

Authority: Scarborough Community Council Report No. 3, Clause No. 15,
as adopted by City of Toronto Council on April 14, 15 and 16, 2003
Enacted by Council: April 16, 2003

CITY OF TORONTO

BY-LAW No. 238-2003

To amend former City of Scarborough Zoning By-law No. 10717, as amended, with respect to the lands at the Sullivan 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*;

Therefore, the Council of the City of Toronto HEREBY ENACTS as follows:

1. **SCHEDULE “A”** is amended by deleting the existing Performance Standard 117, 200, 204 and 302 from the subject lands identified on Schedule ‘1’ and adding Performance Standard Numbers 205, 206 and 305 so that following zoning shall apply to these lands:

A-92-120-205-206-300-301-303-304-305-400-401

2. Schedule “B”, **PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards:

INTENSITY OF USE

205. Maximum gross floor area of all buildings shall not exceed 1.85 times the area of the lot.

206. One suite (individual dwelling unit) per 42 m² of lot area.

BUILDING SETBACKS

305. Minimum rear yard setback 34m.

ENACTED AND PASSED this 16th day of April, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 35



Toronto Urban
Development Services
Zoning By-Law Amendment

2933 Sheppard Avenue East
File # TF CMB 2002 0003

 Area Affected By This By-Law


Not to Scale
Sullivan Community By-law
Extracted 24/12/02 - KP
Job No. CMB20020003_Z