

Authority: Scarborough Community Council Item 29.27,
as adopted by City of Toronto Council on October 26 and 27, 2009

CITY OF TORONTO

BY-LAW No. 1033-2013

**To amend former City of Scarborough West Hill Community Zoning By-law No. 10327,
as amended, with respect to the lands municipally known as
4111 to 4113 Lawrence Avenue East.**

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 enacts:

1. **SCHEDULE "A"** is amended by deleting the existing Single-Family Residential Zone (S) and replacing it with a Commercial/Residential Zone (CR), so the amended zoning reads as follows as shown on Schedule 'I':

CR - 60F - 93 - 199N - 314 - 390 - 400 - 600 - 614 - 618 - 619 - 620

2. **SCHEDULE "B", PERFORMANCE STANDARDS CHART**, is amended by adding the following performance standards:

INTENSITY OF USE

199N. Maximum of 70 **dwelling units**.

MISCELLANEOUS

618. Maximum **height** of 31.5 m excluding **basement** and rooftop mechanical penthouses.

619. Enclosed **amenity** space shall be provided on the basis of 2.5 m² per **dwelling unit**.

620. Minimum building **setbacks** do not apply to underground parking structures.

3. **SCHEDULE "C"** is amended by adding Exception 101 to the lands as shown outlined on Schedule '2' to this By-law.

4. SCHEDULE "C", LIST, is amended by adding Exception 101 as follows:

101. On those lands identified as Exception 101 on the accompanying Schedule "C" map, the following provisions shall apply:

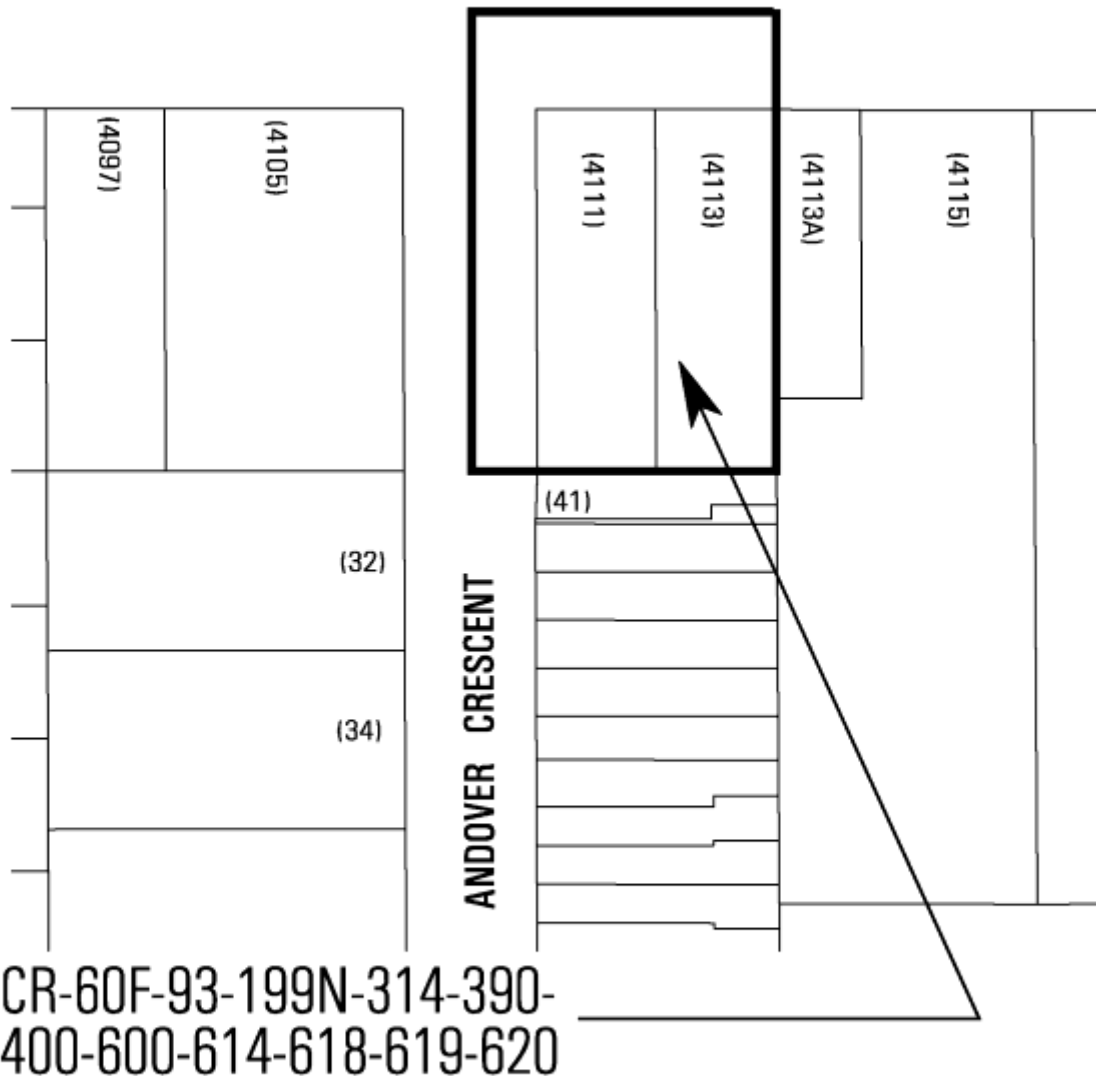
- (a) Prohibited Uses:
 - (i) Funeral Homes
 - (ii) Hotels and Motels
 - (iii) **Places of Worship**
 - (iv) **Places of Entertainment**
 - (v) **Private Home Daycare**
 - (vi) Restaurants

