CITY OF TORONTO

BY-LAW No. 395-2006

To amend former City of Scarborough Zoning By-law No. 10327, as amended, with respect to lands municipally known as 4331 Lawrence Avenue East (southeast of Hainford Street terminus).

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 for the lands outlined on the attached Schedule ‘1’ by deleting the existing Single-Family Residential (S) Zone and Holding (H) Provision, and replacing them with Two-Family Residential (T) and Major Open Spaces (O) Zones, so that the amended zoning reads as follows as shown on Schedule ‘1’:

   O

2. SCHEDULE “B”, PERFORMANCE STANDARD CHART, is amended by adding Performance Standards 262, 506, 605, 606 and 607 as follows:

   SIDE YARD

   262. Minimum 0.9 metres side yard building setback from lot lines other than street lot lines and 0 metres from the common lot line coincident with the common wall shared by dwelling units.

   INTENSITY OF USE

   506. Maximum two dwelling units per lot as shown on a Registered Plan with each dwelling unit on a parcel of land having a minimum frontage of 7.2 metres and minimum area of 176 square metres.

   MISCELLANEOUS

   605. Maximum coverage for all buildings and structures shall be 46% of the area of the lot or parcel.
606. Maximum building **height** of 9.5 metres.

607. A garage (minimum inside dimensions of 3 m by 6 m) shall be attached to each **dwelling unit**.

3. **SCHEDULE “C”, EXCEPTIONS MAP**, is amended by deleting and then replacing Exception Number 27, and adding Exception Number 98 as shown on Schedule ‘2’.

4. **SCHEDULE “C” EXCEPTIONS LIST**, is amended by deleting and then replacing Exception Number 27, and adding Exception Number 98 as follows:

27. Notwithstanding the definition of **Main Wall** within **CLAUSE V – INTERPRETATION (f) Definitions**, gables and bay windows may also project a maximum 0.7 metres into a required **rear yard** or **street yard**.


ENACTED AND PASSED this 25th day of May, A.D. 2006.

DAVID R. MILLER, 
Mayor

ULLI S. WATKISS, 
City Clerk

(Corporate Seal)