

Authority: Scarborough Community Council Item 17.21,  
as adopted by City of Toronto Council on July 15, 16 and 17, 2008  
Enacted by Council: July 17, 2008

**CITY OF TORONTO**

**BY-LAW No. 811-2008**

**To amend the former City of Scarborough Steeles Community Zoning By-law No. 16762,  
as amended, with respect to lands municipally known as 3291, 3293 and  
3295 Birchmount Road.**

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”** of the Steeles Community Zoning By-law No. 16762 is amended by deleting the existing zoning and substituting new zoning on the subject lands as shown on Schedule ‘1’ attached hereto and forming part of this By-law, together with the following letters and numerals:

S-1-35-70-80X-80Y-108-199-215

S-1-35-70-80X-80Y-109-199-215

S-1-35-70-80X-80Z-109-199-219

S-1-35-70-80X-80Y-108-199

2. **SCHEDULE “B”** of the Steeles Community Zoning By-law No. 16762, **Performance Standards Chart**, is amended by adding the following Performance Standards:

70. Minimum building **setback** 3.5 m from the street line. Minimum building **setback** of 5.6 m from the street line for that part of the **main wall** containing vehicular access. Minimum 2.0 m **flankage yard**.

80Y. Minimum 7.0 m from rear lot lines.

80Z. Minimum 5.5 m from rear lot lines.

108. A minimum of 40% of the front yard shall be maintained as landscaping.

109. A minimum of 25% of the front yard shall be maintained as landscaping.

199. No person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and 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 water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

215. Maximum building height of three stories and 11 m (excluding basements.)

ENACTED AND PASSED this 17th day of July, A.D. 2008.

SANDRA BUSSIN,  
Speaker

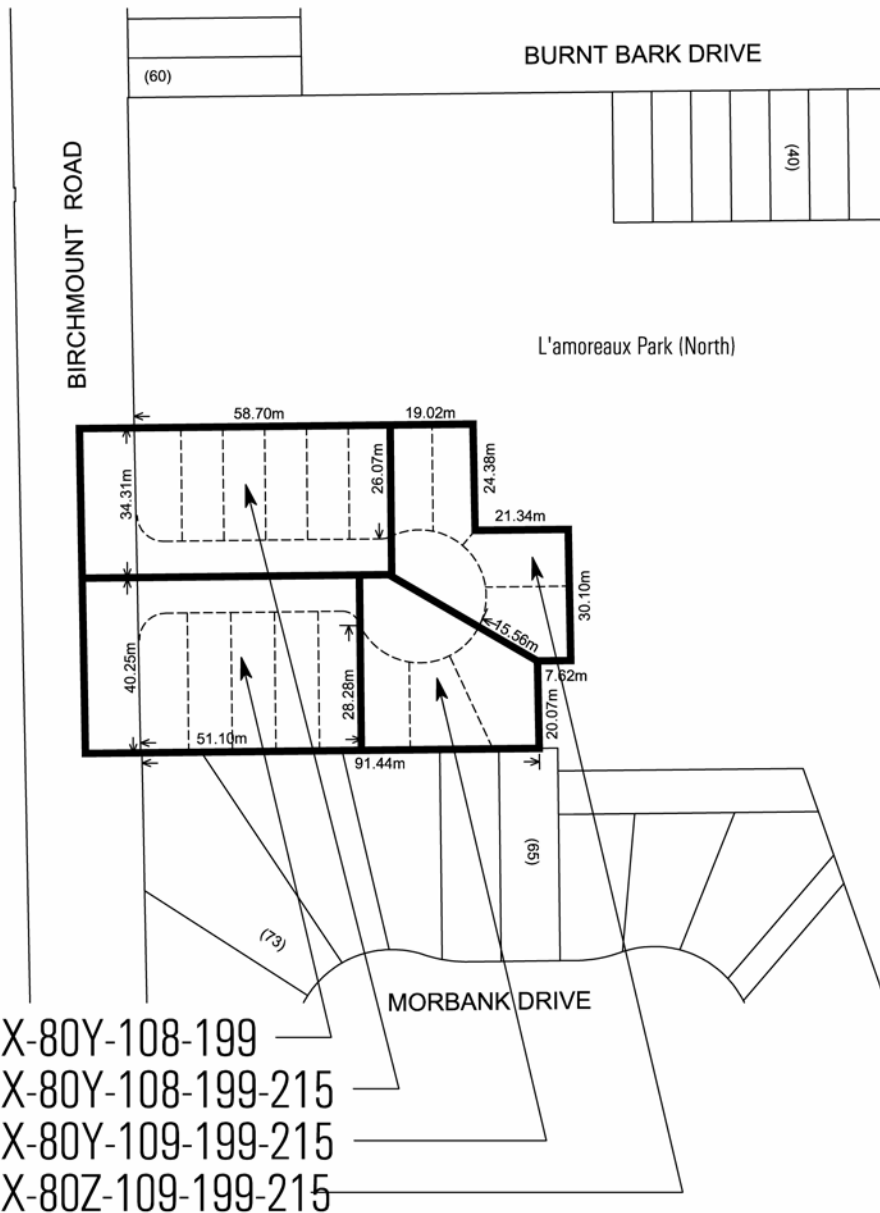
ULLI S. WATKISS  
City Clerk

(Corporate Seal)

# Schedule '1'

Lot 30

Con. 4



- S-1-35-70-80X-80Y-108-199
- S-1-35-70-80X-80Y-108-199-215
- S-1-35-70-80X-80Y-109-199-215
- S-1-35-70-80X-80Z-109-199-215



## Zoning By-Law Amendment

3291, 3293, 3295 Birchmount Road

File # 07-266628 0Z

 Area Affected By This By-Law

Steeles Community By-law  
 Not to Scale  
 07/09/08

