

Authority: Scarborough Community Council Report No. 8, Clause No. 13,  
as adopted by City of Toronto Council on October 26, 27, 28 and 31, 2005  
Enacted by Council: October 28, 2005

## **CITY OF TORONTO**

### **BY-LAW No. 906-2005**

**To amend Scarborough Zoning By-law No. 12466, the L'Amoreaux Community Zoning By-law; and to amend Scarborough Zoning By-law No. 17677, the Milliken Community Zoning By-law; and to amend Scarborough Zoning By-law No. 10327, the West Hill Community Zoning By-law; and to amend Scarborough Zoning By-law No. 12360, the Tam O'Shanter Community Zoning By-law; and to amend Scarborough Zoning By-law No. 14402, the Malvern Community 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. L'Amoreaux Community Zoning By-law No. 12466 is amended as follows:**

- 1.1 **Schedule 'A'** is amended for the lands outlined on the attached Schedule "I" (L'Amoreaux), by deleting Performance Standard No. 407 as it applies to the subject lands and by adding Performance Standard No. 410 so that the amended zoning reads as follows:

A-84-99-225-247-279-315-408-409-410

- 1.2 **Schedule 'B' PERFORMANCE STANDARD CHART**, is amended by adding the following Performance Standard:

**BUILDING SETBACKS FROM STREET**

410. Minimum building **setback** 2.8 m from the **street** line of Sheppard Avenue except that above the first **storey** a portion of the **main wall** with a length along Sheppard Avenue not exceeding 5.0 m may project into the required **setback** to a distance of 2.0 m from the **street** line of Sheppard Avenue.

2. Milliken Community Zoning By-law No. 17677 is amended as follows:

- 2.1 **Schedule ‘A’** is amended for the lands outlined on Schedule “II” (Milliken), by deleting Performance Standard No. 283 as it applies to the subject lands and by adding Performance Standard No. 286 so that the amended zoning reads as follows:

S-29E-30-53-130-207-208-286  
S-29E-30-53-130-207-209-286

- 2.2 **Schedule ‘B’ PERFORMANCE STANDARD CHART**, is amended by adding the following Performance Standard:

**HEIGHT**

286. Maximum **height**: 10 metres. The development is to be restricted to 2 storeys as requested by the application.

- 2.3 Performance Standard 283 introduced by By-law No. 176-2005 is repealed.

3. West Hill Community Zoning By-law No. 10327 is amended as follows:

- 3.1 **Schedule ‘C’, EXCEPTIONS LIST** is amended for the lands outlined on Schedule “III” (West Hill Community), by deleting Exception No. 14 as it applies to the subject lands and by adding the following Exception.

**EXCEPTIONS**

27. On those lands identified as Exception No. 27 on the accompanying Schedule “C” map, the following provisions shall apply:

- (a) Prior to the removal of the Holding Provision (H), only passive recreation and a pedestrian and/or bicycle path is permitted;
- (b) The Holding Provision (H) may be removed by amending By-law when the owner has submitted a Draft Plan of Subdivision to the satisfaction of Council, and when Council is satisfied as to the availability of all road improvements, infrastructure, and servicing to accommodate residential development. The Draft Plan shall provide for pedestrian linkages as indicated in the West Hill Community Secondary Plan, shall ensure compatibility with existing development, and shall preserve the mature wood lot surrounding the Danzig Creek.

- 3.2 Exception Number 14 introduced by By-law No. 25138 is repealed.

4. Tam O'Shanter Community Zoning By-law No. 12360 is amended as follows:
- 4.1 Schedule 'C', **EXCEPTIONS LIST**, is amended by deleting the text of Exception No. 56 (b) and replacing it with the following Exception No. 56 (b):
56. (b) On those lands identified as Exception No. 56(b) on the accompanying Schedule "C" map, the following provisions shall apply:
- In addition to professional, business and administrative offices, financial services shall be permitted and only the following secondary uses: Personal services shops, retail stores and restaurants, to a maximum of 450 m<sup>2</sup> of **gross floor area**. Notwithstanding this requirement, restaurant uses shall not exceed a maximum of 97.5 m<sup>2</sup> of **gross floor area**. Notwithstanding the parking requirements set out in Clause VII, parking for restaurants shall be provided at a rate of 5.0 spaces per 100 m<sup>2</sup> of **gross floor area**.
5. Malvern Community Zoning By-law No. 14402 is amended as follows:
- 5.1 **Schedule 'B' PERFORMANCE STANDARD CHART**, is amended by deleting Performance Standard 207 and replacing it as follows:
- MAINWALL SETBACKS FROM SIDE AND/OR REAR LOT LINES**
207. For a semi-detached dwelling, the minimum building setback from side lot line shall be 2.4 m.

