

Authority: Scarborough Community Council Item 6.24,
adopted as amended, by City of Toronto Council on June 19, 20 and 22, 2007
Enacted by Council: June 22, 2007

CITY OF TORONTO

BY-LAW No. 687-2007

**To amend the former City of Scarborough Malvern Community Zoning By-law No. 14402,
as amended, with respect to lands municipally known as 1795 Markham 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" is amended with respect to the land outlined on Schedule '1' by removing the Institutional-Social Welfare (I-SW) designation and replacing it with the Multiple-Family Residential (MF) Zone designation with the following Performance Standards:

Block A: MF-442-443-495-496-558-801-902-903

Block B: MF-442-443-495-558-801-902-903

Block C: MF-442-443-444-495-496-558-801-902-903

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

MISCELLANEOUS

442. Block A: maximum 4-storeys
Block B: maximum 4-storeys
Block C: maximum 2-storeys
Excluding basements, stairwells, chimneys, skylights, vents, antennae, elevator machine rooms, parking garage and parapet wall.
443. Maximum building coverage 51%
Notwithstanding its future division into two or more parcels of land.
444. The provisions of Clause VI Section 4, of the Malvern Community By-law shall not apply to Block C.
445. Within the lands shown on Schedule "A" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

LANDSCAPING

- 495. Minimum 49% of lot area to be landscaped.
- 496. The side yard abutting the easterly lot line shall be used only for landscaping with the exception that a pedestrian walkway is permitted.

INTENSITY OF USE

- 558. Maximum 44 dwelling units allocated as follows:
 - Block A: maximum 16 dwelling units
 - Block B: maximum 20 dwelling units
 - Block C: maximum 8 dwelling units

PARKING

- 801. Minimum 62 parking spaces to be provided on the following basis:
 - (i) For Residents: a minimum of 1.2 parking spaces per dwelling unit underground
 - (ii) For Residential Visitors: a minimum of 0.2 parking spaces per dwelling unit underground

MINIMUM BUILDING SETBACK

- 902. Minimum building setbacks shall be provided as follows:
 - Block A:
 - (i) Minimum 2.1 metres from the street line of Markham Road
 - (ii) Minimum 3.2 metres from the street line of Omerod Street
 - (iii) Minimum 4 metres from the easterly lot line
 - Block B:
 - (i) Minimum 1.7 metres from the street line of Markham Road
 - (ii) Minimum 1.2 metres from northerly lot line
 - Block C:
 - (i) Minimum 1.2 metres from northerly lot line
 - (ii) Minimum 4 metres from easterly lot line
- 903. Notwithstanding the provisions of Clause VII Section 1.5.2 of the Malvern Community By-law, the underground parking garage shall be minimum 0.5 metres from all lot lines.

- 3. EXCEPTIONS LIST – SCHEDULE “C”**, of the Malvern Community Zoning By-law, as amended, is hereby further amended by removing Exception #40 in its entirety.

ENACTED AND PASSED this 22nd day of June, A.D. 2007.

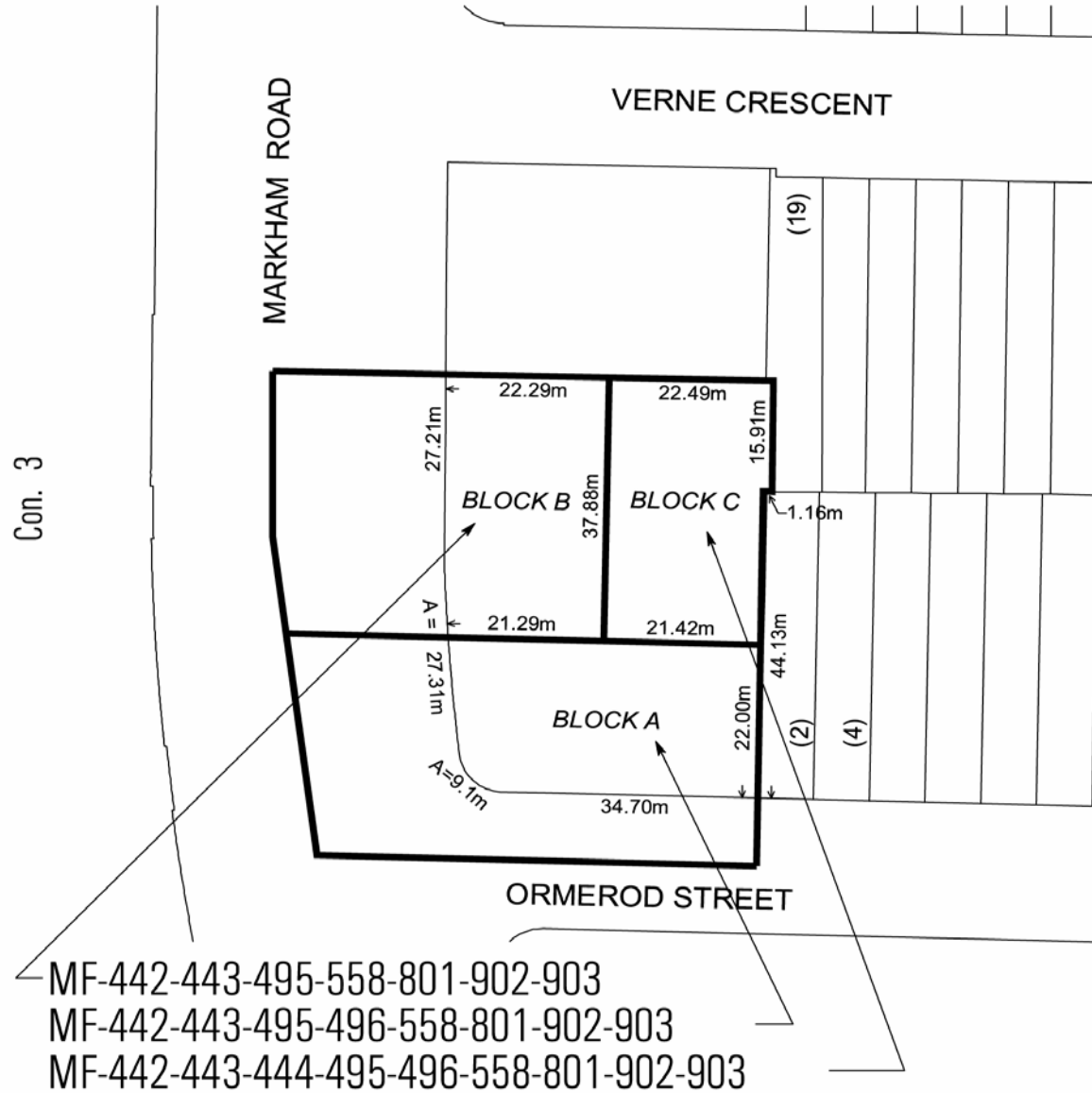
SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 18



Zoning By-Law Amendment

1795 Markham Road

File # 06-154973 02



Area Affected By This By-Law

Malvern Community By-law
Not to Scale
5/11/07

