

Authority: Scarborough Community Council Report No. 2, Clause No. 7,
as adopted by City of Toronto Council on February 16, 2005
Enacted by Council: April 14, 2005

CITY OF TORONTO

BY-LAW No. 254-2005

**To amend the former City of Scarborough Zoning By-law No. 10327, as amended,
with respect to the West Hill 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’** of the West Hill Community Zoning By-law is amended by deleting the current zoning, and replacing it with a **Major Open Spaces (O) Zone** and **Multiple-Family Residential (M) Zone** so that the amended zoning shall read as follows as shown on Schedule ‘1’:

O

M – 326 – 327 – 371 – 372 – 395 – 396 – 400 – 505 – 550 – 551

2. Schedule “B”, **Performance Standard Chart**, is amended by adding Performance Standards 326, 327, 395, 396, 505, 550 and 551 as follows:

PARKING

326. A minimum of 2 parking spaces per **dwelling unit**, with one enclosed garage **parking space** and a second tandem surface **parking space** located in front of the garage, along with a total of 5 surface visitor parking spaces, shall be provided.
327. A garage (minimum inside dimensions of 3 m width for the first 4 m in length from the vehicular entrance, and the remaining 1.9 metres length a minimum of 2.7 m in width) shall be attached to each **dwelling unit** and the garage main wall containing the vehicular access shall be setback a minimum of 5.7 m from any private lane.

MISCELLANEOUS

395. Minimum **rear yard** building setback of 4 metres from **Major Open Spaces (O) Zone**.
396. The provisions of this By-law shall apply collectively to this land, notwithstanding its future division into two or more parcels.

INTENSITY OF USE

505. Maximum number of **dwelling units** permitted – 16.

BUILDING SETBACK FROM LOT LINES OTHER THAN STREET LINES

550. For any building located within 58 m of the front lot line, a minimum building setback of 6 metres from the north lot line and a minimum building setback of 18.5 metres from the south lot line, shall be required.
551. For any building located greater than 58 m from the front lot line, the end wall of a building may be located a minimum of 3 metres from the north lot line and the end wall of a building may be located a minimum of 1.5 metres from the south lot line.

ENACTED AND PASSED this 14th day of April, A.D. 2005.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

