

Authority: Scarborough Community Council Item SC31.3, adopted as amended, by City of Toronto Council on July 23, 24, 25, 26, 27 and 30, 2018

CITY OF TORONTO

BY-LAW 1201-2018

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2018 as 4342 Lawrence Avenue East.

Whereas Council of the City of Toronto has the authority pursuant to 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. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013 as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to RD (x645), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30.1 for the lands subject to this By-law, from a lot coverage label of 40 percent to 45 percent, as shown on Diagram 4 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 645 so that it reads:

Exception RD 645

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For the purpose of calculating setbacks and establishing internal lot orientation, the **front lot line** is the shortest **lot line** which divides the **lot** from a private road as shown on Diagram 3 of By-law 1201-2018;
- (B) A maximum of 8 **dwelling units** are permitted;
- (C) **Lot frontage** is measured on the **lot** 4.5 metres from the **front lot line**;

- (D) Despite regulation 10.5.80.40 (3), access to the **parking space** must be from the private road and across the **front lot line**;
- (E) Despite regulation 10.5.40.60 (1), (2) and (3), a balcony, steps, unenclosed porch and canopy may encroach into the required minimum **front yard setback** or **rear yard setback**, as shown on Diagram 3 of By-law 1201-2018; a maximum of 1.8 metres;
- (F) Despite regulation 10.5.100.1 (1), the required minimum **driveway** width is 2.6 metres;
- (G) Despite regulation 200.5.1.10 (2), the required **parking space** must have a minimum width of 3.0 metres;
- (H) The total **interior floor area** inside a **parking garage**, including an area of the **parking space(s)** and for the storage of waste and recycling must be provided as follows:
- (i) a minimum area of 19.8 square metres if there is one **parking space**; and
 - (ii) a minimum area of 39.6 square metres if there are two **parking spaces**;
- (I) Despite 10.5.40.40(3)(C) the **interior floor area** of a **parking garage** as required in (H) above, is excluded from the calculation of **gross floor area** of a **detached house**;
- (J) Despite regulation 10.20.40.10 (1), the permitted maximum height of a **building** or **structure** is 11.0 metres;
- (K) Despite regulation 10.20.40.10 (3), the permitted maximum number of **storeys** is 2;
- (L) Despite regulation 10.5.40.10 (1), the height of a **building** is the distance between the Canadian Geodetic Datum elevation of 117 metres and the highest point of a **building**;
- (M) Despite regulation 10.5.50.10(1)(B), a minimum of 35 percent of the **front yard** on each lot shown on Diagram 3 of By-law 1201-2018; must be **landscaping**;
- (N) Despite regulation 10.5.50.10(1)(D), a minimum of 70 percent of the **front yard landscaping** must be maintained as **soft landscaping**;
- (O) Despite regulations 10.20.30.20(1) the minimum **lot frontage** for each **lot**, as shown on Diagram 3 of By-law 1201-2018; is:
- (i) **Lots/Parcels 1, 2, 3 and 4** 10 metres;
 - (ii) **Lot/Parcel 5** 9.5 metres;
 - (iii) **Lots/Parcels 6 and 7** 9.0 metres;
 - (iv) **Lot 8/Parcel** 8.5 metres;

- (P) Despite regulation 10.20.30.10(1), the minimum **lot area** for each **lot**, as shown on Diagram 3 of By-law 1201-2018; is:
- | | | |
|-------|----------------------------------|--------------------|
| (i) | Lots/Parcel 1, 2, 3 and 4 | 265 square metres; |
| (ii) | Lot/Parcel 5 | 260 square metres; |
| (iii) | Lots/Parcel 6 and 7 | 270 square metres; |
| (iv) | Lot/Parcel 8 | 360 square metres; |
- (Q) Despite clause 10.20.40.70, the required minimum **building setbacks** are shown on Diagram 3 of By-law 1201-2018;
- (R) Despite regulation 10.20.30.40 (1), the permitted maximum **lot coverage** is 45 percent; and
- (S) Despite regulation 5.10.30.1(1)(B), all Municipal water mains and Municipal sewers, and their appurtenances are installed and operational.

