

Authority: Scarborough Community Council Item 6.30,  
adopted as amended, by City of Toronto Council on May 17, 18 and 19, 2011  
Enacted by Council: May 19, 2011

## **CITY OF TORONTO**

### **BY-LAW No. 660-2011**

**To amend the former City of Scarborough Malvern West Community Zoning By-law No. 12181, as amended, with respect to the lands municipally known as 24 Massie Street.**

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 West Community By-law is amended by deleting the existing Single-Family Residential (S) Zone and Performance Standards, S-1-23-31-41-61 on the lands as outlined on the attached Schedule '1' and replacing the performance standards with the following:

S-1A-31-51C-60B-79-106-124-127-128-500-550 (Lot 7)

S-1A-31-51C-60-74-106-125-501-550 (Lots 3 & 4)

T-2-31-51C-60-74-106-126-128-502-503-550 (Lots 1-2, 5-6, 8-9)

2. **SCHEDULE "B" - PERFORMANCE STANDARDS CHART** of the Malvern West Community Zoning By-law No. 12181, as amended, is hereby further amended by adding the following Performance Standards:

#### **INTENSITY OF USE**

500. The minimum lot area shall be 345 square metres.

501. The minimum lot area shall be 220 square metres.

502. The minimum lot area is 370 square metres per semi-detached lot, and 180 square metres. for each dwelling unit.

503. The minimum lot frontage is 12.0 metres, and 6.0 metres for each semi-detached dwelling unit.

**FLOOR AREA**

124. The maximum floor area of a dwelling unit in a detached house is 300 square metres.
125. The maximum floor area of a dwelling unit in a detached house is 235 square metres.
126. The maximum floor area of a dwelling unit in a semi-detached lot is 260 square metres.

**REAR YARD**

- 60B. The minimum setback from a rear lot line is 25 metres.

**HEIGHT**

550. The maximum dwelling height shall be 10.5 metres, excluding basement.

**MISCELLANEOUS**

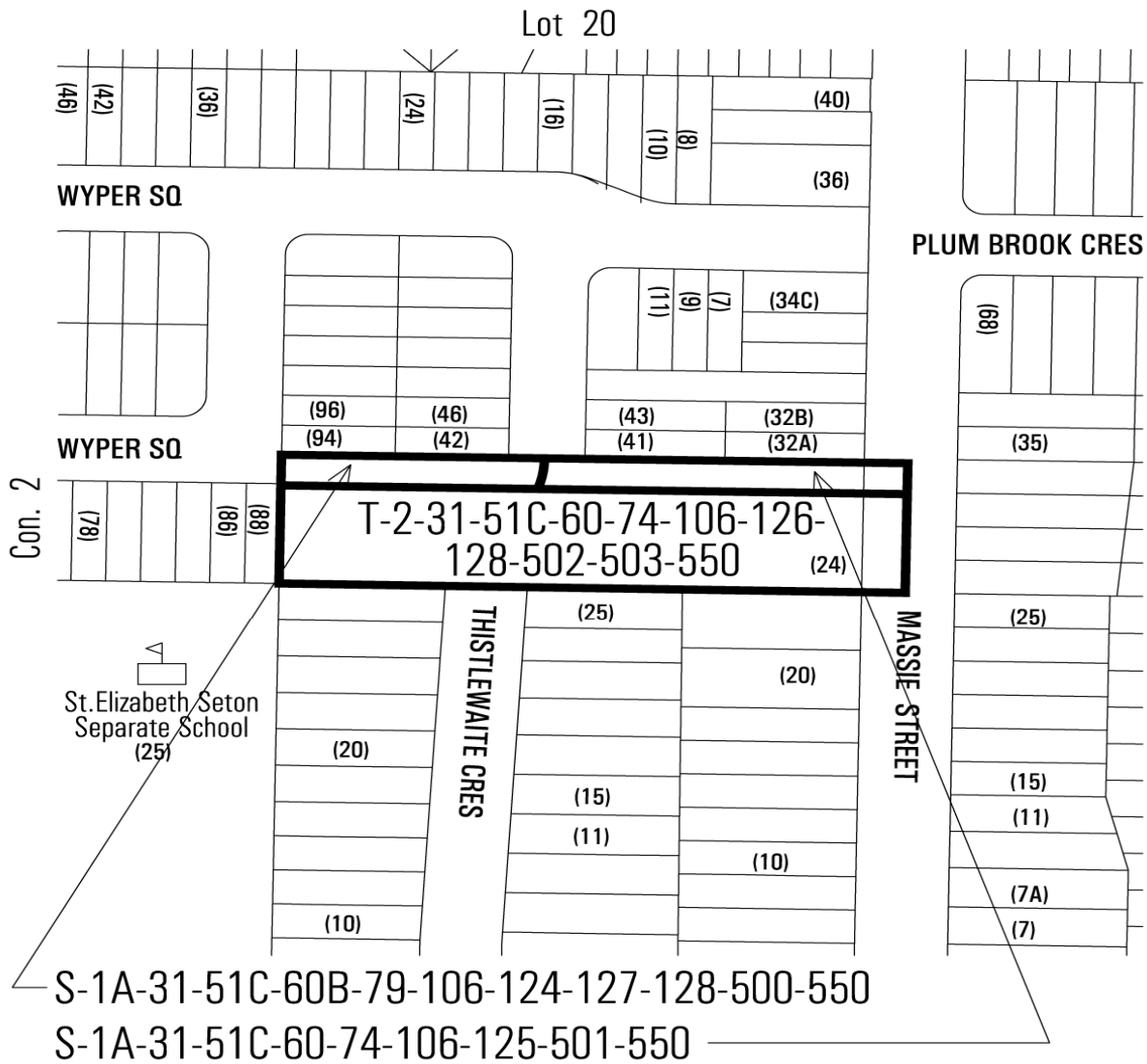
127. For the portion of a building greater than 13 metres in length, the setback from the north side lot line will be 1.5 metres.
128. Maximum building length is 17 metres.

ENACTED AND PASSED this 19th day of May, A.D. 2011.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

**Schedule '1'****Zoning By-Law Amendment**

24 Massie Street

File # 10 192846 ESC 42 OZ



Area Affected By This By-Law

Malvern West Community Bylaw  
Not to Scale  
03/07/11