ENACTED AND PASSED this 28th day of October, A.D. 2005.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

## Schedule "I"

Lot 35



**Toronto** City Planning Division  
Zoning By-Law Amendment

10 Chichester Place

File # 05 167257 TM



Area Affected By This By-Law

L'Amoreaux Community Bylaw



Not to Scale

8/4/05

## Schedule "II"

Lot 25



 **Toronto** City Planning Division  
**Zoning By-Law Amendment**

**North-East Corner of  
Ashcott Street and Cascaden Street**

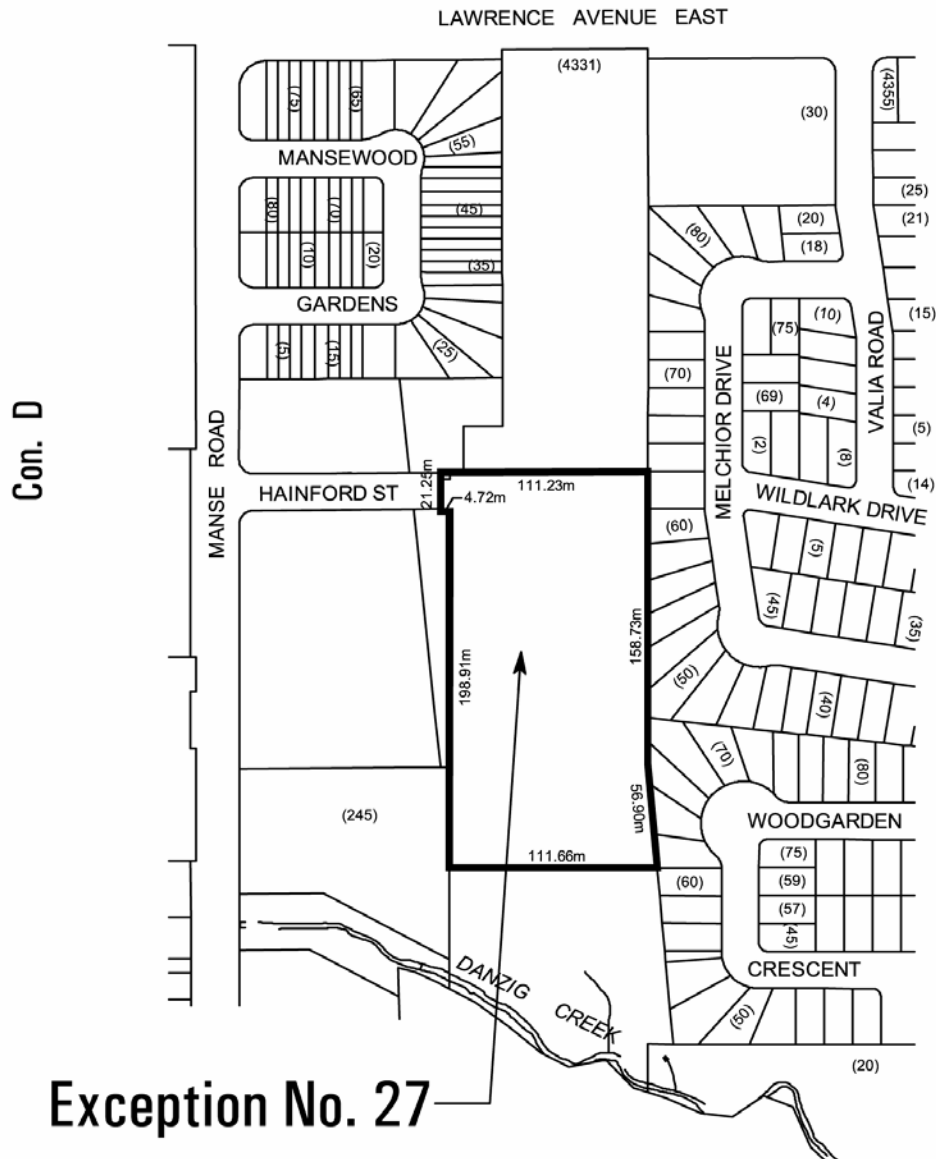
File # 05 167257 TM

 **Area Affected By This By-Law**

Milliken Community By-law  
Not to Scale  
8/4/05  


## Schedule "III"

## Lot 8



Zoning By-Law Amendment (Schedule "C")

4331 Lawrence Avenue East

File # 05 167257 TM



Area Affected By This By-Law

West Hill Community By-law  
Not to Scale  
8/5/05

