CITY OF TORONTO

BY-LAW No. 1057-2013

To amend former City of Scarborough West Hill Community Zoning By-law No. 10327, as amended, with respect to the lands municipally known as 4332 to 4340 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 zoning provisions and adding the following zoning for the lands outlined on the attached Schedule '1':

   S - 40K - 60D - 60I - 105 - 129A - 199H - 397 - 614 - 616
   S - 40K - 60D - 60I - 105 - 129A - 199I - 397 - 614 - 616
   S - 40J - 60I - 105 - 129A - 199M - 397 - 614 - 616 - 617
   S - 40J - 60D - 60I - 105 - 129A - 199M - 397 - 614 - 616
   S - 40J - 60D - 60I - 105 - 129A - 199J - 397 - 614 - 616
   S - 40J - 60D - 60I - 105 - 129A - 199L - 397 - 409 - 614 - 616

2. SCHEDULE 'B', PERFORMANCE STANDARD CHART is amended by adding the following Performance Standards:

FRONT YARD

40J. Minimum building setback of 3.5 m from the street line except that the garage main wall containing vehicular access shall be setback a minimum of 5.7 m.

40K. Minimum building setback of 4.5 m from the street line except that the garage main wall containing vehicular access shall be setback a minimum of 6 m.

BUILDING SETBACK FROM LOT LINES OTHER THAN STREET LINES

60I. Minimum of 1.2 m on one side of the dwelling and 0.6 m on the other side of the dwelling.
INTENSITY OF USE

199H. One single-family dwelling per parcel of land with a minimum of 9 m frontage on a public street, and a minimum lot area of 275 m².

199I. One single-family dwelling per parcel of land with a minimum of 11 m frontage on a public street, and a minimum lot area of 314 m².

199J. One single-family dwelling per parcel of land with a minimum of 12 m frontage on a public street, and a minimum lot area of 324 m².

199K. One single-family dwelling per parcel of land with a minimum of 11 m frontage on a public street, and a minimum lot area of 340 m².

199L. One single-family dwelling per parcel of land with a minimum of 12.5 m frontage on a public street, and a minimum lot area of 330 m².

199M. One single-family dwelling per parcel of land with a minimum of 13.5 m frontage on a public street, and a minimum lot area of 315 m².

BUILDING SETBACKS FROM STREETS

409. Minimum building setback of 3 m from the street line of Lawrence Avenue East.

MISCELLANEOUS

616. Notwithstanding the provisions of CLAUSE IV, PROVISIONS FOR ALL ZONES, Section 15. Regulations for Single-Family, Two-Family and Street Townhouse Dwellings, Subsection 15.3 Maximum total floor area per dwelling unit shall not apply.

617. Minimum rear yard setback of 6 m.

Enacted and passed on July 19, 2013.

Frances Nunziata, Speaker

Ulli S. Watkiss, City Clerk

(Seal of the City)
City of Toronto By-law No. 1057-2013

Schedule '1'

S-40J-60D-60I-105-129A-199M-397-614-616

S-40K-60D-60I-105-129A-199L-397-614-616

S-40J-60D-60I-105-129A-199J-397-614-616

S-40K-60D-60I-105-129A-199H-397-614-616


4332 to 4340 Lawrence Avenue East

File # 10 186650 OZ and 12 286202 SB

Area Affected By This By-Law

West Hill Community Sylaw
Not to Scale
07/02/13