

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 1202-2018

To amend former City of Scarborough West Hill Community Zoning By-law 10327, as amended, with respect to the lands municipally known as 4342 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 "A"** is amended by deleting the existing zoning and replacing it so that the amended zoning shown on the attached Schedule 'I' reads as follows:

S – 199P – 207 – 208 – 333 – 334 – 335 – 336 – 455 – 640 – 641 – 642 – 643 – 644 – 645 – 646 – 647 – 656 – 657

2. **SCHEDULE "B", PERFORMANCE STANDARD CHART**, is amended by adding the following Performance Standards: 199P, 207, 208, 333, 334, 335, 336, 455, 640, 641, 642, 643, 644, 645, 646, 647, 656, 657

INTENSITY OF USE

199P. The minimum lot frontages and minimum lot areas for Lots 1 to 8, as identified on Schedule 'I', are as follows:

Lot Number/ Land Parcel	Minimum Lot/Parcel Frontage (metres)	Minimum Lot/Parcel Area (square metres)
1, 2, 3, 4	10 metres	265 square metres
5	9.5 metres	260 square metres
6, 7	9 metres	270 square metres
8	8.5 metres	360 square metres

LANDSCAPING

207. A landscape buffer strip is required along the east side of the private road having a minimum width of 2 metres and a minimum length of 60 metres north from Lawrence Avenue East.
208. Notwithstanding the provisions of **CLAUSE VI – PROVISIONS FOR ALL ZONES, 21. Front Yard Landscaping and Front Yard Soft Landscaping Requirements**, the space between the main front wall of a building and a **front lot line**, not covered by a permitted driveway, permitted porch, related steps or a maximum 1.2 metre wide walkway shall be maintained as **soft landscaping**.

PARKING

333. Notwithstanding the provisions of **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES, 1. General Parking Requirements**, 1.3. **Parking Space and Driveway Dimensions**, 1.3.1, 1.3.2.1, 1.3.2.2, shall not apply.
334. Notwithstanding the provisions of **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES, 2. Residential Parking Regulations**, 2.1. Regulations for all Residential Uses, 2.1.1, 2.1.4, 2.2.1, 2.2.2, shall not apply.
335. In addition to the required minimum parking space dimensions, garages shall include a minimum area of 3 metres by 1 metre for storage of waste and recycling.
336. The required parking space shall be located within an attached garage and shall have a minimum width of 3 metres, a minimum length of 5.6 metres and a minimum height of 2 metres.

FLOOR AREA

455. **Floor area** of the **Single-Family Dwelling** shall not exceed 217 square metres, excluding **basements** and garages.

MISCELLANEOUS

640. Notwithstanding the provisions of **CLAUSE V – INTERPRETATION (f), Definitions**, the definitions for **Front Lot Line, Landscaping, Soft Landscaping, Street** shall be as follows:

Front Lot Line shall mean the line which divides a lot from a private road or private lane. On a corner lot, the shortest of the lines which divide a lot from a street, private road or private lane shall be deemed to be the front lot line;

Landscaping shall mean trees, shrubs, grass, flowers, vegetables, decorative stonework, walkways, screening or other horticultural or landscape-architectural elements, or any combination of these and retaining walls in the **rear yard** only; but does not include driveways, loading or parking spaces, and directly associated elements such as curbs;

Soft Landscaping shall mean the landscaping in a yard, including retaining walls in the **rear yard** only, and excluding hard-surfaced areas such as, but not limited to, decorative stonework, walkways, patios, screening, or other landscape related architectural elements; and

Street shall mean a private road or private lane or a highway as defined by "The Municipal Act."

