

Authority: Scarborough Community Council Report No. 7, Clause No. 20,
as adopted by City of Toronto Council on July 29, 30 and 31, 1998
Enacted by Council: December 17, 1998

CITY OF TORONTO

BY-LAW No. 941-1998

To amend Scarborough Zoning By-law No. 9676, as amended, with respect to the Guildwood Community.

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 HEREBY ENACTS as follows:

1. Schedule “A”, is amended by deleting the current zoning and substituting the following zoning as shown on Schedule “1”:

M - 38 - 54 - 96 - 101 - 104 - 105 - 106 - 253 - 301

2. Schedule “B”, **PERFORMANCE STANDARD CHART**, is amended by adding the following Performance Standards:

FRONT YARD

38. Minimum building **setback** 4 m from the street line of Rowatson Road, except that the door to the garage shall be **setback** a minimum of 5.7 m from the street line.

SIDE YARD

54. Minimum building **setback** for a row of **multiple-family dwellings** 2 m from end wall to north lot lines and 1.2 m from other lot lines.

MISCELLANEOUS

104. A refuse storage room shall be provided on the site and be enclosed by at least four walls and a roof.

105. The By-law standards pertaining to this land shall apply collectively, notwithstanding their future division into two or more parcels.

106. For garbage enclosures only, minimum **setback** 0.3 m from lot lines.

INTENSITY OF USE

253. Maximum number of **dwelling units**: 15

BUILDING SETBACK FROM STREETS

301. Minimum building **setback** 6 m from the street line of Guildwood Parkway.

3. SCHEDULE “C”, EXCEPTIONS LIST, is amended by adding the following Exception Number 18:

18. On those lands identified as Exception Number 18 on the accompanying map, the following provisions shall apply, provided that all other provisions of this By-law, as amended, not inconsistent with this Exception, shall continue to apply:

a) Prohibited Uses

- Nursing Homes
- Senior Citizens Homes

b) For the purpose of this exception, **multiple-family dwelling** means two or more **dwelling units** arranged in one building as separate **family** living accommodations.

4. Schedule “C” is further amended by applying Exception 18 to the lands at the north-west corner of Guildwood Parkway and Rowatson Road, as shown on the attached Schedule “2”.

ENACTED AND PASSED this 17th day of December, A.D. 1998.

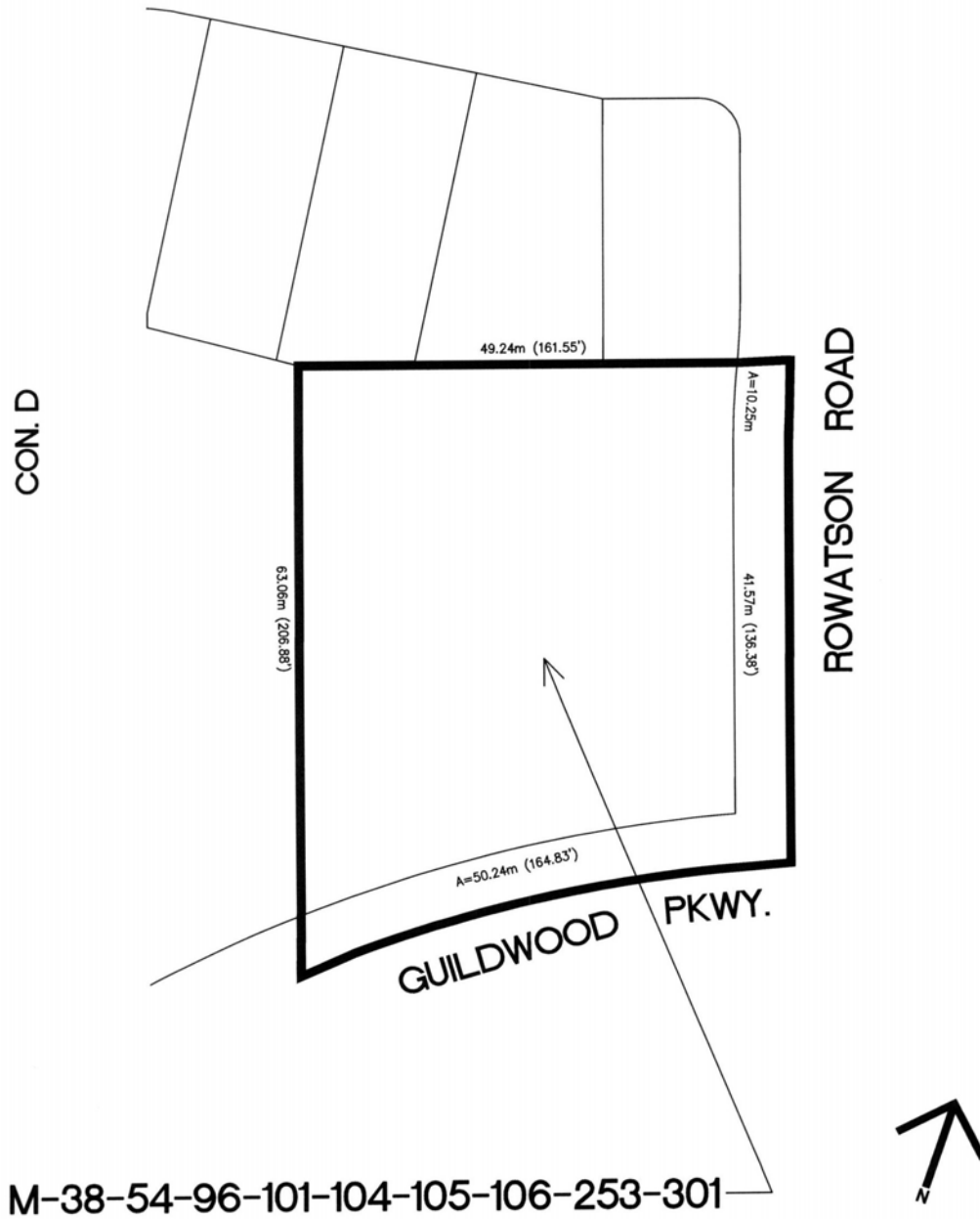
CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "1"

