

Authority: Scarborough Community Council Item 26.29,  
as adopted by City of Toronto Council on October 8, 9, 10 and 11, 2013

## **CITY OF TORONTO**

### **BY-LAW No. 1292-2013**

**To amend former City of Scarborough West Hill Community Zoning By-law No. 10327,  
as amended, with respect to the lands municipally known as 60 Bennett Road.**

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 current zoning and replacing it with the  
following zoning as shown on the attached Schedule '1':

S - 261 - 317 - 412 - 510 - 554 - 614 - 619

S - 261 - 317 - 411 - 509 - 553 - 614 - 619

S - 35 - 86 - 261 - 317 - 509 - 614 - 619

S - 35 - 261 - 317 - 393 - 509 - 614 - 619

S - 22 - 50 - 261 - 317 - 510 - 614 - 619

S - 22 - 86 - 261 - 317 - 510 - 614 - 618 - 619

S - 86 - 261 - 317 - 410 - 509 - 614 - 619

2. **SCHEDULE "B" - PERFORMANCE STANDARDS CHART**, is amended by adding  
Performance Standards 410, 411, 412, 509, 510, 553, 554, 618 and 619 as follows:

#### **BUILDING SETBACKS FROM STREETS**

410. Minimum 5.8 m from the **street** line.

411. Minimum 6.5 m from the **street** line.

412. Minimum 7.2 m from the **street** line.

#### **INTENSITY OF USE**

509. One **single-family dwelling** per parcel of land with a minimum of 12 m frontage  
(15 m for corner lots) on a public **street** and a minimum lot area of 350 m<sup>2</sup>.

510. One **single-family dwelling** per parcel of land with a minimum of 15 m frontage (18 m for corner lots) on a public **street** and a minimum lot area of 450 m<sup>2</sup>.

**BUILDING SETBACK FROM LOT LINES OTHER THAN STREET LINES**

553. Minimum 7 m **setback** from the **rear lot line**.
554. Minimum 6.3 m **setback** from the **rear lot line**.

**MISCELLANEOUS**

618. Maximum building **height** of 10.5 m.
619. **CLAUSE VI - PROVISIONS FOR ALL ZONES**, Sub-section 15.3, Maximum total **floor area** per **dwelling** unit, shall not apply.

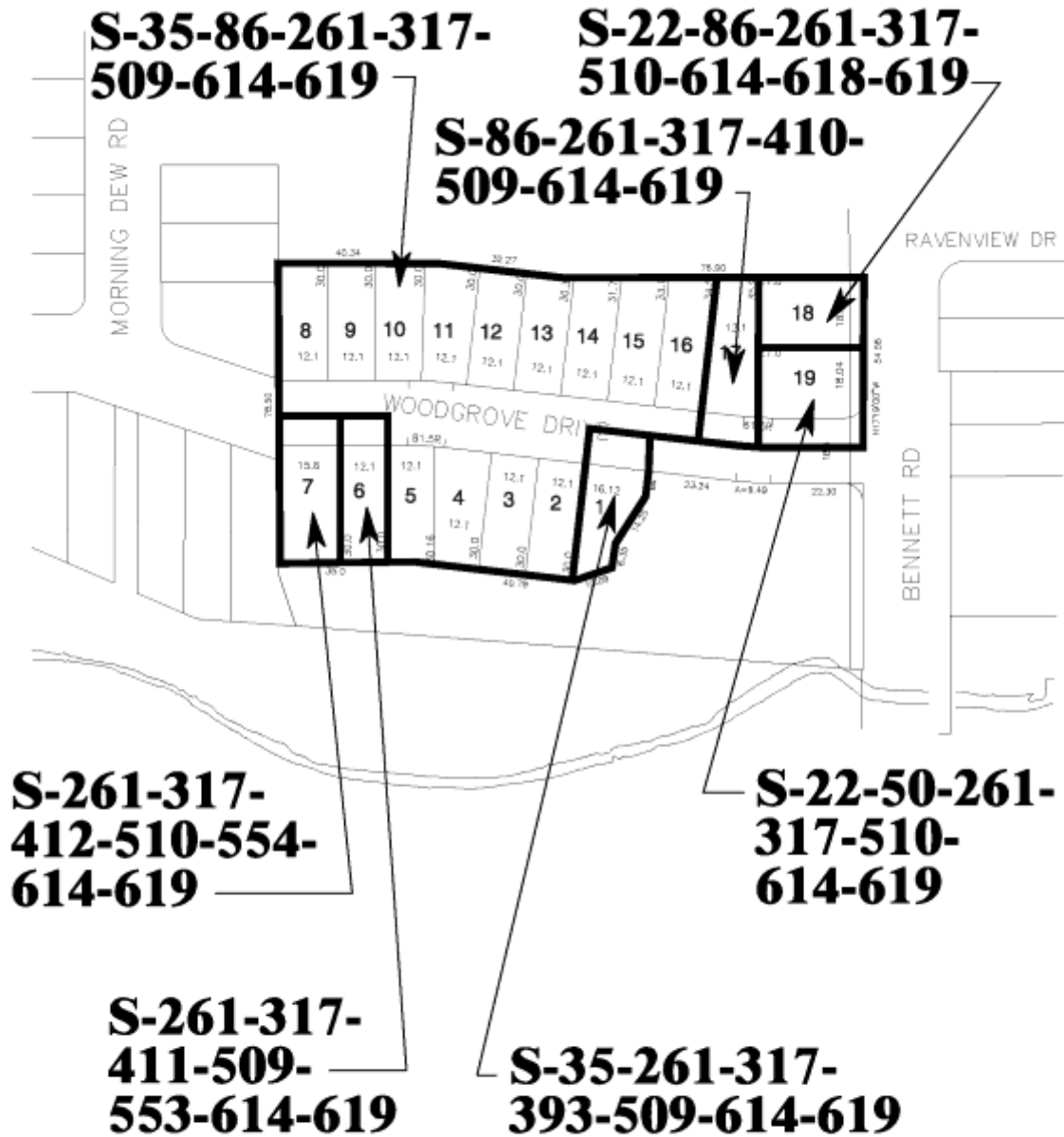
Enacted and passed on October 11, 2013.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

## Schedule '1'



Zoning By-Law Amendment

File # 12 227987 ESC 44 OZ &amp; 12 228001 44 SB

60 Bennett Road



Area Affected By This By-Law

West Hill Community  
Not to Scale  
07/23/13