641. Notwithstanding **CLAUSE VI - PROVISIONS FOR ALL ZONES, 4. Frontage on a Street**, shall mean that no person shall erect a building or structure and no person shall use any building, structure, lot or parcel in the defined area, unless the lot or parcel is to be so used or upon which the building is situated, erected or proposed to be erected, abuts or fronts on a private road or private lane.
642. No person shall use any land or erect or use any building or structure unless 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 municipal water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
643. Lot frontage will be measured at 4.5 metres from the **front lot line**.
644. For Lots 1 to 8, all inclusive, the **front lot line** is the shortest lot line abutting a **street** as shown on Schedule '2'.
645. For Lots 1 to 8, all inclusive, the required minimum building setbacks, are as shown on Schedule '2'.
646. Maximum building coverage of 45 percent, excluding decks and steps.
647. Maximum **height** of 2 storeys, excluding **basements**, and a maximum building **height** of 11 metres.
656. When a lot or parcel is separated from the street by 0.3 metre reserve, the lot or parcel shall be deemed to abut the **street**.\
657. For Lot 1 to Lot 8, all inclusive, the established grade/mean grade shall be 117 metres.
- 3. SCHEDULE "C" and EXCEPTIONS LIST SCHEDULE "C" are amended by deleting the existing Exception Number 38.**

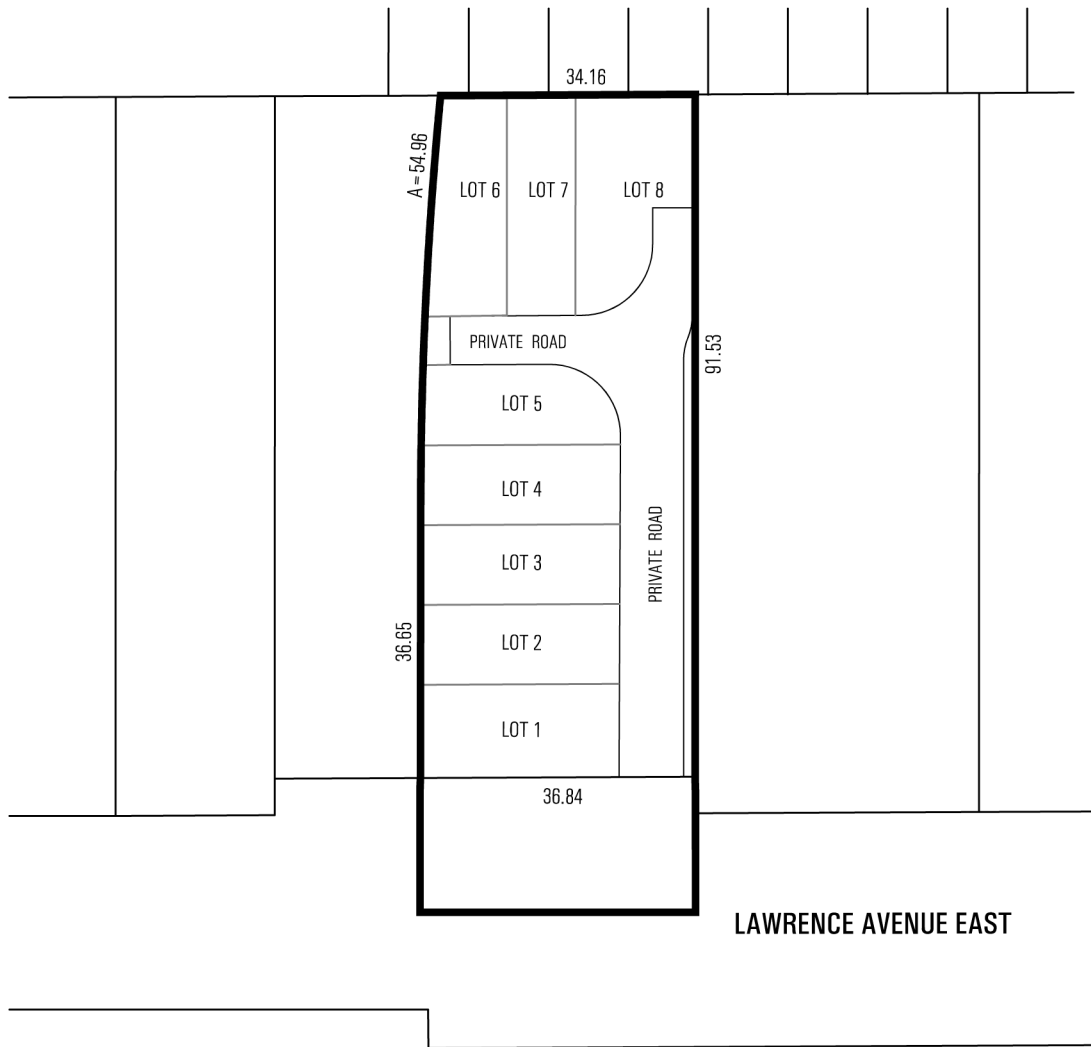
Enacted and passed on July 27, 2018.

