CITY OF TORONTO

BY-LAW No. 645-2001

To amend Scarborough Zoning By-law No. 14402, the Malvern Community Zoning By-law; and to amend Scarborough Zoning By-law No. 15907, the Rouge Community Zoning By-law; and to amend Scarborough Zoning By-law No. 24982, the Employment Districts Zoning By-law.

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. Malvern Community By-law No. 14402 is amended as follows:

1.1 SCHEDULE “A” is amended by deleting Zone Provision 707 from the subject lands outlined on Schedule ‘1’ (Map Reference MALVERN-1) so that the Zone Provisions for these lands shall read:

MF-145-150-151-152-549-703-704-708


2. Employment Districts Zoning By-law No. 24982 is amended as follows:

2.1 The provisions of By-law No. 24982, shall not apply to the lands shown on Schedule ‘1’ (Map Reference Rouge-1).

2.2 SCHEDULE “C” EXCEPTIONS LIST, is amended by deleting the contents of Exception 412 (a) Additional Permitted Uses and replacing it with the following:

412. (a) Additional Permitted Uses:

- Recreational and commercial facilities which are ancillary to Homes for the Aged and Nursing Homes.
3. Rouge Community By-law No. 15907 is amended as follows:

3.1 **SCHEDULE “B” PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards:

**INTENSITY OF USE**

56. One **single-family dwelling** per **lot** having a minimum frontage of 60 m and a minimum **lot** area of 7 000 m².

57. One **single-family dwelling** per **lot** having a minimum frontage of 60 m and a minimum **lot** area of 8 000 m².

**MAIN WALL SETBACKS FROM SIDE AND/OR REAR LOT LINES**

224. Minimum **side yard** setback 1.2 m plus 0.6 m for each additional or partial **storey**.

**FLOOR AREAS, GROUND FLOOR AREAS, DWELLING UNIT COMPOSITION**

334. **Gross floor area** of all buildings minus the **gross floor area** of all **basements** shall not exceed 0.40 times the area of the **lot**.

3.2 **SCHEDULE “A”**, is amended with respect to the land outlined on Schedule ‘1’ (Map Reference Rouge-1), by adding thereto the lands shown outlined, together with the following Zone Provision and Performance Standards as outlined on Schedule ‘1’ (Map Reference Rouge-2), and extending the abutting zone provisions to the centreline of the right-of-way:

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S – 57 - 114 – 224 – 317 – 400
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3.3 **SCHEDULE “C” and EXCEPTIONS LIST – SCHEDULE “C”**, are amended by adding Exception Number 32 with respect to the land outlined on Schedule ‘2’ (Map Reference Rouge-3):
32. On those lands identified as Exception 32 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:

Additional Permitted Uses:

- Animal Boarding Kennels
- Veterinary Services

ENACTED AND PASSED this 26th day of July, A.D. 2001.

CASE OOTES, JEFFREY A. ABRAMS,
Deputy Mayor Acting City Clerk

(Corporate Seal)
City of Toronto By-law No. 645-2001

Part of Lots 15 & 16, Con. 3

Area Affected By This By-law

Not to Scale
Malvern Community By-law
Extracted 12/02/01 BN
City of Toronto By-law No. 645-2001

Part of Lots 4 & 5 Con. 3

(map reference Rouge 2)

Area Affected By This By-law
Area Affected By This By-Law