

Authority: Scarborough Community Council Item 30.24,
as adopted by City of Toronto Council on March 20, 2014

CITY OF TORONTO

BY-LAW No. 253-2014

To amend former City of Scarborough By-law No. 14402, Malvern Community Zoning By-law, as amended, with respect to the lands municipally known as 1355 Neilson 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 existing Office Use (OU) zone and replacing it with the Multi-Family Residential (MF) zone on the subject lands as shown on Schedule 'I' attached hereto and forming part of this By-law, together with the following letters and numerals:

MF - 74 - 156 - 265 - 358 - 359 - 360 – 445 - 497 - 682 - 683 - 684 - 716 - 802

2. **CLAUSE V – INTERPRETATION (f) Definitions** is amended by adding the definition of **depth** as follows:

Depth

shall mean the horizontal distance between the front and rear walls of a **dwelling unit**.

3. **SCHEDULE "B", PERFORMANCE STANDARD CHART**, is amended by adding the following Performance Standards:

INTENSITY OF USE

74. Maximum 96 **dwelling units**.

MAIN WALL SETBACKS FROM STREET

156. Minimum setback from Neilson Road of 1.8 metres.

MAIN WALL SETBACKS FROM SIDE AND/OR REAR LOT LINES

265. Minimum setbacks as follows:

- (a) from the north lot line: 5.5 metres for the north townhouse blocks not fronting on Neilson Road; 2.7 metres for the north townhouse blocks fronting on Neilson Road;

- (b) from the rear (east) lot line: 7.6 metres for the eastern-most, north townhouse block; 5.5 metres for the eastern-most, south townhouse block;
- (c) from the south lot line: 7.2 metres for the south townhouse blocks not fronting on Neilson Road; 6.4 metres for the south townhouse blocks fronting on Neilson Road.

FLOOR AREAS, GROUND FLOOR AREAS, DWELLING UNIT COMPOSITION

- 358. Maximum **floor area** shall not exceed a total of 9,950 square metres.
- 359. Maximum **ground floor area** of 3,062 square metres or 40% of the lot area.
- 360. **Dwelling units** as follows: 68 two-bedroom units, 28 three-bedroom units.

LANDSCAPING

- 497. Minimum 50% (3,827 square metres) of the site to be **landscaping**.

MISCELLANEOUS

- 682. Minimum of 92 bicycle parking spaces.
- 683. Minimum distance of 12.5 metres between the north townhouse blocks not fronting on Neilson Road and the south townhouse blocks not fronting on Neilson Road.
- 684. Minimum **depth** of 11 metres for the north townhouse blocks not fronting on Neilson Road and the south townhouse blocks not fronting on Neilson Road.

HEIGHT

- 716. Maximum building **height** of 13.5 metres including mechanical penthouse.

PARKING

- 802. **Parking spaces** shall be provided as follows:
 - (a) 1.05 **parking spaces** per unit for residential parking;
 - (b) 0.10 **parking spaces** per unit for visitors parking.

4. Despite any existing or future severance, partition or division of the **lot**, the provisions of this By-law shall apply to the whole of the **lot** as if no consent, partition or division had occurred.

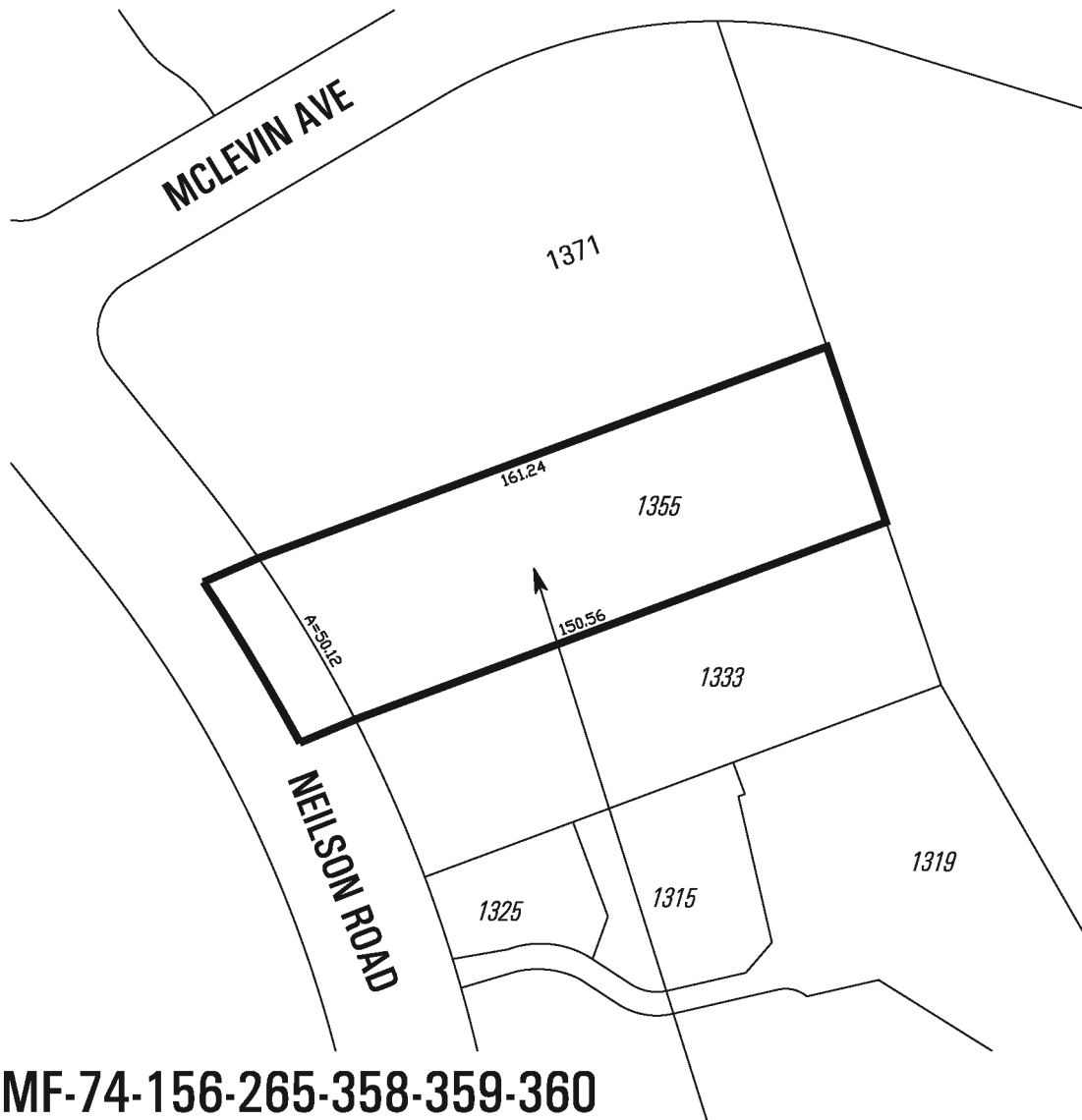
Enacted and passed on March 20, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'



MF-74-156-265-358-359-360
-445-497-682-683-684-716-802



Zoning By-Law Amendment

1355 Neilson Road

File # 13 116976 ESC 42 OZ, 13 116984 ESC 42 SA



Area Affected By This By-Law

Malvern Community By-law
Not to Scale
1/23/14

