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 '1':


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  

(Seal of the City)
Exception No. 101

4111 and 4113 Lawrence Avenue East

File # 08 165227 ESC 43 OZ

Area Affected By This By-Law