

Authority: Scarborough Community Council Item SC7.21, as adopted by City of Toronto Council on July 7, 8 and 9, 2015

CITY OF TORONTO

BY-LAW No. 743-2015

To amend former City of Scarborough Malvern Community Zoning By-law No. 14402, as amended, with respect to the lands municipally known as 360 McLevin Avenue.

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 LIST, of the Malvern Community By-law No. 14402 is amended by adding the following Exception No. 46 as follows:

46. On those lands identified as Exception No. 46 on Schedule '1' the following provisions shall apply:

The following additional uses are permitted:

Retail Store(s) and accessory Financial Institution(s)

- (a) Retail store(s) and Accessory Financial Institution(s) shall be permitted subject to the following provisions:
 - (i) Maximum **coverage** for all buildings and structures shall not exceed 30 percent of the area of the **lot**.
 - (ii) **Gross floor area** of the retail store uses shall not exceed 3,250 square metres.
 - (iii) Minimum 3 metre **setback** from the McLevin Avenue **street lot line**.
 - (iv) Minimum 25 metre **setback** from the **side lot line**.
 - (v) Minimum 12.5 metre **setback** from the Pinery Trail **street lot line**.
 - (vi) Minimum 40 metre **rear yard setback**.
 - (vii) Minimum 3 metre strip of land abutting the McLevin Avenue **street lot line**, **side lot line**, and Pinery Trail **street lot line** shall be used for **landscaping** only, except for access driveways on McLevin Avenue and noise attenuation barriers along the Pinery Trail frontage and the side lot line.

- (viii) Minimum 0 metre **setback** for **parking spaces** and **driveways** from the **rear lot line**.
- (ix) Maximum 8.0 metre building **height**, excluding rooftop mechanical penthouses.
- (x) Bicycle parking shall be provided at a rate of 3 spaces plus 0.3 spaces per 100 square metres of **gross floor area**.
- (xi) For the purposes of this exception, the Pinery Trail frontage shall be considered the **front lot line**.
- (xii) Within the lands shown on Schedule '1' attached to this By-law, 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:
 - a) 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
 - b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on July 9, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'



Zoning By-Law Amendment

360 McLevin Avenue

File # 14 122758 ESC 42 0Z



Area Affected By This By-Law

Malvern Community Bylaw
Not to Scale
05/26/15
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