

Authority: Scarborough Community Council Report No. 14, Clause No. 8,  
as adopted by City of Toronto Council December 14, 15 and 16, 1999  
Enacted by Council: December 16, 1999

**CITY OF TORONTO**

**BY-LAW No. 874-1999**

**Being a by-law to further amend Scarborough Zoning By-law Number 10217, the Agricultural Holding By-law, as amended, and Number 14402, as amended, with respect to the Malvern 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 subject lands from the Agricultural Holding By-law and incorporating them into the Malvern Community Zoning By-law with the following zoning as shown on Schedule "1":

SD-249-251-307-521-543-671-672-673-703-704-705-706

SD-142-249-252-254-307-521-543-673-702

SD-141-143-249-252-307-521-543-671-672-703-704-705-706

S-1-142-252-253-307-521-673-702

I-T

P

2. Schedule "B", **PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards:

**INTENSITY OF USE**

- Maximum one **semi-detached dwelling** per lot as shown on the Registered Plan.
- 

**MAIN WALL SETBACKS FROM STREET**

- Minimum 1.5 metres from the street line of Neilson Road and a minimum of 6.5 metres from the **street lot line** of the internal road parallel to Neilson Road. On a **corner lot**, the side wall of **dwellings** and garages shall be a minimum of 3 metres from the **street lot line** and 1 metre for the other side.

- Minimum 4.5 metres from the **street lot line** and minimum **setback** of 6 metres for the **main wall** containing the vehicular access. On a **corner lot**, the side wall of **dwellings** and garages shall be a minimum of 3 metres from the **street lot line** and 0.6 metres for the other side.
- Minimum 6.5 metres from the street lot line.

#### **MAIN WALL SETBACKS FROM SIDE AND/OR REAR LOT LINES**

- **Minimum 1 metre side yard building setback from lot lines other than street lot lines** and 0 m on the common **lot line** shared by the **dwelling units**.
- Minimum 0.6 metres **side yard building setback** from **lot lines** other than **street lot lines**.
- Minimum 1.5 metres **rear yard building setback**.
- Minimum 6.5 metres **rear yard building setback**.
- Minimum 1.2 metres **side yard building setback** on one side and 0.6 metres on the other.
- Minimum 3 metres on a **corner lot** and 1 metre for the other side.

#### **PARKING**

- Notwithstanding the provisions of Sections 2.1.1 and 2.2.1, an unenclosed **parking space** may be located in a **street yard**.

#### **MISCELLANEOUS**

- Detached garages may be erected in a **street yard** with a minimum **setback** of 3 metres from the **lot line** of the internal road parallel to Neilson Road and Finch Avenue East.
- No driveway access shall be permitted to Finch Avenue East or Neilson Road.
- Cantilevered bay windows shall project to a maximum distance of 0.6 metres into all yards.
- **Height** of **dwellings** shall not exceed 10 metres.
- **Height** of **dwellings** shall not exceed 12 metres.
- Maximum number of **storeys** excluding **basements**: 3.

- Minimum garage wall **setback** from the main **dwelling** of 3 metres for a detached garage.

ENACTED AND PASSED this 16th day of December, A.D. 1999.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

Schedule '1'

