CITY OF TORONTO

BY-LAW No. 669-2006

To amend former City of Scarborough Zoning By-law No. 10327, as amended, with respect to lands municipally known as 4275 Lawrence Avenue East and 133, 135, 137, 139, 141, 143 and 155 Homestead Road.

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 replacing it with Street Townhouse Residential (ST) and Major Open Spaces (O) Zones, so the amended zoning reads as follows as shown on Schedule ‘1’:

   O

2. SCHEDULE ‘B’, PERFORMANCE STANDARD CHART, is amended by adding Performance Standards 40G, 40H, 59C, 199C, 199D, 199E, 199F, and 397 as follows:

   SIDE YARD

   59C Minimum 1.5 m from side wall to street line for buildings erected on corner lots.

   FRONT YARD

   40G Minimum building setback of 3 m to the Lawrence Avenue East street line.
   40H Minimum front yard setback of 2.7 m to street line.
   40I Minimum building setback of 1.5 m to the Homestead Road street line.

   INTENSITY OF USE

   199C One dwelling unit per 4.5 m of frontage on a public street and 110m² of area.
   199D Maximum of 11 dwelling units.
   199E One dwelling unit per 6 m of frontage on a public street and 130m² of area.
199F Maximum of 35 dwelling units.

MISCELLANEOUS

397 Maximum 2 storeys excluding basements and 11 m building height.

398 Notwithstanding the definition of Street Townhouse Dwelling, the following definition shall apply:

Street Townhouse Dwelling means a row of three or more attached single-family dwellings vertically separated and each unit having frontage on a public street.

399 Maximum 3 storeys excluding basements and 12 m building height.

3. SCHEDULE ‘C’, EXCEPTIONS MAP, is amended by adding Exception Number 61 as shown on Schedule ‘2’.

4. SCHEDULE ‘C’, EXCEPTIONS LIST, is amended by adding Exception Number 61 as follows:

61. On those lands identified as Exception 61, the following provisions shall apply:

Part A

One dwelling unit per 5.4 m of frontage on a public street and 135m$^2$ of area.

Minimum rear yard setback of 5.1 m.

Part B:

Minimum front yard setback of 2 m to street line.

Minimum rear yard setback of 1.5 m.

Minimum building setback of 9m to the north lot line.

Part C:

Minimum rear yard setback of 5.9 m.

Minimum front yard setback of 3 m to street line.

Part D:

Minimum front yard setback of 2.2 m to street line.

Minimum rear yard setback of 5.5 m.
The street line opposite the main wall containing the vehicular access shall be deemed to be the **front lot line**.

**Part E:**

Maximum 3 **storeys** excluding basements and **12 m building height**.

Minimum **rear yard setback** of **5.5 m**.

Minimum 1.2 m from north side wall to street line and minimum 1.5 m from south side wall to street line.

The street line opposite the main wall containing the vehicular access shall be deemed to be the **front lot line**.

**Part F:**

Minimum **rear yard setback** of **5.5 m**.

One **dwelling unit** per 4.9 m of frontage on a public street and **210m² of area**.

**Part G:**

Minimum **rear yard setback** of **5.5 m**.

One **dwelling unit** per 3.8 m of frontage on a public street and **260m² of area**.

**Part H:**

The street line opposite the main wall containing the vehicular access shall be deemed to be the **front lot line**.

ENACTED AND PASSED this 27th day of July, A.D. 2006.

DAVID R. MILLER, Mayor

ULLI S. WATKISS, City Clerk

(Corporate Seal)