

Authority: Scarborough Community Council Item 2.42,
as adopted by City of Toronto Council on February 5, 6, 7 and 8, 2007
Enacted by Council: February 6, 2007

CITY OF TORONTO

BY-LAW No. 77-2007

**To amend former City of Scarborough Malvern Community Zoning By-law No. 14402,
as amended, with respect to lands municipally known as 28 Orchid Place Drive.**

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 Malvern Community Zoning By-law is amended by adding commercial, retail, office uses to the Multiple-Family Residential (MF) and Apartment Residential (A) Zone and replacing the Performance Standards with the following:

MF and A- 264 - 405 - 427 - 432 - 436 - 541 - 557 - 610 - 715 - 800 - 900 - 901 - 41

2. **PERFORMANCE STANDARDS CHART – SCHEDULE “B”**, of the Malvern Community Zoning By-law, as amended, is hereby amended by adding the following Performance Standards:

MAIN WALL SETBACKS FROM SIDE AND/OR REAR LOT LINES

264. Townhouse: minimum rear yard setback 5.2 metres.

INTENSITY OF USE

557. Personal service shops, retail and office uses shall not exceed 5 900 square metres (63,500 square feet):

- (i) the maximum gross floor area of all personal service shops and retail uses be restricted to 1,858 square metres (20,000 square feet).
- (ii) the maximum gross floor area of any individual office unit be restricted to 372 square metres (3,000 square feet).

610. Maximum height of the commercial building is restricted to 4-storeys.

HEIGHT

715. Maximum 16-storeys beyond 30 metres of Markham Road.

PARKING

800. Minimum total of 666 parking spaces to be provided on the following basis:

- (i) For Residents - a minimum of 1 parking space per dwelling unit underground.
- (ii) For Residential Visitors - a minimum of 0.2 parking spaces per dwelling unit to be provided either on the surface or underground.
- (iii) For personal service shops, retail and office uses - a minimum of 3 parking spaces per 100 square metres of gross floor area to be provided either on the surface or underground.

MINIMUM BUILDING SETBACK

900. Townhouse: building setback from the front lot line minimum 3.0 metres. The main wall containing the vehicle access shall be setback a minimum of 5.6 metres.

901. Commercial building; minimum 3.0 metres from all street lines.

3. **EXCEPTIONS LIST – SCHEDULE “C”**, of the Malvern Community Zoning By-law, as amended, is hereby amended by adding the following Exception:

ADDITIONAL PERMITTED USES

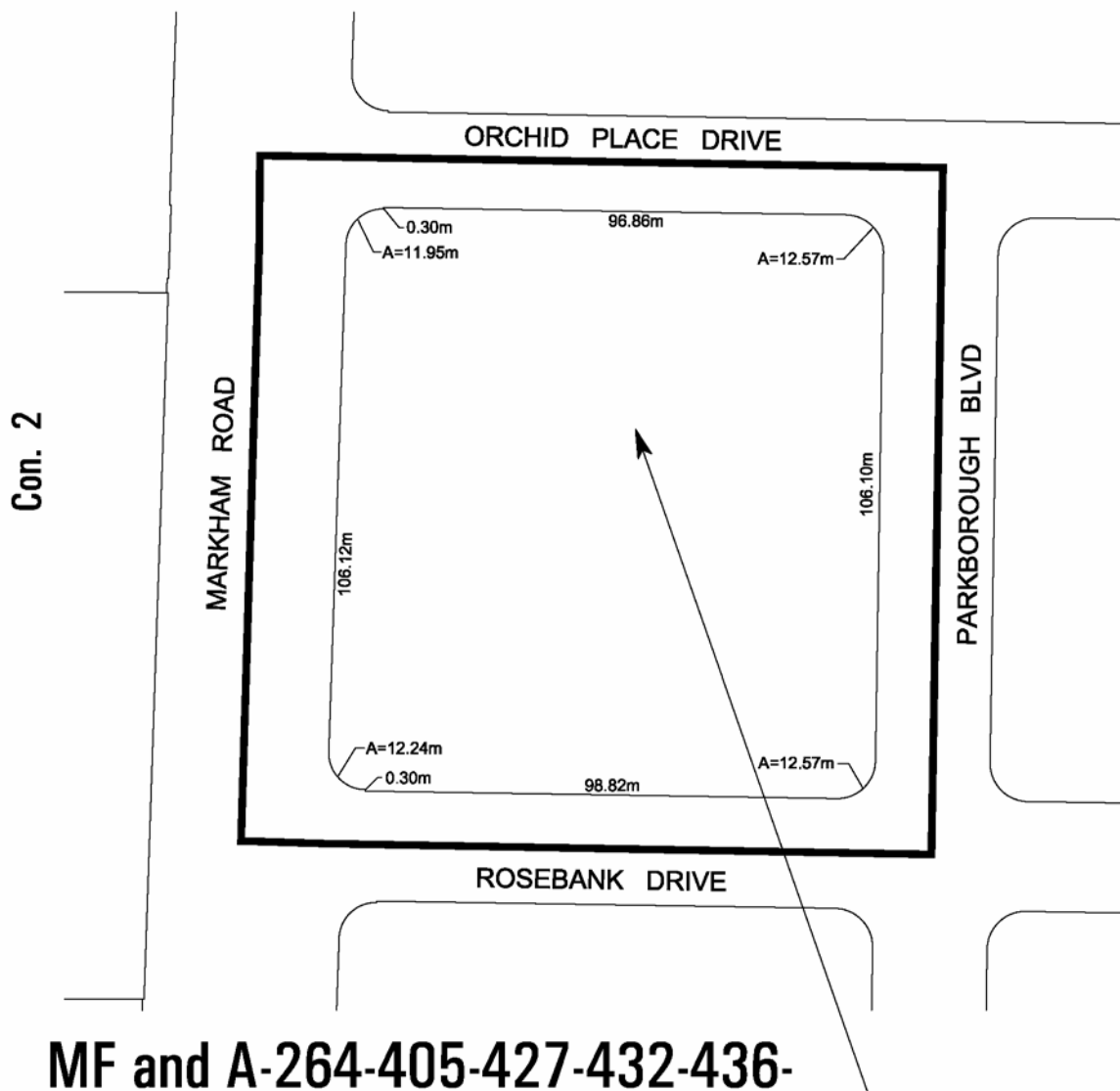
41. In addition to the residential uses permitted, personal service shops, retail and office uses shall be permitted.

