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 '1' attached hereto and forming part of this By-law, together with the following letters and numerals:


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)