Enacted and passed on July 19, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'**LAWRENCE AVENUE EAST**

Toronto City Planning Division
Zoning By-Law Amendment

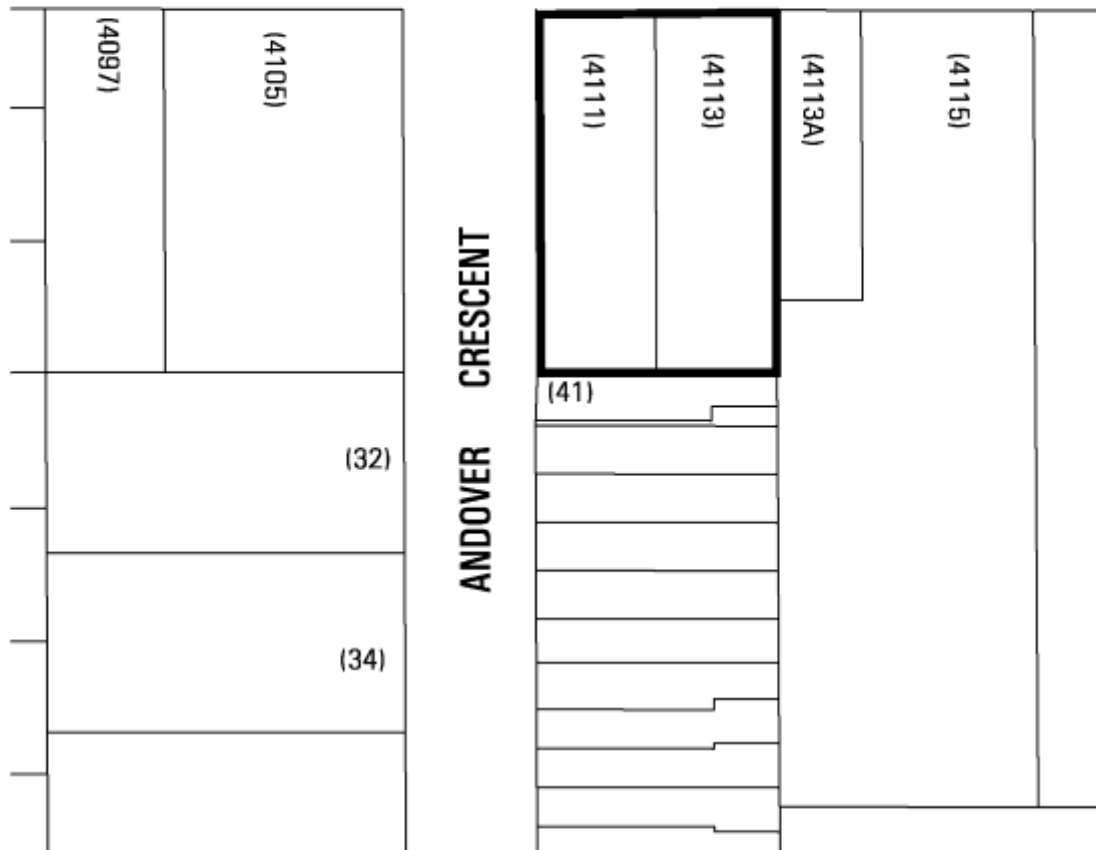
4111 and 4113 Lawrence Avenue East

File # 08 165227 ESC 43 0Z

 Area Affected By This By-Law

West Hill Community Bylaw
 Not to Scale
 06/26/13



Schedule '2'**LAWRENCE AVENUE EAST****Exception No. 101**