

Authority: Scarborough Community Council Item 25.32,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2013

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 'I':

S - 40K - 60D - 105 - 129A - 199K - 397 - 409 - 614 - 616

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 - 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

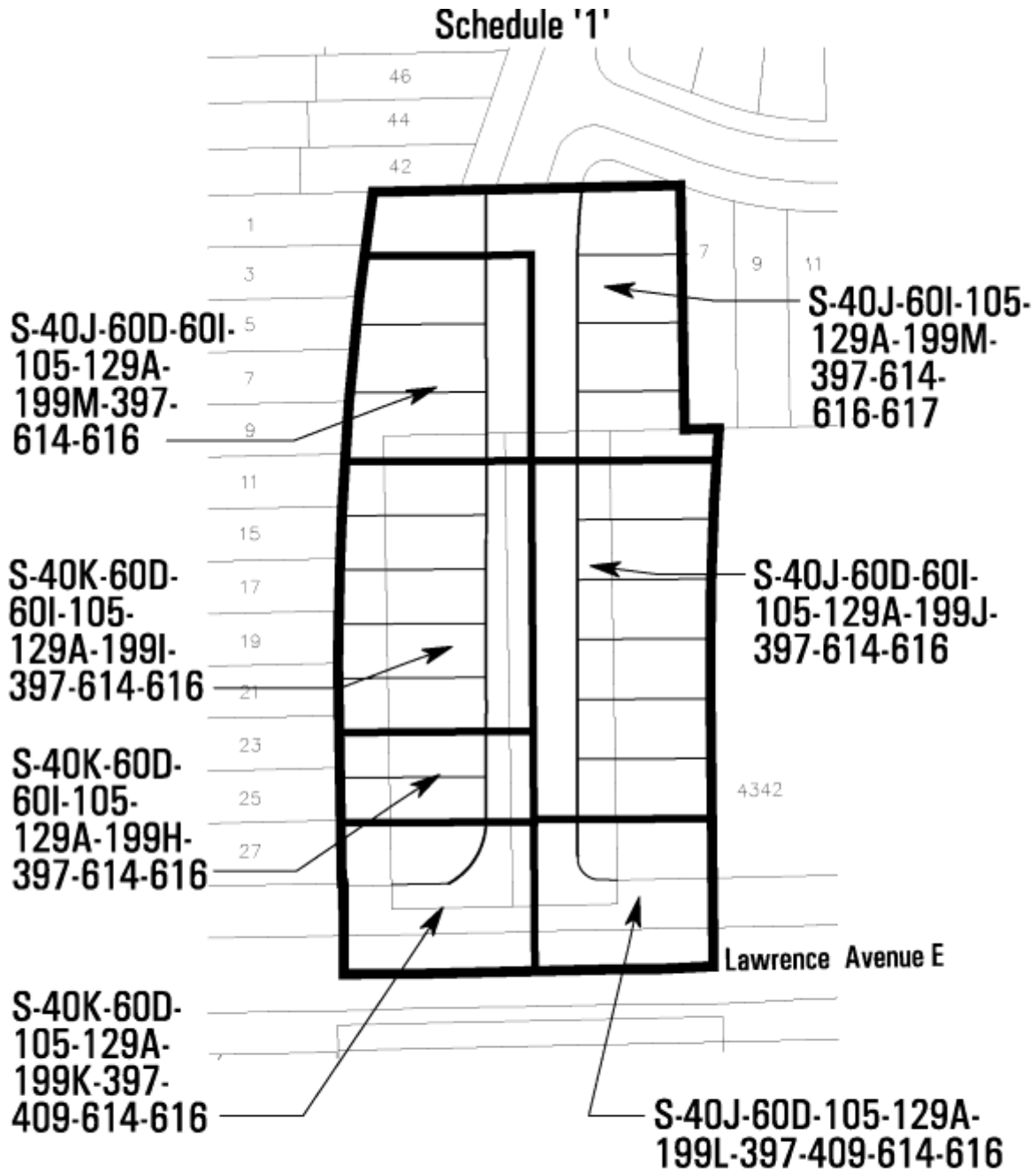
616. Notwithstanding the provisions of **CLAUSE IV, PROVISIONS FOR ALL ZONES, Section 15. Regulations for Single-Family, Two-Family and Street Townhouse Dwellings**, Subsection 15.3 Maximum total **floor area** per **dwelling unit** shall not apply.
617. Minimum **rear yard setback** of 6 m.

Enacted and passed on July 19, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

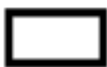
(Seal of the City)



Zoning By-Law Amendment

4332 to 4340 Lawrence Avenue East

File # 10 186660 OZ and 12 286202 SB



Area Affected By This By-Law

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

