

Authority: Scarborough Community Council Item 5.22,  
as adopted by City of Toronto Council on May 23, 24 and 25, 2007  
Enacted by Council: May 25, 2007

## CITY OF TORONTO

### BY-LAW No. 549-2007

**To amend the former City of Scarborough Zoning By-law No. 14402, as amended,  
with respect to the lands municipally known as the Malvern 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. **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Malvern Community By-law No. 14402 for the former City of Scarborough, as amended, is further amended by adding the following new Sections to Section 2.1.4 Garages, Carports and other Accessory Buildings (i):
  - (f) Shall not exceed a height of 3.7 m measured from the floor of the said structures to the **eaves**. This height restriction shall not apply to **basement** garages.
  - (g) In “S” and “T” zones:
    - (i) The maximum dimensions of a garage, carport or other **accessory building** shall be 7.6 m by 7.6 m.
    - (ii) The combined total floor area of all garages, carports and other **accessory buildings** on a **lot** or parcel shall not exceed 75 m<sup>2</sup>.
    - (iii) Notwithstanding Clause 2.1.4 (i) (f), the maximum height of all garages, carports and other **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
    - (iv) The total floor area of all garages, carports or other **accessory buildings** shall not exceed the **ground floor area** of all such structures.

- (v) In no case shall the **ground floor area** of any garage, carport or other **accessory building** be larger than the **ground floor area** of the principal building on the **lot** or parcel.

ENACTED AND PASSED this 25th day of May, A.D. 2007.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)