Glenn De Baeremaeker,
Deputy Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'



**S-199P-207-208-333-334-335-336-455-640-
641-642-643-644-645-646-647-656-657**

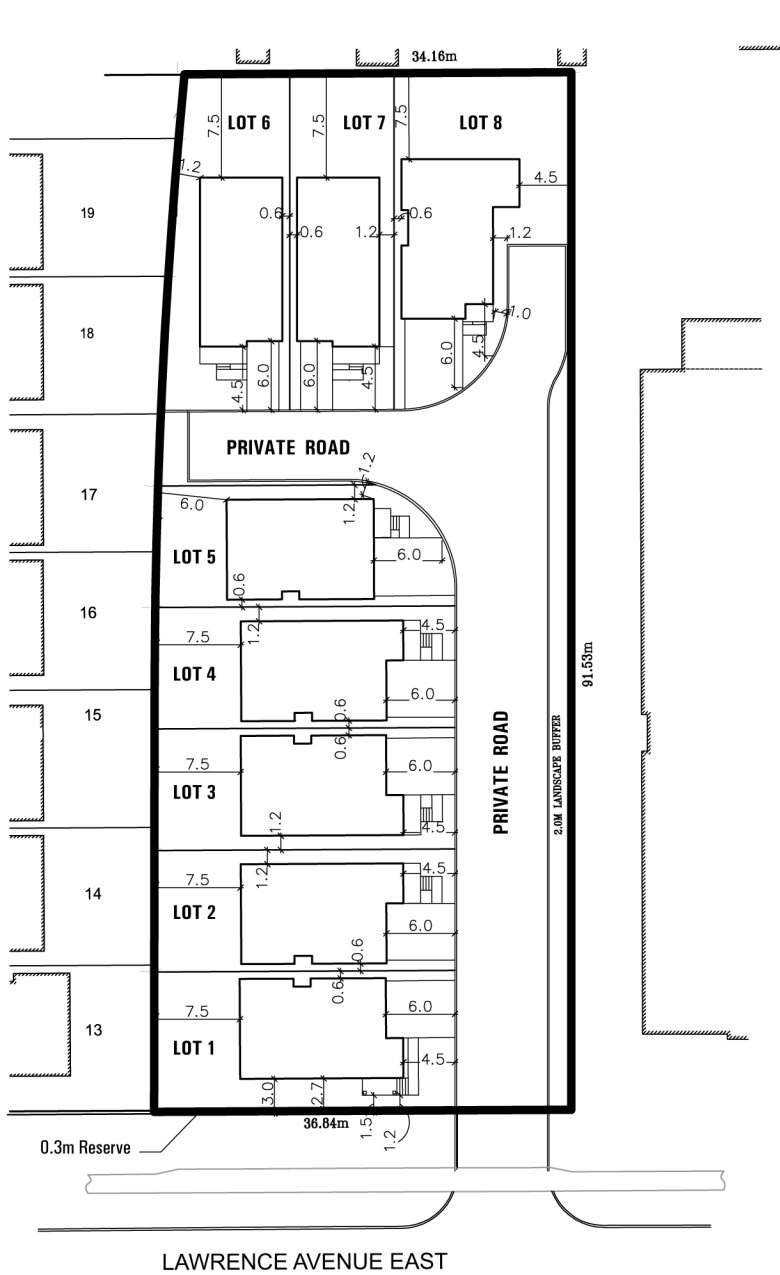
Toronto
Zoning By-Law Amendment

4342 Lawrence Avenue East
File # 17 181649 ESC 44 0Z

 Area Affected By This By-Law

West Hill Community Bylaw
Not to Scale
06/21/18


Schedule '2'



TORONTO
 Zoning By-Law Amendment

4342 Lawrence Avenue East

File # 17 181649 ESC 44 OZ

 Area Affected By This By-law

West Hill Community By-law
 Not to Scale
 06/21/2018

