

Authority: Scarborough Community Council Item 26.28,  
as adopted by City of Toronto Council on October 8, 9, 10 and 11, 2013

## CITY OF TORONTO

### BY-LAW No. 1327-2013

**To amend former City of Scarborough West Hill Community Zoning By-law No. 10327, as amended, with respect to the lands municipally known as 4040 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 "C", EXCEPTIONS MAP and EXCEPTION LIST** are amended by adding Exception Number 102 to the property as shown on the attached Schedule '1'.
  102. On those lands identified as Exception Number 102 on the accompanying Schedule "C" map, the following provisions shall apply:
    - a) A community centre is permitted as a sole use, subject to the following development standards and requirements for this use:
      - i. Maximum **coverage** for all buildings and structures shall be 30% of the area of the lot or parcel.
      - ii. Minimum 2 metres **front yard setback**.
      - iii. Minimum 7 metres west **side yard setback** and minimum 45 metres east **side yard setback**.
      - iv. Minimum 5.7 metres **rear yard building setback**.
      - v. Maximum 13 metres building **height**, excluding rooftop mechanical penthouses.
      - vi. Parapets for a green roof and weather vanes on the roof of a building may exceed the permitted maximum **height** for that building by 1.5 metres.
      - vii. A photovoltaic solar energy device or a thermal solar energy device must comply with the required minimum building **setbacks** and no part of the device may be higher than 2 metres above the permitted maximum **height** for the building.
      - viii. **Parking spaces** must be provided at a minimum rate of 1.6 for each 100 square metres of **gross floor area**.

- ix. The minimum dimensions of a **parking space**, accessed by a one-way or two-way drive aisle having a width of 6.0 metres or more measured at the entrance to the **parking space**, shall be:

- length 5.6 metres
- height 2.0 metres
- width 2.6 metres

except that the minimum required width of a **parking space** shall be increased by 0.3 metres for each side of the **parking space** that is obstructed. The side of a **parking space** is obstructed when any part of a fixed object such as, but not limited to, a wall, column, bollard, fence or pipe is situated:

- i. within 0.3 metres of the side of the **parking space**, measured at right angles; and
- ii. more than 1.0 metres from the front or rear of the **parking space**.

- x. No person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

- i. all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
- ii. all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

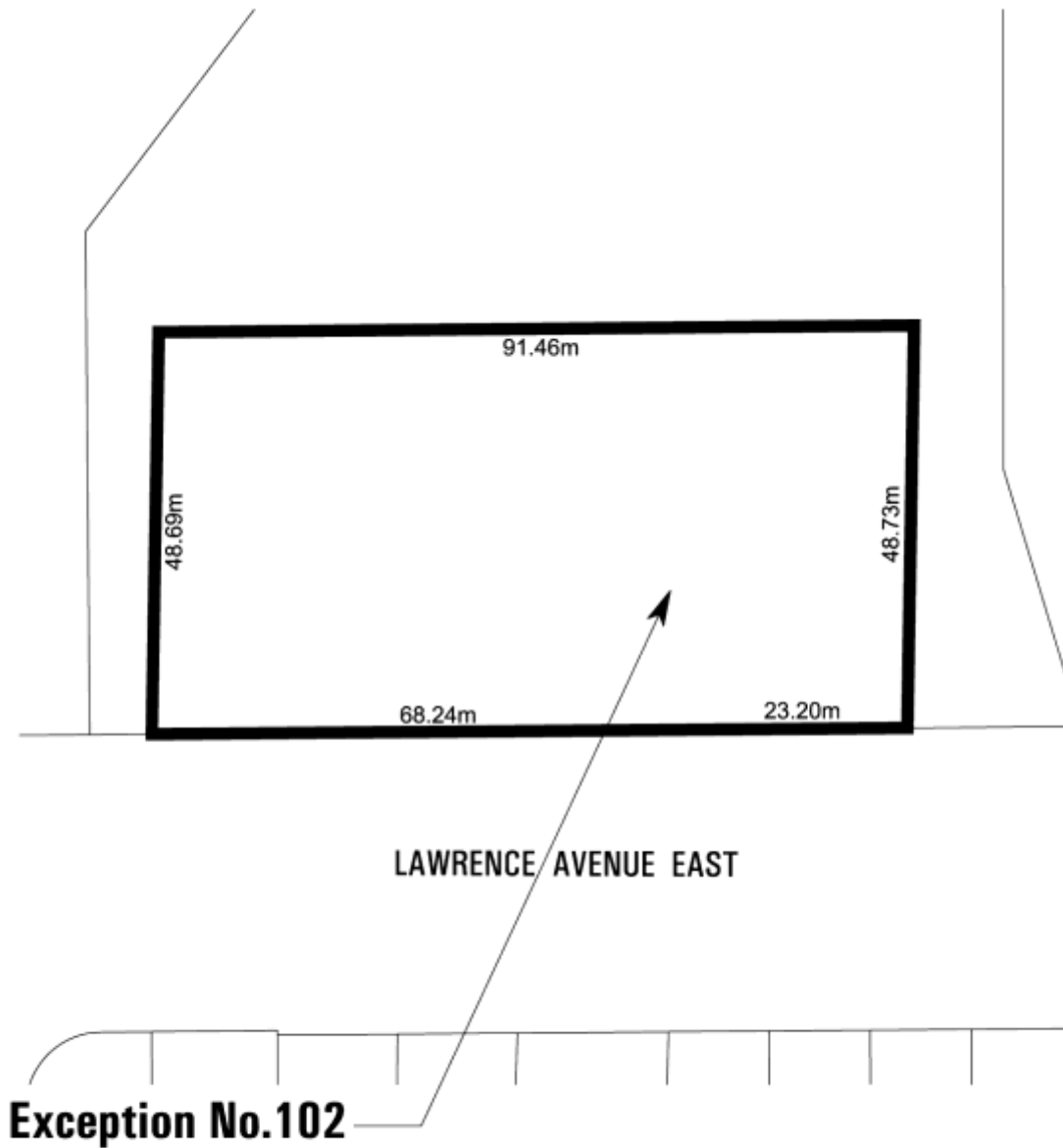
- b) For the purposes of this By-law, community centre shall mean premises operated by or on behalf of a government or non-profit organization providing community activities, such as arts, crafts, recreational, social, charitable and educational activities. A club is not a community centre.

Enacted and passed on October 11, 2013.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**Schedule '1'**

**TORONTO** City Planning  
Division  
**Zoning By-Law Amendment**

**4040 Lawrence Avenue East**

File # 12 249468 ESC 43 0Z

 Area Affected By This By-Law

West Hill Community Bylaw  
Not to Scale  
08/07/13  