Prevailing By-laws and Prevailing Sections (None Apply)

Enacted and passed on July 27, 2018.

Glenn De Baeremaeker,
Deputy Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

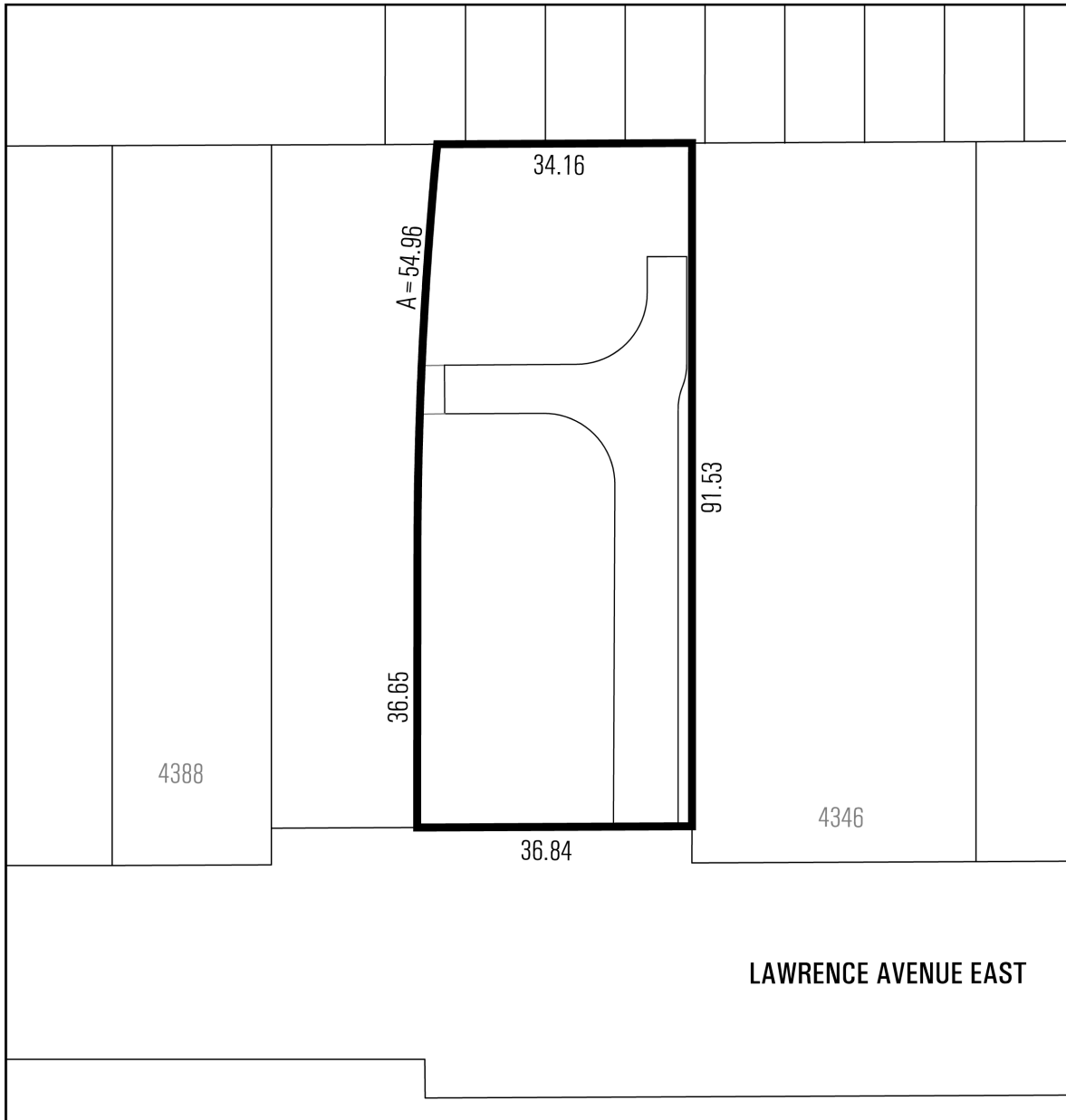
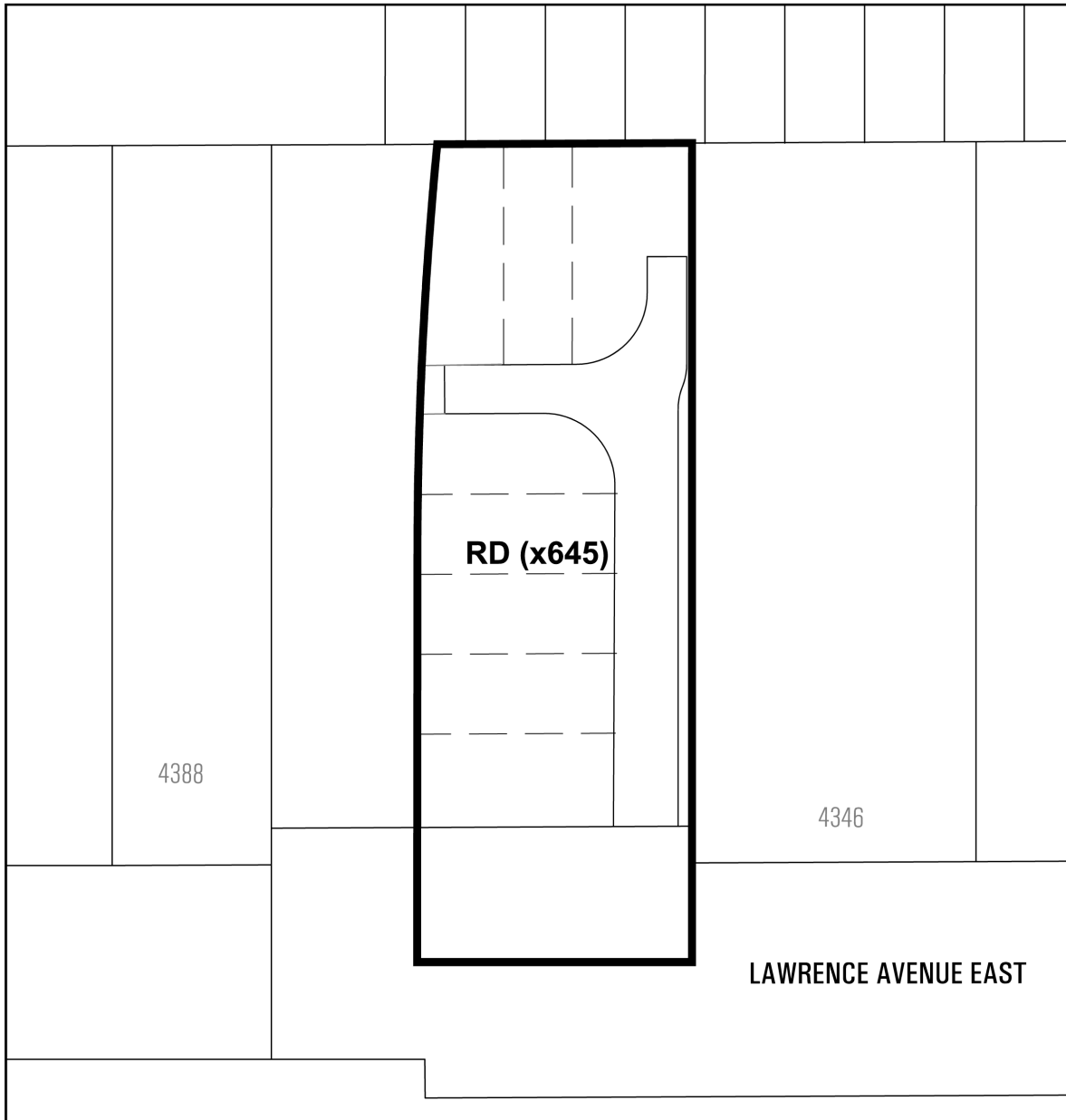
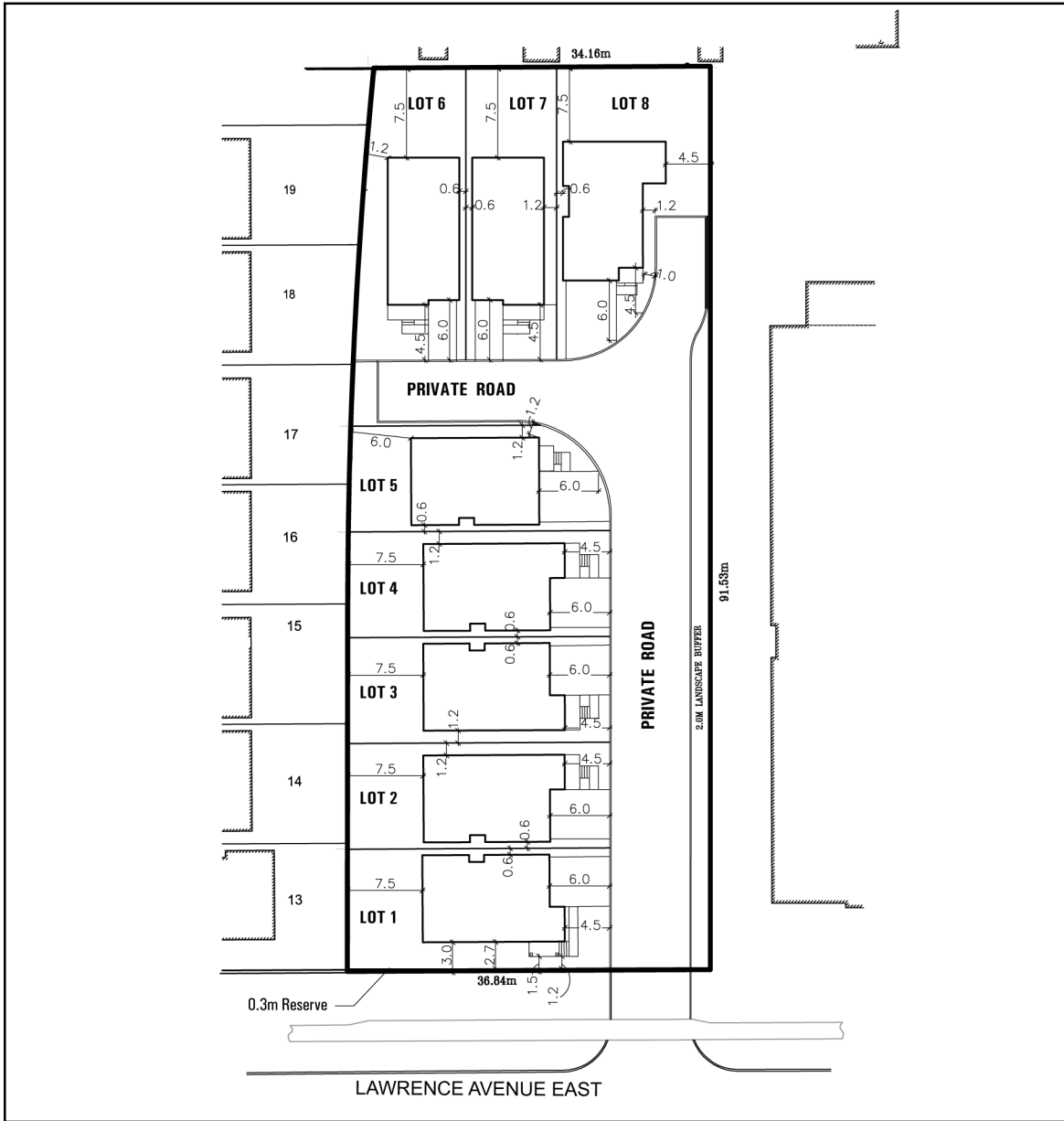



Diagram 1

4342 Lawrence Avenue East

File # 17 181649 ESC 44 OZ





 **TORONTO**
Diagram 3

4342 Lawrence Avenue East

File # 17 181649 ESC 44 OZ


City of Toronto By-Law 569-2013
Not to Scale
06/21/2018