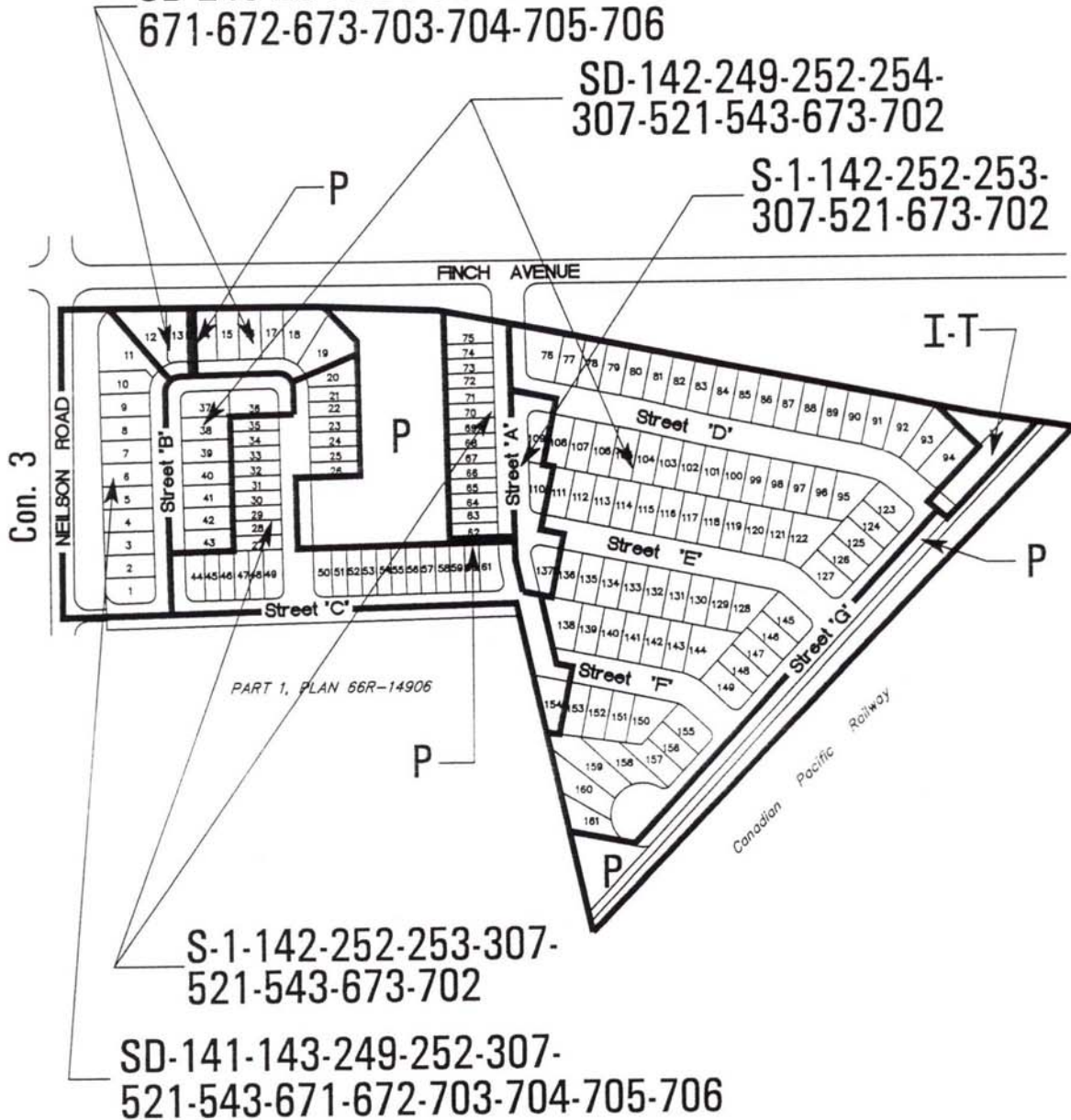
Lot 14

Lot 13

SD-249-251-254-307-521-543-  
671-672-673-703-704-705-706

SD-142-249-252-254-  
307-521-543-673-702

S-1-142-252-253-  
307-521-673-702




S-1-142-252-253-307-  
521-543-673-702

SD-141-143-249-252-307-  
521-543-671-672-703-704-705-706

**Toronto** Urban Planning &  
Development Services  
**Zoning By-Law Amendment**

**Finch Ave. & Neilson Rd.**  
File # SC-Z19990022

 Area Affected By This By-Law

  
Not to Scale  
Malvern Community By-law  
Extracted 3/12/99 - KP  
Job No. Z99022-2