side lot line which is a zone boundary.

FLOOR AREAS, GROUND FLOOR AREAS, DWELLING UNIT COMPOSITION

356. Maximum building coverage of 50%.

PARKING

708. A minimum total of 1.4 parking spaces per dwelling unit shall be provided.

MISCELLANEOUS

673. Cantilevered bay windows may project to a maximum of 0.6 metres into all yards.

674. Minimum 1.5 metre setback from the street lot line for underground structures.

675. Garages are permitted in a street yard with a minimum 3 metres setback from the street lot line of the internal road parallel to McLevin Avenue.

HEIGHT

702. Height of dwellings shall not exceed 10 metres.

703. Height of dwellings shall not exceed 12 metres.

704. Maximum number of storeys excluding basements: 3.

707. Height of dwellings shall not exceed 16 metres.

3. Schedule “C”, EXCEPTIONS LIST, is amended by adding the following Exceptions:
37. On those lands identified as Exception 37 on the accompanying Schedule “C” map, the following provisions shall apply, provided that all the other provisions of the By-law not inconsistent with this Exception shall continue to apply.

a) For the purposes of this By-law the following definition for street townhouse dwelling shall apply:

**Street Townhouse Dwelling**

means a row of three or more attached *single-family dwellings* that are vertically separated having frontage on a public street.

b) A **school** and **school site** as defined under The Education Act, shall be allowed on any part of the property.

c) Maximum five (5) model homes shall be permitted prior to the registration of the plan of subdivision provided that these model homes are constructed in accordance with the applicable performance standards.

ENACTED AND PASSED this 2nd day of March, A.D. 2000.

CASE OOTES, NOVIN A WONG,
Deputy Mayor City Clerk

(Corporate Seal)
SCHEDULE “C”