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-142-249-252-254-307-521-543-673-702
   S-1-142-252-253-307-521-673-702
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   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, NOVINA WONG,
Deputy Mayor City Clerk

(Corporate Seal)