LOT 15

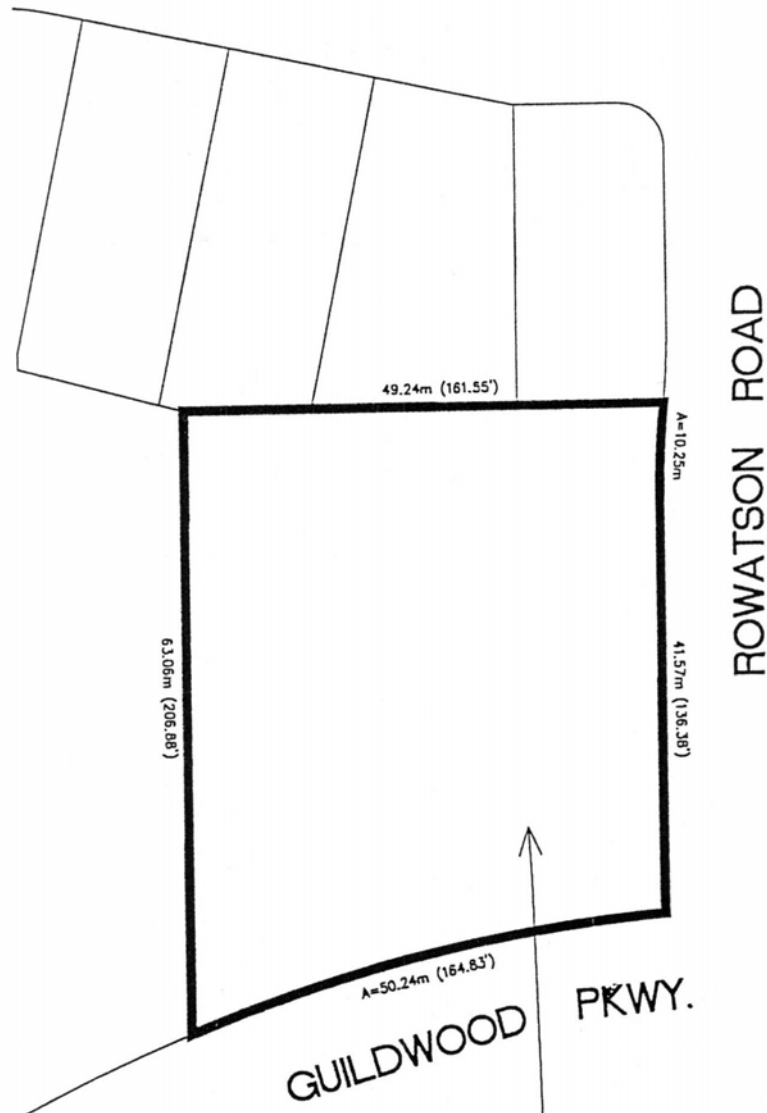


 AREA AFFECTED BY THIS BY-LAW

SCHEDULE "2"

LOT 15

CON. D



EXCEPTION No. 18