ENACTED AND PASSED this 6th day of February, A.D. 2007.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule "A"**Lot 18**

MF and A-264-405-427-432-436-
541-557-610-715-800-900-901



Zoning By-Law Amendment

28 Orchid Place Drive

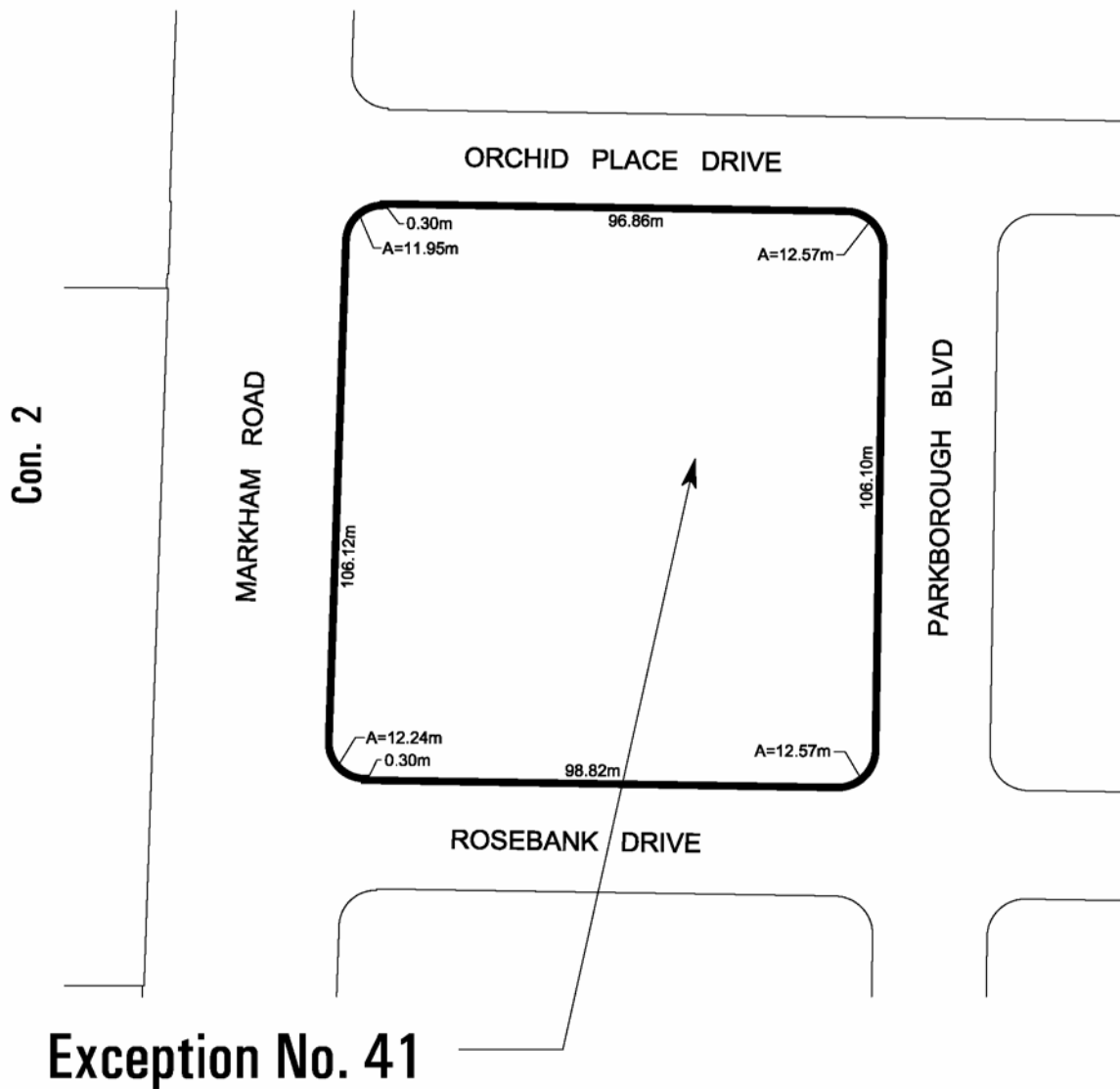
File # 05-208487 02



Area Affected By This By-Law

Malvern Community By-law
 Not to Scale
 1/26/07



Schedule "C"**Lot 18****Zoning By-Law Amendment****28 Orchid Place Drive**

File # 05-208487 0Z



Area Affected By This By-Law

Malvern Community By-law
Not to Scale
12/7/06

