

Authority: Scarborough Community Council Report No. 11, Clause No. 17,  
as adopted by City of Toronto Council on September 28 and 29, 1999  
Enacted by Council: September 29, 1999

**CITY OF TORONTO**

**BY-LAW No. 560-1999**

**To amend By-Law No. 8786, the Birchcliff Community Zoning By-Law  
of the former City of Scarborough.**

WHEREAS authority is given to Council of the City of Toronto by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and whereas Council 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 the attached Schedule “1”:

LI – 27 – 59 – 115 – 139 – 147 – 187 – 189 - 199

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

**SIDE YARD**

59. Minimum building setback 2.5 m on west side.

**MISCELLANEOUS**

115. Maximum building coverage 50% of the lot area.

**BUILDING SETBACK FROM THE STREET**

139. Minimum building setback 4 m from the side street.

**BUILDING SETBACK FROM LOT LINE OTHER THAN STREET LOT LINES**

147. Minimum 9 m rear yard building setback.

**MISCELLANEOUS**

187. Maximum 6 storeys (excluding mechanical and stairwell penthouses) and 24 m building height.

189. Maximum 9 m building height within 19 m of an abutting Single-Family Residential (S) Zone.

**PARKING**

199. Minimum 0.3 parking spaces per Nursing Home bed and/or Senior Citizens' Home unit.

ENACTED AND PASSED this 29th day of September, A.D. 1999.

CASE OOTES,  
Deputy Mayor

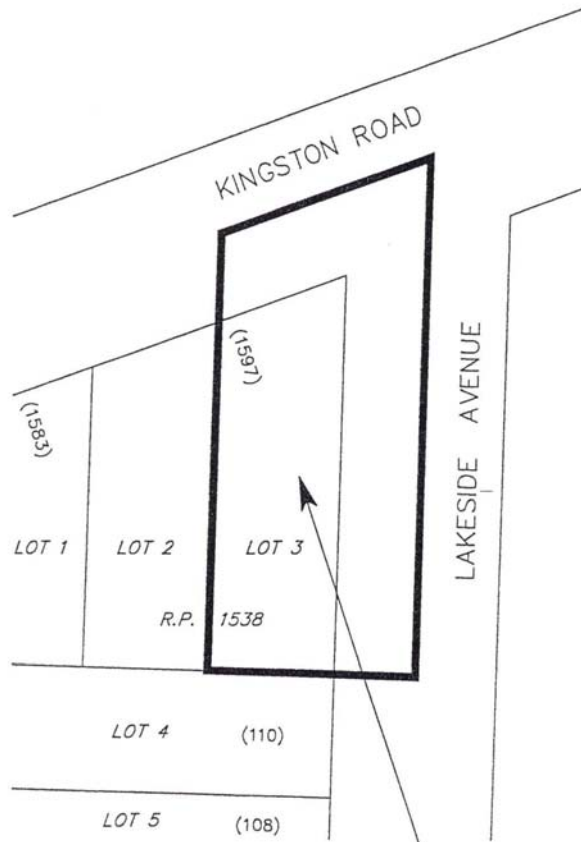
NOVINA WONG,  
City Clerk

(Corporate Seal)

**SCHEDULE "1" TO BY-LAW NO. 560-1999**

LOT 31

CON. A



LI-27-59-115-139-147-187-189-199



AREA AFFECTED BY THIS BY-LAW